



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

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Date: 3/30/22
To: Interested Person
From: Staci Monroe, Land Use Services
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NOTICE OF A TYPE I DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has a approved proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 22-115601 HR *EXTERIOR ALTERATIONS*

GENERAL INFORMATION

Applicant: Lorraine Guthrie | Lorraine Guthrie Architect
2748 SW Patton Court | Portland OR 97201

Owners: Michael & Hallie Wright
5831 N Vancouver Ave | Portland, OR 97217

Site Address: 5831 N VANCOUVER AVE

Legal Description: BLOCK 28 LOT 2, PIEDMONT
Tax Account No.: R657804230
State ID No.: 1N1E15DC 03400
Quarter Section: 2430
Neighborhood: Humboldt, contact at humboldtneighborhood@gmail.com
Business District: Soul District Business Association, contact at Info@nnebaportland.org
District Coalition: Northeast Coalition of Neighborhoods, contact at info@necoalition.org
Plan District: NONE
Other Designations: Contributing Resource in Piedmont Conservation District
Zoning: R5- Single Dwelling Residential 5,000
Case Type: HR- Historic Resource Review
Procedure: Type I, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

The applicant requests Historic Resource Review for exterior alterations to a contributing resource in the Piedmont Conservation District. The alterations are limited to the street-facing (east) façade and include:

- Replacing 3 basement windows, 2 of which will be larger egress windows.
- Replacing a door on the 2nd floor with a window to match the size of the adjacent windows.
- Replacing 3 windows in the 3rd floor dormers with new larger windows.

Historic Resource Review is required in Conservation Districts that do not meet exemptions in Chapter 33.445.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria specified in the Portland Zoning Code, Title 33. The relevant approval criteria are:

- Community Design Guidelines

ANALYSIS

Site and Vicinity: The 16,800 SF site is located on the west side of N Vancouver just north of Jarret Street. The 3-story home was built in 1909 is centrally located on the lot with a detached garage. The area of work is limited to the front, street-facing façade of the house.

Zoning: The Residential 5,000 (R5) single-dwelling zone is intended to preserve land for housing and to provide housing opportunities for individual households. The zone implements the comprehensive plan policies and designations for single-dwelling housing. Minimum lot size is 3,000 square feet, with minimum width and depth dimensions of 36 and 50 feet, respectively. Minimum densities are based on lot size and street configuration. Maximum densities are 1 lot per 5,000 square feet of site area.

The Historic Resource Protection overlay is comprised of Historic and Conservation Districts, as well as Historic and Conservation Landmarks and protects certain historic resources in the region and preserves significant parts of the region’s heritage. The regulations implement Portland’s Comprehensive Plan policies that address historic preservation. These policies recognize the role historic resources have in promoting the education and enjoyment of those living in and visiting the region. The regulations foster pride among the region’s citizens in their city and its heritage. Historic preservation beautifies the city, promotes the city’s economic health, and helps to preserve and enhance the value of historic properties.

Land Use History: City records indicate there are no prior land use reviews for this site.

Agency Review: A Notice of Proposal in your Neighborhood was mailed on **March 7, 2022**. No City Bureaus provided comments given the small scope of the proposal.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **March 7, 2022**. One written response has been received from either the Neighborhood Association or notified property owners in response to the proposal.

1. Joel Zuch, 3/11/22, support for proposal

ZONING CODE APPROVAL CRITERIA

Chapter 33.846.060 - Historic Resource Review

Purpose of Historic Resource Review

Historic Resource Review ensures the conservation and enhancement of the special characteristics of historic resources.

Historic Resource Review Approval Criteria

Requests for Historic Resource Review will be approved if the review body finds the applicant has shown that all of the approval criteria have been met.

Findings: The site is located within the Piedmont Conservation District and the proposal is for a non-exempt treatment. Therefore, Historic Resource Review approval is required. The approval criteria are the *Community Design Guidelines*.

Staff has considered all guidelines and addressed only those applicable to this proposal.

Community Design Guidelines

P1. Plan Area Character. Enhance the sense of place and identity by incorporating site and building design features that respond to the area’s desired characteristics and traditions.

P2. Historic and Conservation Districts. Enhance the identity of historic and conservation districts by incorporating site and building design features that reinforce the area’s historic significance. Near historic and conservation districts, use such features to reinforce and complement the historic areas.

D5. Crime Prevention. Use site design and building orientation to reduce the likelihood of crime through the design and placement of windows, entries, active ground level uses, and outdoor areas.

D6. Architectural Integrity. Respect the original character of buildings when making modifications that affect the exterior. Make additions compatible in scale, color, details, material proportion, and character with the existing building.

D7. Blending into the Neighborhood. Reduce the impact of new development on established neighborhoods by incorporating elements of nearby, quality buildings such as building details, massing, proportions, and materials.

D8. Interest, Quality, and Composition. All parts of a building should be interesting to view, of long lasting quality, and designed to form a cohesive composition.

Findings for P1, P2, D5-D8: The proposal meets these criteria as follows:

- The desirable characteristics of this property are its materials and detailing - the shingle siding, wood multi-paned windows and wood trim details. The alterations to replace windows and a door will match the materials and detailing of the existing original features (wood windows, trim and infill shingles). Maintaining such details reinforces and complements the conservation district and the surrounding neighborhood.
- The strong composition of the primary façade will be respected by working within the existing openings and retaining the rhythm of the fenestrations on the street façade. Specifically:
 - Where windows at the basement will be enlarged, to provide egress openings, the existing window trim and stucco details will be replicated. With windows that are securable, the existing (not original) metal bars at the basement windows can be removed.
 - The house is setback 40’ from the back of the sidewalk and elevated several feet. This condition will limit the views of the larger basement windows on the front façade, which is not a typical condition on houses of this era. Dense landscaping between the sidewalk and house will also diminish the appearance of these two larger windows.
 - At the second floor, the new window will match the 2 adjacent original windows creating a balance and duplication that supports the original design.
 - At the attic, only one window is needed for egress, but the owner is selecting to replace all 3 to maintain consistency at this upper elevation.
- The increase in windows will provide more opportunities for surveillance of the surrounding area providing a sense of safety.
- The new windows are all wood with muntin patterns and dimensions that complement the original windows on house, which provide depth and interest and, as noted above, a strong composition.

Therefore, these criteria are met.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all requirements of Title 11 can be met, and that all development standards of Title 33 can be met or have received an Adjustment or Modification via a land use review, prior to the approval of a building or zoning permit.

CONCLUSIONS

The purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. This proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of exterior alterations per the approved plans, Exhibits C-1 through C-3, signed and dated 3/28/22, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through C) must be noted on each of the four required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE- Case File LU 22-115601 HR." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. At the time of building permit submittal, a signed Certificate of Compliance form (<https://www.portlandoregon.gov/bds/article/623658>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.
- C. No field changes allowed.

Staff Planner: Staci Monroe



Decision rendered by: _____ **on 3/28/22**

By authority of the Director of the Bureau of Development Services

Decision mailed 3/30/22

Procedural Information. The application for this land use review was submitted on February 22, 2022, and was determined to be complete on March 2, 2022.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on February 22, 2022.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. Unless extended by the applicant, **the 120 days will expire on 6/30/22.**

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

This decision, and any conditions associated with it, is final. It may be appealed to the Oregon Land Use Board of Appeals (LUBA), within 21 days of the date the decision is mailed, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have submitted written testimony during the comment period for this land use review. Contact LUBA at 775 Summer St NE Suite 330, Salem, OR 97301-1283 or phone 1-503-373-1265 for further information.

If you are interested in viewing information in the file, please contact the planner listed on the front of this decision. The planner can provide some information over the phone. Please note that due to COVID-19 and limited accessibility to paper files, only digital copies of material in the file are available for viewing. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at <https://www.portlandoregon.gov/citycode/28197>.

Recording the final decision.

If this Land Use Review is approved the final decision will be recorded with the Multnomah County Recorder.

- *Unless appealed*, the final decision will be recorded after **3/30/22** by the Bureau of Development Services.

The applicant, builder, or a representative does not need to record the final decision with the Multnomah County Recorder. For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

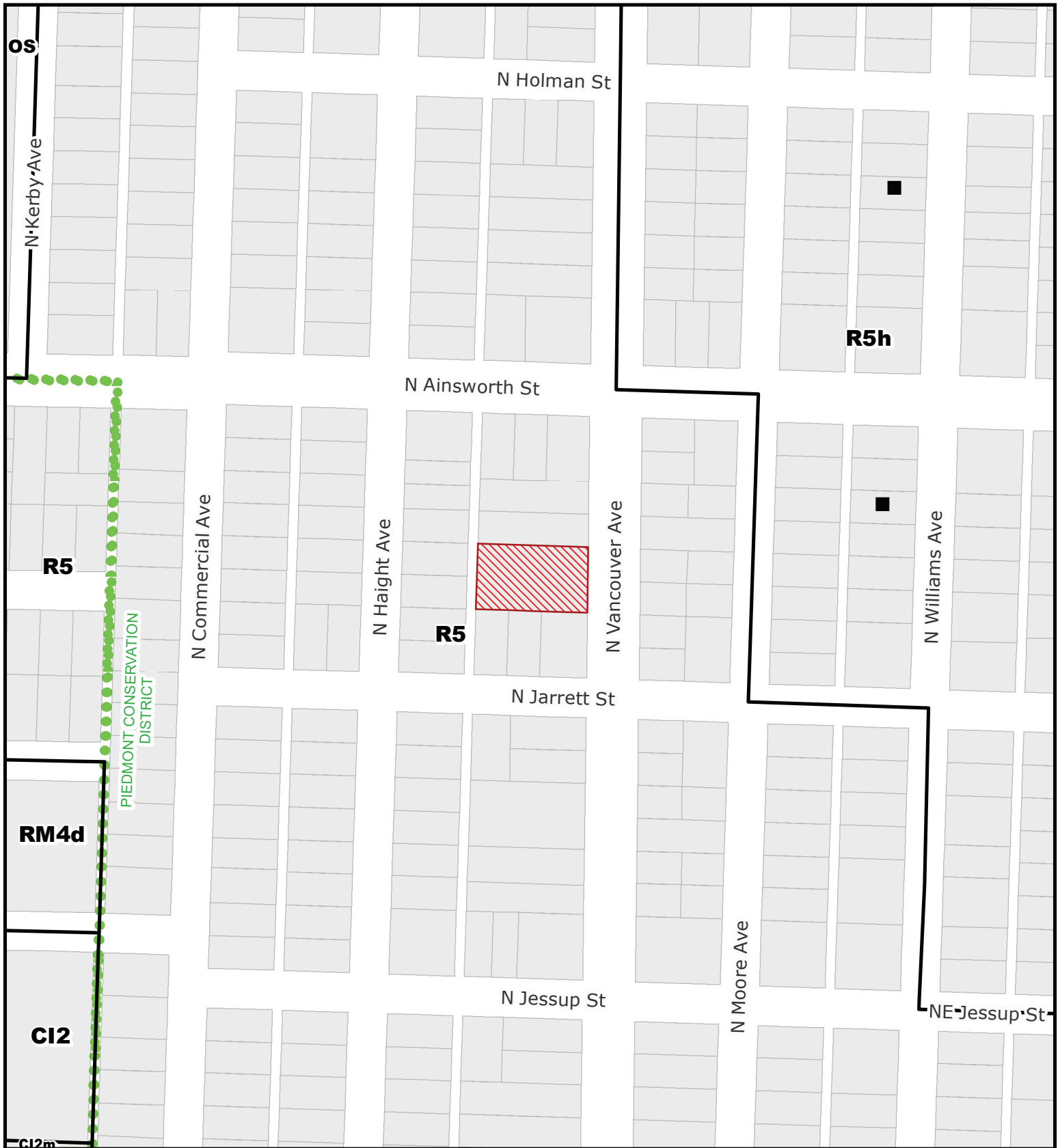
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code for the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Project narrative & approval criteria responses
 - 2. Original and previous window details
 - 3. Basement floor plan
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Building elevations (attached)
 - 3. Window section & details
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses: none
- F. Correspondence:
 - 1. Joel Zuch, 3/11/22, support for proposal
- G. Other:
 - 1. Original LU Application

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).



ZONING



For Zoning Code in effect Post August 1, 2021

THIS SITE LIES WITHIN THE:
PIEDMONT CONSERVATION DISTRICT



Site



Historic Landmark

File No.	LU 22 - 115601 HR
1/4 Section	2430
Scale	1 inch = 200 feet
State ID	1N1E15DC 3400
Exhibit	B Feb 22, 2022

SYMBOLS AND ABBREVIATIONS

①	DOOR NUMBER refer to Door Schedule	CLR	CLEAR dimension between finish surfaces
②	WINDOW NUMBER refer to Window Schedule	FF	FINISH FLOOR
③	SECTION CUT refer to drawing indicated	MAX	MAXIMUM
④	DETAIL BUBBLE refer to drawing indicated	MIN	MINIMUM
⑤	ALUM./MCM CH. LINE refer to drawing indicated	OFFCI	OWNER FINISHED UNLESS NOTED OTHERWISE
⑥	APR ABOVE FINISH FLOOR	UNO	UNLESS NOTED OTHERWISE
⑦	CL CENTERLINE	TYP	TYPICAL
		VF	VERIFY IN FIELD

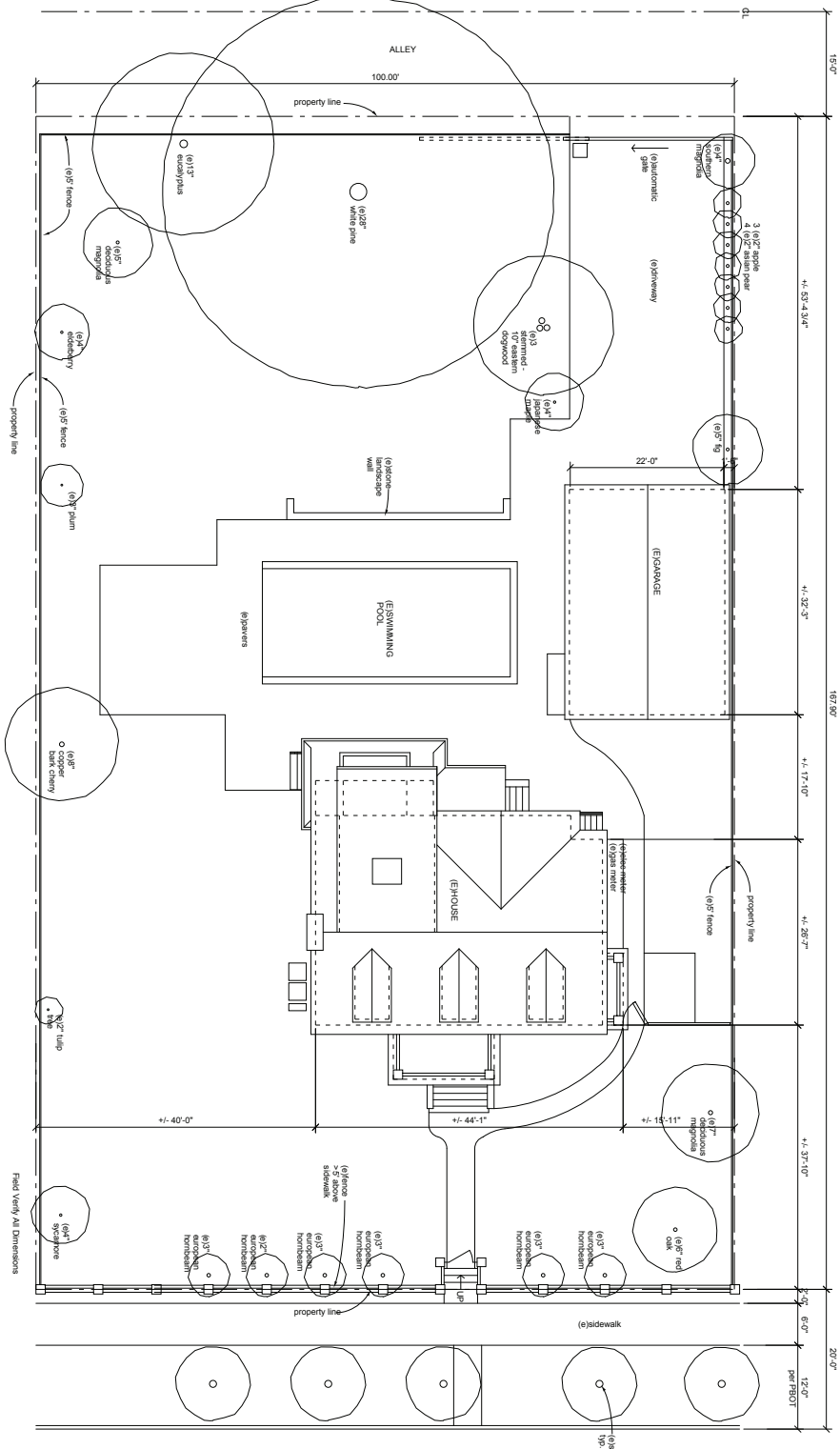
PROJECT TEAM

OWNER
Haines & Mays Wright
3223 NE Rodney Ave
Portland, OR 97217
haineywright@gmail.com
541.972.1221

ARCHITECT
Lorraine Guthrie Architects, Inc.
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503.804.5725

STRUCTURAL ENGINEER
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503.683.8389

CONTRACTOR
S&M RAKTOR
P.O. Box 386
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kennewick@smrak.com
509.848.8433
CD# 107972



PROJECT INFORMATION

Site address: 5831 N Vancouver Ave
Portland, OR 97217

Jurisdiction: CIVD Portland

Project ID: R20241

Tax parcel: Piedmont, Block 28, Lot 2

Owner: Haines & Mays Wright
5831 N Vancouver Ave
Portland, OR 97217

Zoning: R5 - Residential 5,000
Core Plan: R5 - Residential 5,000

Comp District: RM - Piedmont Conservation District

Lot Area: 16,800 sf ± 39 acres

INTERIORS AREA
No change to existing interior area.

BUILDING AREA
No change to existing building area.

(6) house main 1,368 sf
(6) house fin second 1,100 sf
(6) house fin third 488 sf
(6) house fin fourth 488 sf
(6) house concrete 672 sf
(6) house concrete 1,240 sf
(6) house det garage 704 sf

SHEET INDEX

A1.0 SITE PLAN

A3.0 EXTERIOR ELEVATIONS

A4.1 WINDOW DETAILS

Approved*
City of Portland
Bureau of Development Services
Permit # 03-24-2022
Date: 03/24/2022

*The use of this permit is contingent and is subject to all conditions of approval. Additional zoning requirements may apply.

LU 22-115601 HR
Exhibit C1

HISTORIC REVIEW

Architect: Lorraine Guthrie Architect, Inc. 2748 SW Patton Court, Portland, OR 97201 503.804.5725

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Wright Residence, 5831 N Vancouver Avenue, Portland OR 97217

21 February 2022

SITE PLAN

A1.0

