



City of Portland, Oregon
Bureau of Development Services
Land Use Services

FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: November 6, 2012
To: Interested Person
From: Staci Monroe, Land Use Services
503-823-0624 / staci.monroe@portlandoregon.gov

NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has approved a proposal in your neighborhood. 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 12-187977 HDZ EXTERIOR IMPROVEMENTS

GENERAL INFORMATION

Applicant: Annie Mahoney (architect), 503-227-1254 / THA Architecture
733 SW Oak Street, Suite 100 / Portland, OR 97205

Owner: Westminster Presbyterian
0245 SW Bancroft Street, Unit #D / Portland, OR 97239-4272

Site Address: 1624 NE HANCOCK STREET

Legal Description: BLOCK 261 LOT 1-8, HOLLADAYS ADD
Tax Account No.: R396219130
State ID No.: 1N1E26DC 11300
Quarter Section: 2832
Neighborhood: Irvington, contact Dean Gisvold at 503-284-3885.
Business District: None
District Coalition: Northeast Coalition of Neighborhoods, Chris Lopez at 503-823-4575.
Plan District: Albina Community
Other Designations: Irvington Historic District
Portland Historic Landmark, designated on November 8, 1989

Zoning: R1a, Residential 1000 with Alternative Design Density and Historic Resource Protection Overlays

Case Type: HDZ – Historic Design Review
Procedure: Type II, an administrative decision with appeal to the Landmark's Commission.

Proposal:

The applicant is seeking Historic Design Review approval for changes to a previous approval (09-145885 HDZ) for alterations to the exterior of a designated Portland Historic Landmark, Westminster Presbyterian Church, in the Irvington Historic District. The changes are proposed in the center courtyard and include the addition of two more skylights in the ground (a total of four), a wood seat atop a low, oval concrete wall and minor modifications to landscaping to accommodate the additional skylights

Changes that are not in substantial conformance with a previous approval require a Historic Design Review.

Relevant Approval Criteria:

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

- Section 33.846.060.G – Other Approval Criteria

ANALYSIS

Site and Vicinity: The Sanctuary of the Westminster Presbyterian Church complex was designed in a traditional Gothic Revival style by the prominent architect Ellis Fuller Lawrence in 1913 and completed in 1914. In addition to being a highly skilled architectural designer, Lawrence was also an active civic leader, the founding president of the Portland Chapter of the American Institute of Architects, the founder and longtime Dean of the School of Architecture and Allied Arts at the University of Oregon in Eugene, and a resident of the Irvington neighborhood. In 1924 the expanded firm of Lawrence and Holford designed the Fireside Wing addition to the building.

Ellis Lawrence died in 1946 at the age of 67. In 1952, his son, Henry Abbot “Ab” Lawrence, having followed in his father’s footsteps in many ways, designed the Education Wing addition to the Westminster Presbyterian Church complex in a compatible but clearly modern style. At the time he was serving as president of the Portland Chapter of the American Institute of Architects.

Platted in the late Nineteenth Century, today's Irvington Historic District represents the first additions to Portland that employed restrictive covenants from the outset. These included the exclusion of most non-residential uses from the interior of the neighborhood, and where non-residential uses were allowed, such as the fire station and the telephone exchange, the buildings were purposely disguised to appear more residential in character. Other deed restrictions excluded minority groups, established uniform front setbacks, and required minimum expenditure on new buildings. The area developed generally from southwest to northeast and its growth was greatly influenced by the installation of streetcar lines that introduced an easy commuting option to downtown.

The contributing resources in Irvington range in design character from expressions of the late Victorian Era styles, especially Queen Anne, through the many Period Revival modes of the early decades of the Twentieth Century, to a few early modernist examples. There is also a wide diversity in the sizes of lots and houses. In terms of the streetscape, the numbered north-south avenues in Irvington vary dramatically in width, and they mostly form rather long block faces which the houses generally face. The named east-west street block faces are more consistent in length, almost all being traditional 200' Portland blocks. All are lined with mature street trees. Original development in many cases included garages or other accessory structures, typically facing side streets on corner lots and accessed by a variety of driveway types on mid-block sites. Garages that were added after original construction, but still within the historic period, were sometimes built at the sidewalk and/or out of architectural character with the house.

Zoning: The R1 zone is a medium density multi-dwelling zone. It allows approximately 43 units per acre. Density may be as high as 65 units per acre if amenity bonus provisions are used. Allowed housing is characterized by one to four story buildings and a higher percentage of building coverage than in the R2 zone. The major type of new housing development will be multi-dwelling structures (condominiums and apartments), duplexes, townhouses, and rowhouses. Generally, R1 zoning will be applied near Neighborhood Collector and District Collector streets, and local streets adjacent to commercial areas and transit streets.

The purpose of the Alternative Design Density Overlay Zone is to focus development on vacant sites, preserve existing housing and encourage new development that is compatible with and supportive of the positive qualities of residential neighborhoods. The concept for the zone is to allow increased density for development that meets additional design compatibility requirements.

Land Use History: City records indicate that prior land use reviews include the following:

- CU 008-73: Approval of a 1973 Conditional Use to add a school to a church.
- VZ 048-87: Approval of a 1987 Variance to reduce the minimum front yard requirement along NE 17th from 30' to 2'-6" and along NE Hancock from 30' to 10'.
- HL 37-89: Designation of a Portland (local) Historic Landmark for the Westminster Presbyterian Church.
- 09-145885 HDZ: Approval of a 2009 Historic Design Review for exterior building and site improvements.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **October 11, 2012**. The following Bureau provided a response with no concerns:

- Plan Review Section of BDS (Exhibit E-1)

The following Bureaus did not review the proposal given the small scope:

- Bureau of Transportation Engineering
- Water Bureau
- Fire Bureau
- Site Development Section of BDS
- Bureau of Environmental Services

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on October 11, 2012. One written response has been received from the Neighborhood Association in response to the proposal.

- Dean Gisvold (ICA Land Use Committee), November 1, 2012, in support of the changes (Exhibit F-1).

ZONING CODE APPROVAL CRITERIA

Chapter 33.846.060 - Historic Design Review

Purpose of Historic Design Review

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

Historic Design Review Approval Criteria

Requests for historic design 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 within the Irvington Historic District and the proposal is for non-exempt treatment. Therefore Historic Design Review approval is required. The approval criteria are those listed in 33.846.060 G – Other Approval Criteria.

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

33.846.060 G - Other Approval Criteria

1. Historic character. The historic character of the property will be retained and preserved. Removal of historic materials or alteration of features and spaces that contribute to the property's historic significance will be avoided.

Findings: The historic character of the property is based on the original building and the two subsequent additions. The proposal will not affect the building as the new elements are proposed in the internal courtyard, which is not noted as having any significance in the designation of this local landmark. Therefore, the addition of these two minor elements will not affect the character of the landmark. *This guideline is therefore met.*

2. Record of its time. The historic resource will remain a physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings will be avoided.

Findings: The two additional skylights and wood seat atop the concrete wall are both new elements that do not attempt to look historic. *This guideline is therefore met.*

3. Historic changes. Most properties change over time. Those changes that have acquired historic significance will be preserved.

Findings: The proposed site work in the courtyard will not affect elements with historic significance. *This guideline is therefore met.*

4. Historic features. Generally, deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and other visual qualities and, where practical, in materials. Replacement of missing features must be substantiated by documentary, physical, or pictorial evidence.

5. Historic materials. Historic materials will be protected. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials will not be used.

7. Differentiate new from old. New additions, exterior alterations, or related new construction will not destroy historic materials that characterize a property. New work will be differentiated from the old.

Findings for 4, 5, and 7: No historic features or materials will be altered by the proposal as the concrete seat wall and skylights are new elements previously approved. *These guidelines are therefore met.*

8. Architectural compatibility. New additions, exterior alterations, or related new construction will be compatible with the resource's massing, size, scale, and architectural features. When retrofitting buildings or sites to improve accessibility for persons with disabilities, design solutions will not compromise the architectural integrity of the historic resource.

9. Preserve the form and integrity of historic resources. New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic resource and its environment would be unimpaired.

10. Hierarchy of compatibility. Exterior alterations and additions will be designed to be compatible primarily with the original resource, secondarily with adjacent properties, and finally, if located within a Historic or Conservation District, with the rest of the district. Where practical, compatibility will be pursued on all three levels.

Findings: The two additional 21" tall ground-mounted skylights and wood seat atop the 20" tall wall are small in scale and height and are subservient to the existing historic structures. As such, these new minor elements are compatible with their surroundings in the courtyard. The modified plantings help to screen and blend in these courtyard features. They both can be easily removed from the ground without affecting the Landmark building.

The courtyard is fully screened from the public views by the building along the north, east and west. A partially walled breezeway exists along the south (Schuyler) side that allows obscured views into the courtyard above the stem wall. Given the location of these improvements within a private, internal courtyard, their low scale and the very limited visibility along NE Schuyler, the proposal will have a negligible impact on the surrounding properties or historic district. *These guidelines are therefore 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 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 Design Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. The project does not affect any historic materials or elements that characterize this building and will have a negligible impact on the resource, adjacent properties and the district. This proposal meets the applicable Historic Design Review criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of changes to the previously approved Historic Design Review (09-145885 HDZ) for alterations to the exterior of a designated Portland Historic Landmark, Westminster Presbyterian Church, in the Irvington Historic District, including the following in the center courtyard:

- Two additional skylights in the ground (a total of four);
- A wood seat atop an approved concrete seat wall; and
- Minor changes to landscape material.

Per the approved site plans, Exhibits C-1 through C-6, signed and dated 11/2/2012, subject to the following conditions:

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1-C.6. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 12-187977 HDZ. No field changes allowed."

Staff Planner: Staci Monroe



Decision rendered by: _____ **on November 2, 2012**

By authority of the Director of the Bureau of Development Services

Decision mailed: November 6, 2012

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on September 28, 2012, and was determined to be complete on **October 8, 2012.**

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 September 28, 2012.

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.

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.

Appealing this decision. This decision may be appealed to the Landmarks Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on November 20, 2012** at 1900 SW Fourth Ave. Appeals can be filed Tuesday through Friday on the first floor of the Development Services Center until 3 p.m. After 3 p.m. and Mondays, appeals must be submitted to the receptionist at the front desk on the fifth floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Landmarks Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 550 Capitol St. NE, Suite 235, Salem, Oregon 97301, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Landmarks Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed*, The final decision may be recorded on or after **November 21, 2012**.
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034

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 of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Landscape Plan (attached)
 - 3. Courtyard Elevation & Section (attached)
 - 4. Courtyard Rendering
 - 5. Skylight Section & Detail
 - 6. Wood & Concrete Seat Wall Detail

D. Notification information:

1. Mailing list
2. Mailed notice

E. Agency Responses:

1. Plan Review Section of BDS

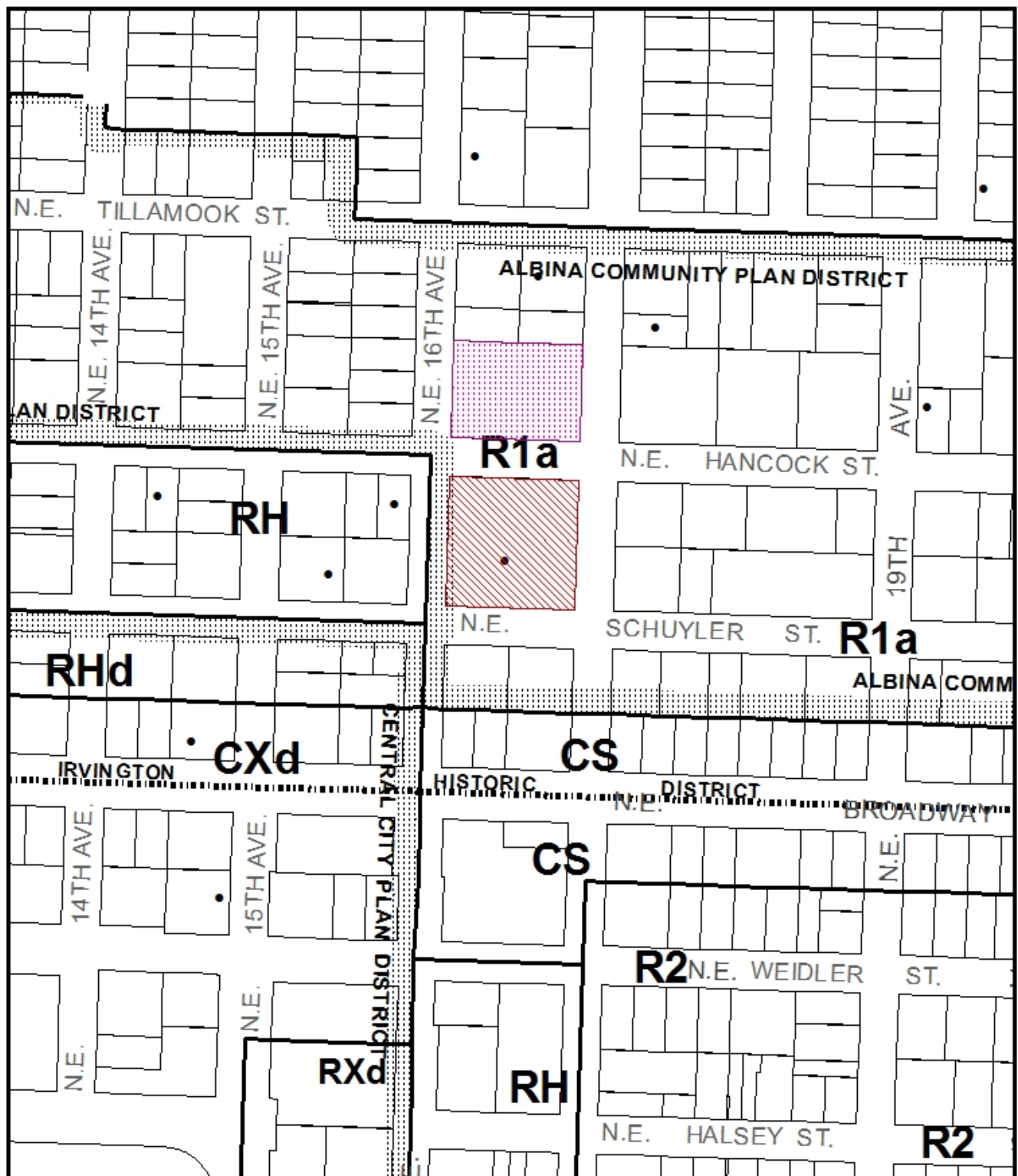
F. Correspondence:

1. Dean Gisvold (ICA Land Use Committee), November 1, 2012, in support of the changes (Exhibit F-1).

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



Site



Also Owned



Historic Landmark



NORTH

This site lies within the:
IRVINGTON HISTORIC DISTRICT
ALBINA COMMUNITY PLAN DISTRICT

File No. LU 12-187977 HDZ

1/4 Section 2832

Scale 1 inch = 200 feet

State_Id 1N1E26DC 11300

Exhibit B (Sep 28, 2012)

EX.C-1
LN 12-187977-102

WESTMINSTER PRESBYTERIAN CHURCH

Approved
City of Portland - Bureau of Development Services

Planner

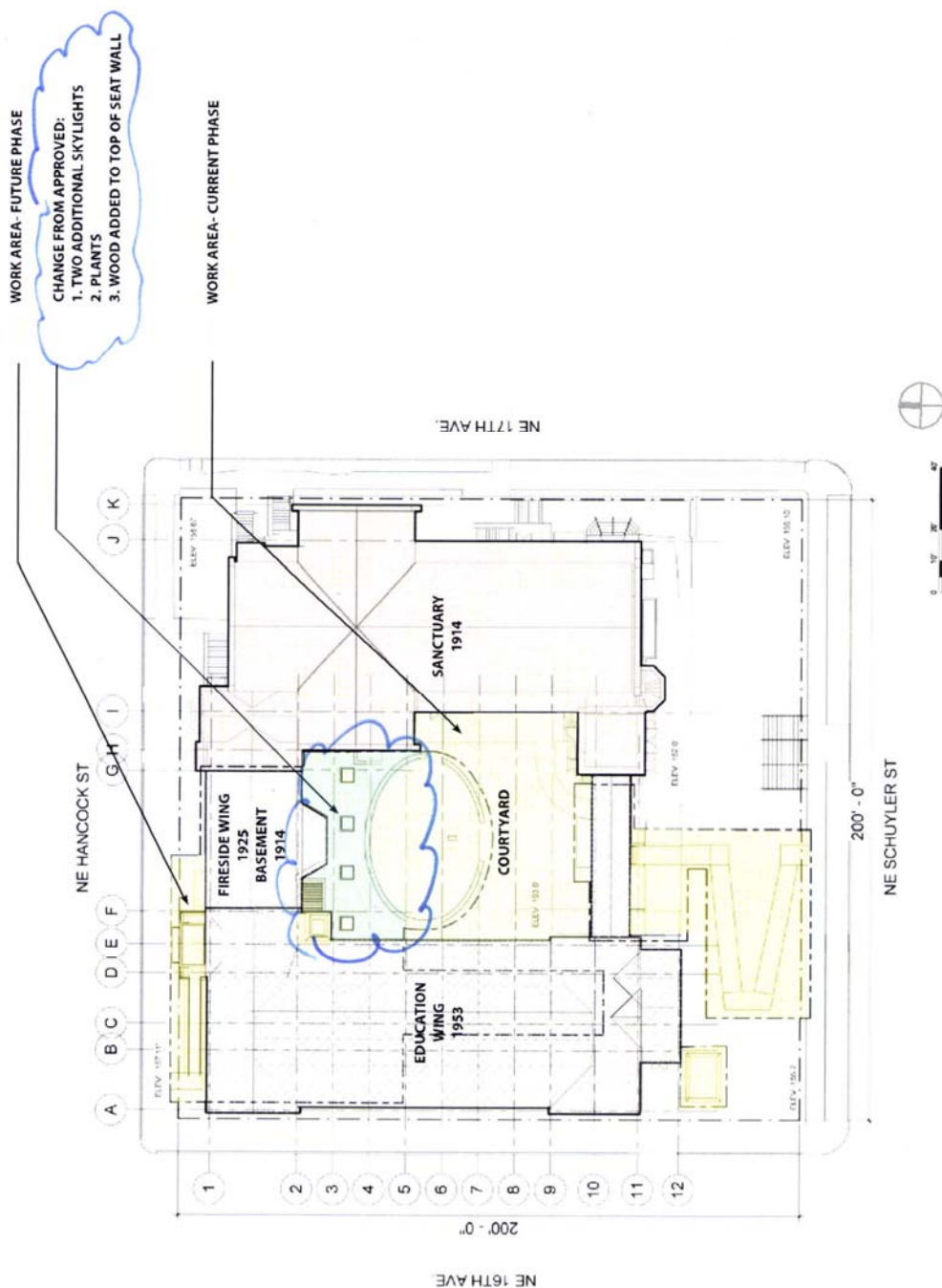
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11/9/2017

Approved

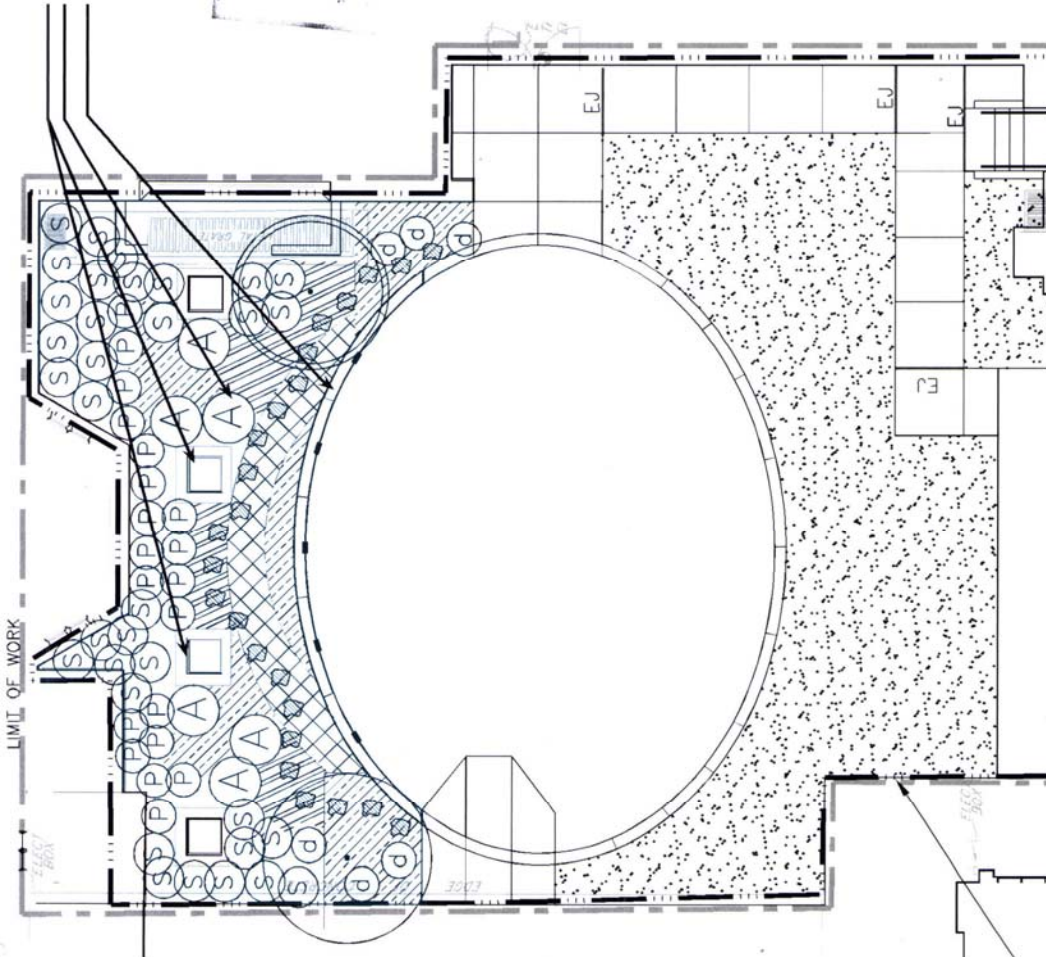
* This approval applies only to the reviews requested and is subject to conditions of approval. Additional zoning requirements may apply.

THA API ARCHITECTURE



LANDSCAPE PLAN

- CHANGE FROM APPROVED:
1. TWO ADDITIONAL SKYLIGHTS
 2. PLANTS
 3. WOOD ADDED TO TOP OF SEAT WALL



Planner: *Sharon*
 Approved
 City of Portland - Bureau of Development Services
 This approval applies only to the reviews requested and is subject to conditions of approval. Additional zoning requirements may apply.
 Date: 11/1/12

PLANT MATERIAL LIST

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
○	W	WAX	STAR MANCILLA	8" HT.	AS SHOWN
○	N	SHRUBS	EMERALD GREEN ARBOREVITA	5 GAL	AS SHOWN
○	P	ARBOREVITA	WINTER FLOW BERGENIA	5 GAL	AS SHOWN
○	P	NANDINA DOMESTICA 'MIDNIGHT BAY'	NANDINA	5 GAL	AS SHOWN
○	P	PIERIS JAPONICA 'PHELLO'	JAPANESE PIERIS	2 GAL	AS SHOWN
○	P	VIBURNUM PLICATUM 'TOMENTOSUM'	DOUBLE FILE VIBURNUM	5 GAL	AS SHOWN
○	P	AZALEA 'GOLDEN LIGHTS'	GOLDEN LIGHTS AZALEA	5 GAL	AS SHOWN
○	P	DAPHNE 'BURNING BUSH'	CORAL WAX DOGWOOD	5 GAL	AS SHOWN
○	P	LOQUET 'BURNING BUSH'	CORAL WAX DOGWOOD	5 GAL	AS SHOWN
○	P	ILEX CRENATA COMPACTA	PRINCE OF WALES HOLLY	5 GAL	AS SHOWN
○	P	BERGENIA CORGIOLIA 'WINTER FLOW'	WINTER FLOW BERGENIA	1 GAL	12" O.C.
○	P	HEMIFRAX 'HAPPY RETURNS'	HAPPY RETURNS JAY LILY	1 GAL	18" O.C.
○	P	75% ALBA REPIANS 'CHOCOLATE CHIPS'	CHOCOLATE CHIPS CORRET BUGLE	4" POT	12" O.C.
○	P	90% AZULELLA JAPONICA 'PRELANK'	PRELANK FALSE SPERGE	1 GAL	24" O.C.
○	P	LOQUET 'BURNING BUSH'	BOX LEAF LUCKYSTAR	3 GAL	AS SHOWN
○	P	SARCOCODON HOOGSTRANIA 'HUMILIS'	HUMILIS SWEETBOX	1 GAL	18" O.C.
○	P	500 LAMB	SEE SPECS		



THA ARCHITECTURE

September 28, 2012

WESTMINSTER PRESBYTERIAN CHURCH

EX. C-2
 LU 12-187977 HADZ

COURTYARD

WORK AREA - FUTURE PHASE

WORK AREA - CURRENT PHASE

FUTURE ELEVATOR

ELEVATION LOOKING NORTH

SKYLIGHT

SEAT WALL
20 inches high

(E) UPPER LEVEL
10' - 0"

MAIN LEVEL
0' - 0"

LOWER LEVEL
-11' - 6"

SKYLIGHT
21 inches
tall

CORRIDOR

ELEV

SECTION THRU TUNNEL AND SKYLIGHT

Approved

City of Portland - Bureau of Development Services

Planner

[Signature]

Date

11/1/12

* This approval applies only to the reviews requested and is subject to conditions of approval. Additional zoning requirements may apply.



THA ARCHITECTURE

September 28, 2012

WESTMINSTER PRESBYTERIAN CHURCH

EX-C-3

LU 12-187977 1707