



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

Charlie Hales, Mayor  
Paul L. Scarlett, Director  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** March 5, 2013  
**To:** Interested Person  
**From:** Dave Skilton, Land Use Services 503-823-0660  
dave.skilton@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 13-102318 HDZ – EXTERIOR ALTERATIONS**

#### **GENERAL INFORMATION**

**Applicant:** Irvington Club  
Barbara Farmer  
2131 NE Thompson Street  
Portland, OR 97212

**Representative:** Lisa McClellan 503-226-3617  
Scott Edwards Architecture, LLP  
2525 E Burnside Street  
Portland, OR 97214

**Site Address:** 2131 NE Thompson Street

**Legal Description:** BLOCK 20 LOT 5-16 HISTORIC PROPERTY 15 YR 2007 POTENTIAL ADDITIONAL TAX, IRVINGTON; BLOCK 20, CANCEL ACCOUNT/ IRVINGTON, BLOCK 20, LOT 5-16

**Tax Account No.:** R420404230, R420404231

**State ID No.:** 1N1E26DA 05800, 1N1E26DA 05800A1

**Quarter Section:** 2832

**Neighborhood:** Irvington, contact Dean Gisvold at 503-284-3885.

**Business District:** North-Northeast Business Assoc, contact Joice Taylor at 503-445-1321.

**District Coalition:** Northeast Coalition of Neighborhoods, contact Chris Lopez at 503-823-4575.

**Other Designations:** Historic Landmark pursuant to listing in the National Register of Historic Places as the Irvington Tennis Club on October 17, 1990.

**Zoning:** R5, Single Dwelling Residential 5000, with Historic Resource Protection Overlay

**Case Type:** HDZ, Historic Design Review

**Procedure:** Type II, an administrative decision with appeal to the Historic Landmarks Commission.

**Proposal:**

The applicant is seeking Historic Design Review approval for a proposal to alter the exterior of a historic landmark property by:

- adding a new, hipped, low-pitched roof to the non-contributing wing of the clubhouse, which currently has a flat roof;
- re-cladding the non-contributing wing of the clubhouse, which currently has plywood siding, with 6" painted cedar siding;
- replacing the existing flat-roofed entry porch at the west end of the non-contributing wing of the clubhouse with a new, larger, hip-roofed porch structure;
- reorganizing and replacing all windows and exterior doors on the non-contributing wing of the clubhouse with new wooden, double-hung windows and wooden doors;
- adding an exterior exit stair, new accessibility path, and lighting fixtures along the south facade of the non-contributing wing of the clubhouse;
- revising stairs, railings, paving materials, sign location, and planters at the entry plaza;
- installing a new mechanical unit in a rooftop recess on the non-contributing wing of the clubhouse;
- adding a new accessibility ramp, removing an existing non-historic trash enclosure, revising existing concrete stairs and railing, and altering a fence and gate, all at the east end of the historic wing of the clubhouse; and
- installing a new trash enclosure at sidewalk grade to be accessed through a new sliding gate in the existing fence at the east end of the historic wing of the clubhouse.

Historic Design Review is required because the proposal is for non-exempt exterior alterations to a Historic Landmark.

**Relevant Approval Criteria:**

In order to be approved, this proposal must comply with the approval criteria in the Zoning Code (Title 33 of the Portland City Code). The applicable criteria in this case are:

- 33.846.060 G Other Approval Criteria

**ANALYSIS**

**Site and Vicinity:** The subject property, known as the Irvington Tennis Club, is individually listed in the National Register of Historic Places under the Multiple Property Listing document "Architecture of Ellis F. Lawrence". It is significant as an early example of the architect's designs of private clubs and fraternal buildings. Notwithstanding a substantial but rather unsympathetic addition (the focus of this application), the original clubhouse building retains significant exterior integrity. It is a straightforward design and displays Craftsman Style features considered especially well suited to its building typology at the time of construction.

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 within the historic period, were sometimes built at the sidewalk and/or out of architectural character with the house.

**Zoning:** The single-dwelling zones, including R5, are intended to preserve land for housing and to provide housing opportunities for individual households. The zones implement the comprehensive plan policies and designations for single-dwelling housing.

The Historic Resource Protection Overlay zone 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.

**Public Notice:** A "Notice of Proposal in Your Neighborhood" was mailed February 4, 2013.

**Agency Review:** None of the notified Bureaus has responded with issues or concerns.

**Neighborhood Review:** Three written responses were received from either the Neighborhood Association or notified property owners in response to the proposal.

- Melody Sundin wrote on February 6, 2013, in support of the proposal.
- Bill Roberts wrote on February 19, 2013, in support of the proposal.
- Dean Gisvold, on behalf of the Irvington Community Association Land Use Committee, wrote on February 24, 2013, with no objection to the proposal, and expressing appreciation for the responsiveness of the applicant to neighborhood concerns.

## **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 proposal does not include any alterations to historic materials or features. *This criterion is 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 proposed alterations subject to this review are focused on making an existing, non-contributing, International Style, annex to the historic clubhouse building more compatible with it. While the proposal employs materials and windows similar to those on the original building, the addition will continue to be readily distinguishable because of its relative massing, different roof pitch, and more formal fenestration pattern. *This criterion is met.*

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

**Findings:** The addition under consideration in the proposal is non-contributing both in terms of its architectural character and its construction outside the period of significance of the Irvington Historic District. It has not acquired significance in its own right. *This criterion is 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.

**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 for 8 and 10:** As noted above, in the findings for Criterion 2, the proposed exterior alterations are designed specifically to improve the compatibility of the addition with the historic building. This aim is achieved by the proposed replacement of the flat roof with a hipped one, and the introduction of more traditional cladding and windows. The proposed new entry porch is appropriate in scale relative to the part of the complex it serves, and because of its location away from the smaller historic entrances. Both the character of the Irvington Tennis Club and the Irvington Historic District are enhanced by this proposal. *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 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 enthusiasm with which this proposal has been met by the neighborhood association speaks well to the excellent relationship between the club and its neighbors. 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.

This proposal meets the applicable Historic Design Review criteria and therefore warrants approval.

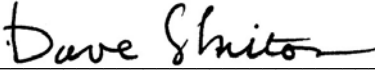
## ADMINISTRATIVE DECISION

Approval of exterior alterations to a Historic Landmark, the Irvington Tennis Club, in the Irvington Historic District;

The approval is per Exhibits C-1 through C-12, signed and dated February 28, 2013, subject to the following condition:

- 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 through C-12. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 13-102318 HDZ. No field changes allowed."

**Staff Planner: Dave Skilton**

**Decision rendered by:**  **on February 28, 2013.**  
By authority of the Director of the Bureau of Development Services

**Decision mailed: March 5, 2013**

**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 January 8, 2013, and was determined to be complete on January 31, 2013.

*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 January 8, 2013.

*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 Historic Landmarks Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on March 19, 2013** 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](http://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 Historic 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 Historic 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 **March 20, 2013**.

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.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

**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**

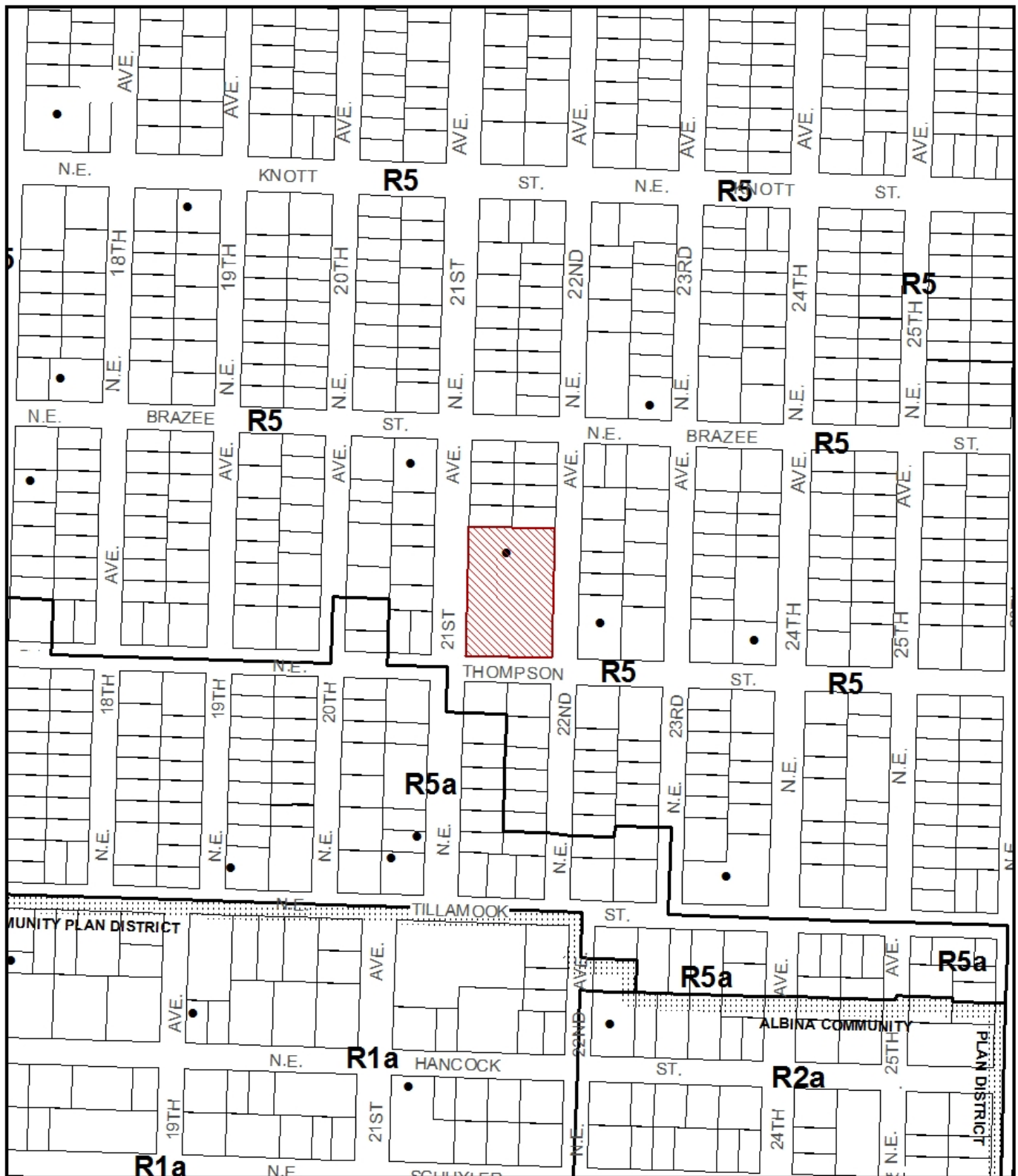
NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Site Plan (attached)
  - 2. Partial Floor Plan
  - 3. Partial Floor Plan
  - 4. Elevations
  - 5. Enlarged Elevations (attached)
  - 6. Enlarged Elevations (attached)
  - 7. Wall Section
  - 8. Building Sections
  - 9. Window Information
  - 10. Mechanical Equipment Information
  - 11. Bike Rack Information
  - 12. Light Fixture Information
- D. Notification information:
  - 1. Mailing list
  - 2. Mailed notice
- E. Agency Responses:
  - 1. Bureau of Environmental Services
  - 2. Water Bureau
  - 3. Fire Bureau
  - 4. Life Safety Review Section of BDS
- F. Correspondence:
  - 1. Melody Sundin wrote on February 6, 2013, in support of the proposal.
  - 2. Bill Roberts wrote on February 19, 2013, in support of the proposal.
  - 3. Dean Gisvold, on behalf of the Irvington Community Association Land Use Committee, wrote on February 24, 2013, with no objection to the proposal, and expressing appreciation for the responsiveness of the applicant to neighborhood concerns.
- 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



Historic Landmark



NORTH

This site lies within the:  
IRVINGTON HISTORIC DISTRICT

File No. LU 13 -102318 HDZ

1/4 Section 2832

Scale 1 inch = 300 feet

State\_Id 1N1E26DA 5800

Exhibit B (Jan 09,2013)

NE 22nd Avenue

**Remodeled  
Pool Entry**

New Storage & Trash  
Enclosure Integrated with  
Existing Fence, New Stair  
and New Sidewalk

NE Thompson Street

Lawrence  
Building

Outdoor Pool

Outdoor Tennis Court

Locker  
Rooms

Tennis Building

Outdoor  
Tennis  
Court

Historic  
Ballroom

**Remodeled  
Clubhouse Exterior**

New Asphalt Shingle  
Hipped Roof

Concealed Rooftop  
Mechanical Equipment

New Sidewalk on  
Portion of  
NE Thompson St.

New Entry Porch Roof

Renovated Entry  
Courtyard

1957 Clubhouse Addition  
(Remodeled)

**Note:**  
See Sheets A2.0 and  
A2.1 for Additional  
Site Information

\*Approved\*  
City of Portland - Bureau of Development Services  
Planner *Donna J. Baker* Date *2.28.13*  
\* This approval applies only to the reviews requested and is subject to all  
conditions of approval. Additional zoning requirements may apply.

NE 21st Avenue

**THE IRVINGTON CLUB**  
2131 NE Thompson St, Portland, Oregon  
January 28, 2013

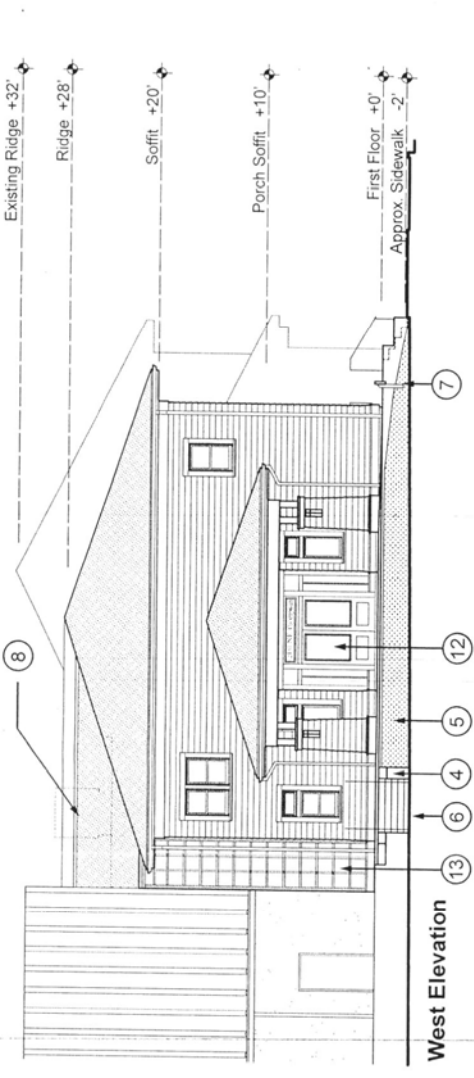
**A1.0**  
**PROPOSED SITE PLAN**



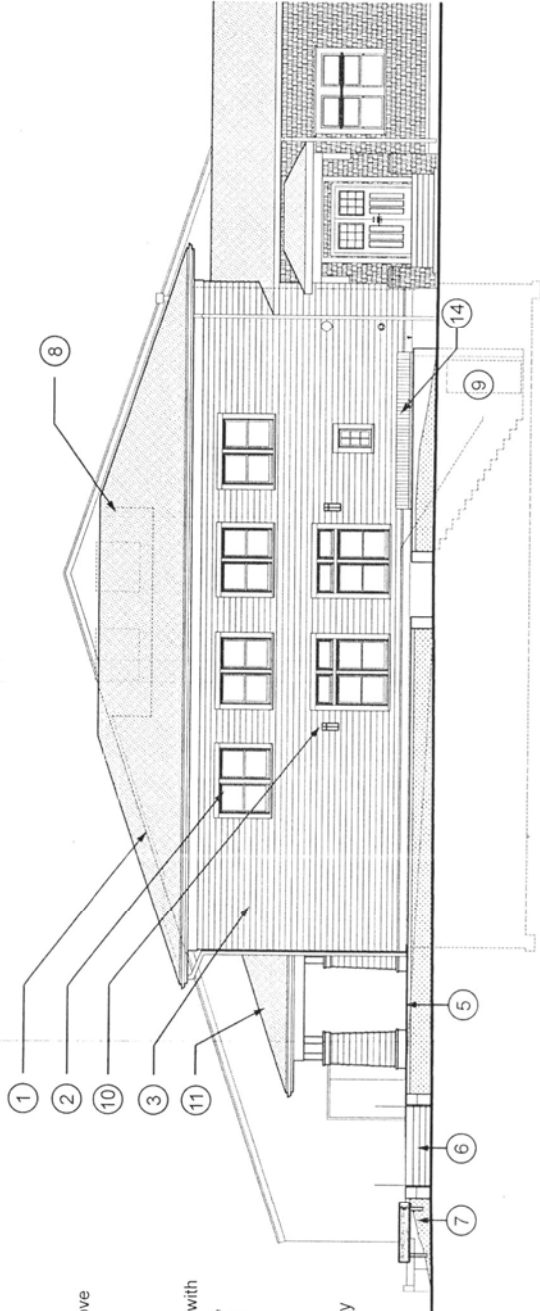
**S|E A**

Scott Edwards Architecture LLP  
2025 E Burnside Street  
Portland, Oregon 97214  
503.226.5715  
architect@sealip.com

C-1



**West Elevation**



**South Elevation**

- 1 New Asphalt Shingle Roofing, Slope 4:12  
(Match Existing Historic Buildings)
- 2 New Double-Hung Painted Wood Window  
(Transom Above Where Indicated)
- 3 New Painted Cedar Lap Siding, 6" Exposure
- 4 New Concrete Site Wall Behind Landscaping, Typical
- 5 New Landscaping Sloped up to Courtyard Level
- 6 New Concrete Site Stairs with Painted Metal Handrails
- 7 Reinstall Existing Signage in Existing Location
- 8 Hidden Mechanical Well & Equipment  
(Shown Dashed)
- 9 New Egress Stair from Basement Level  
(Shown Dashed)
- 10 New Exterior Wall Sconce
- 11 New Entry Porch to Replace Existing:  
- Asphalt Shingle Roof, Slope 4:12  
- Eaves and Soffit to Match New Roof Above  
- Battled, Siding-Clad Columns with  
Painted Posts and Trim  
- Wall Sconces on Face of Columns
- 12 New Painted, Paneled Wood Entry Doors with  
2/3 Glazing, Transom with Address Above,  
and Painted Wood Recessed Side Panels
- 13 New Painted Cedar Trellis in Front  
of Existing Painted Wood Siding
- 14 New Motion Sensor Directional Security  
Light on Building in Stairwell Behind  
Landscape Wall with Painted Metal  
Guardrail

\* Approved\*  
City of Portland - Bureau of Development Services  
Planner *Dore J. Hines* Date *2.28.13*  
\* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

C-5

**S|E A**

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1000 NE Oregon Street  
Portland, Oregon 97232  
503.226.3417 ext. 100  
www.scottedwardsarch.com

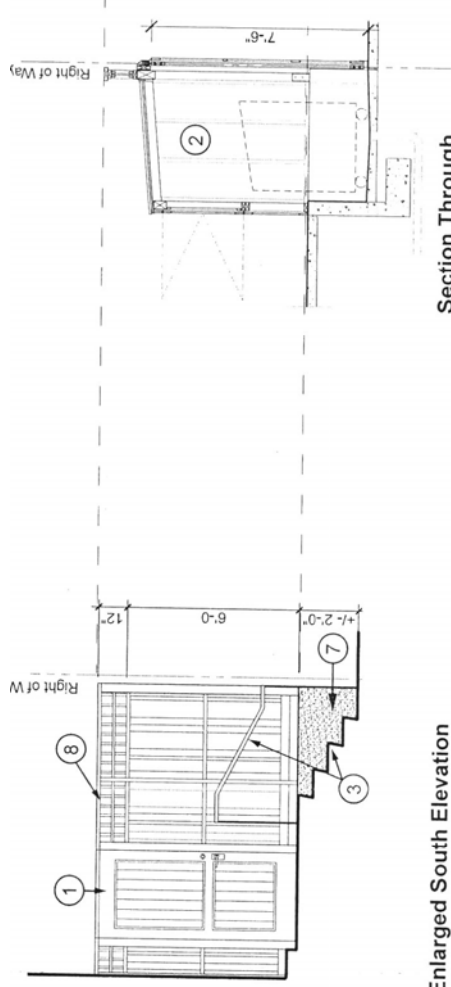
**A3.1**

**ENLARGED ELEVATIONS**

0 4 8 16

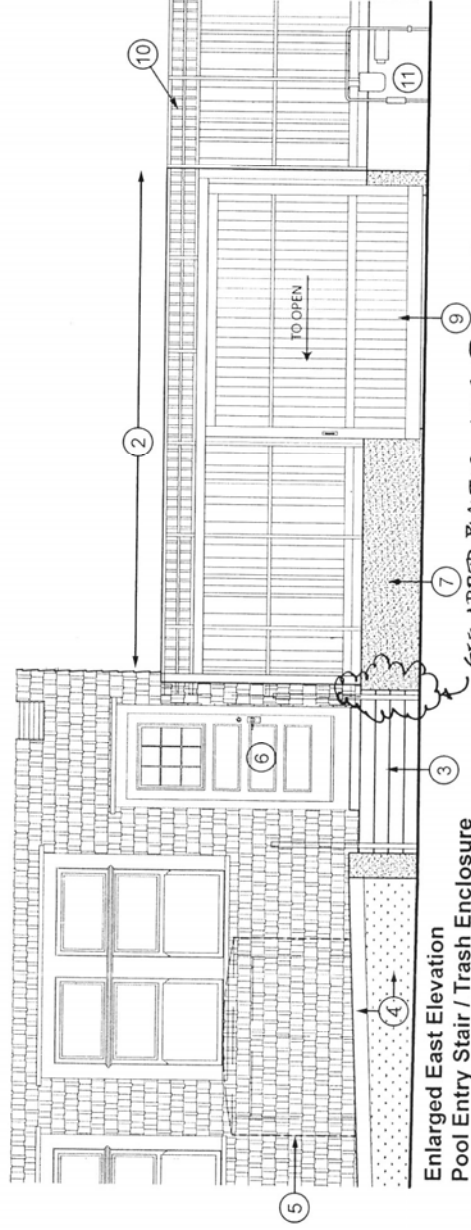
**THE IRVINGTON CLUB**  
2131 NE Thompson St, Portland, Oregon  
January 28, 2013

- 1 New Cedar Clad Door, Similar to Existing
- 2 New Covered Trash Enclosure, Hidden From Public View Behind Cedar Fence. Provide Drain and Connect to Sewar System.
- 3 New Concrete Stairs and Painted Metal Handrails
- 4 New Concrete Walkway for Wheelchair Access with New Landscaping
- 5 Existing Trash Enclosure to Be Removed (Shown Dashed)
- 6 Existing Door to Remain (Not an Egress Door - Provides Occasional Direct Access to Storage Basement for Maintenance Staff)
- 7 New Section of Concrete Wall to Replace Existing
- 8 New Section of Cedar Fence to Match Existing
- 9 New Sliding Door Constructed of Cedar to Match Existing Fence
- 10 Existing Cedar Fence to Remain
- 11 Existing Gas Meter to Remain



**Enlarged South Elevation  
Pool Entry Gate**

**Section Through  
New Trash Enclosure**



**Enlarged East Elevation  
Pool Entry Stair / Trash Enclosure**

SEE ADDED PLANTER, NOTE D, EXHIBIT C-3

\* Approved\*  
City of Portland - Bureau of Development Services  
Planner *Dave Miller* Date *1.28.13*  
\* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

c-6

**THE IRVINGTON CLUB**  
2131 NE Thompson St, Portland, Oregon  
January 28, 2013

**A3.2**  
**ENLARGED ELEVATIONS**

**S|E A**

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