



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

FROM CONCEPT TO CONSTRUCTION

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

Date: February 2, 2015
To: Interested Person
From: Chris Caruso, Land Use Services
503-823-5747 / Chris.Caruso@portlandoregon.gov

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

The Bureau of Development Services has **approved** a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision, including the written response to the approval criteria and to public comments received on this application, 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 15-100142 HR – NEW FRONT DOOR

GENERAL INFORMATION

Applicant/Owners: Keith Pitt & Stephanie Mix
3125 NE 15th Ave/Portland, OR 97212

Site Address: 3125 NE 15TH AVE

Legal Description: BLOCK 69 LOT 8 N 20' OF LOT 9 POTENTIAL ADDITIONAL TAX, IRVINGTON

Tax Account No.: R420414890

State ID No.: 1N1E26AB 10500

Quarter Section: 2732

Neighborhood: Sabin Community Assoc., contact Rachel Lee at 503-964-8417. Irvington, contact Dean Gisvold at 503-284-3885.

Business District: North-Northeast Business Assoc, contact Joice Taylor at 503-841-5032.

District Coalition: Northeast Coalition of Neighborhoods, contact Claire Adamsick at 503-388-9030.

Plan District: None

Other Designations: Contributing resource in the Irvington Historic District

Zoning: R5 – Single-Dwelling Residential with Historic Resource overlay

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 seeks Historic Resource Review approval for a new wood and glazed front door to replace the non-original front door on the William W. Gordon House, built circa 1920 in the Colonial Revival style, and listed as a contributing resource in the Irvington Historic District. The door opening and surrounding trim will remain in place. Historic Resource Review is required for non-exempt exterior alterations in historic districts.

Relevant Approval Criteria:

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

- 33.846 Historic Reviews
- 33.846.060.G Other Approval Criteria

ANALYSIS

Site and Vicinity: The subject resource, a one and one-half story Colonial Revival style house on a standard 50' x 100' lot, was built circa 1920. While it retains its basic form and exterior detailing, a majority of the wood casement windows were replaced with vinyl inserts and the concrete front steps were replaced with wooden ones. It is not known if the front attic gable dormer is original to the house or is a later addition. The house is evaluated in the National Register of Historic Places documentation as contributing to the character the Irvington Historic District.

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 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 that prior land use reviews include the following:

- LU 13-114134 HDZ – Approval of Historic Design Review for new windows and front steps.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **January 15, 2015**. A total of two written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

1. Tom Cooney, January 17, 2015 – has no concerns regarding the proposal.
2. Dean Gisvold, Irvington Land Use Committee, January 22, 2015 – sent link to Colonial Revival styles of doors in case owner wants to stay in the style of the house with the new front door but has no objection to the proposed door.
- 3.

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 within the Irvington Historic District and the proposal is for non-exempt treatment. Therefore Historic Resource 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: While the Irvington Historic District is the designated resource, the contributing house is also considered a resource within the larger Irvington Historic District ensemble. The proposed wood and glazed front door will replace a non-historic wood door and will be located in the existing opening. This will allow existing historic materials such as siding and trim to remain in place. *This criterion 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 new front door will complement the house in its quality and materials and is not a conjectural addition of an element from other buildings. The proposed alteration does not affect the resource's physical record of its time, place and use as it will remain an historic single-family home. The replacement door will retain the orientation of the existing front door opening so that the experience of the house from the public right-of-way remains as originally constructed. *This criterion is therefore met.*

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

Findings: The non-historic front door has not acquired historic significance. Its removal does not adversely affect the historic character of the resource as the front entry sequence will remain in place. *The criterion 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.

Findings: There are no deteriorated historic features. *This criterion is not applicable.*

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.

Findings: No chemical or physical treatments are proposed. *This criterion is not applicable.*

6. Archaeological resources. Significant archaeological resources affected by a proposal will be protected and preserved to the extent practical. When such resources are disturbed, mitigation measures will be undertaken.

Findings: There will be no ground disturbance with this proposal. *This criterion is not applicable.*

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: The proposed new front door will fit within the existing door opening but will be fabricated out of new material, giving it a less weathered appearance. This will differentiate this new feature from the older ones on the building. Existing historic material will not be destroyed. *This criterion is 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.

Findings: The new front door will be complementary to the style of the house and will fit into the overall architectural composition. *This criterion is therefore met.*

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.

Findings: No new additions are proposed. *This criterion is not applicable.*

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 new front door is compatible with the original resource, with adjacent residential properties, and with the rest of the Historic District by fitting into the existing door opening and retaining surrounding trim and siding. *This criterion is 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 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. The proposed new wood and glazed front door is a sensitive

alteration that does compromise the historic character of Irvington Historic District. This proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

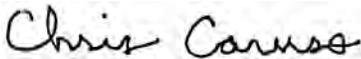
ADMINISTRATIVE DECISION

Approval of Historic Resource Review for a new wood and glazed front door to replace the non-original front door on the William W. Gordon House, built circa 1920 in the Colonial Revival style, and listed as a contributing resource in the Irvington Historic District, while retaining the original door opening and surrounding trim.

Approved per the approved site plans Exhibits C-1 through C-7 signed and dated January 29, 2015, 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.7. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 15-100142 HR."

Staff Planner: Chris Caruso



Decision rendered by: _____ **on January 29, 2015.**

By authority of the Director of the Bureau of Development Services

Decision mailed (within 5 days of dec.) February 2, 2015

Procedural Information. The application for this land use review was submitted on January 2, 2015, and was determined to be complete on **January 13, 2015.**

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 2, 2015.

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 further extended by the applicant, **the 120 days will expire on: May 13, 2015.**

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.

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.

Recording the final decision.

If this Land Use Review is approved, the final decision must be recorded with the Multnomah County Recorder. A building or zoning permit will be issued only after the final decision is recorded. The final decision may be recorded on or after **February 2, 2015**. 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:

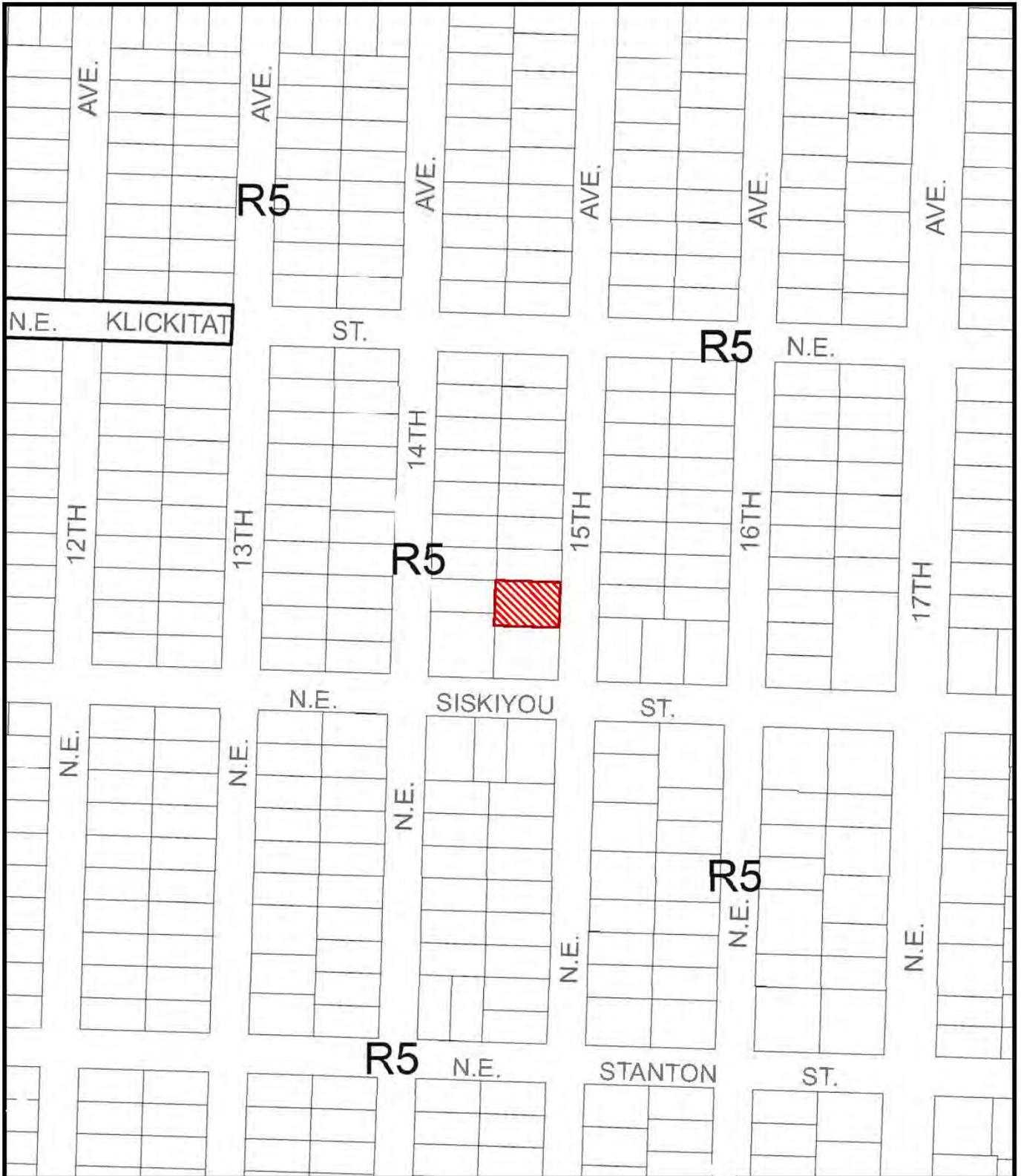
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code for the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Information
 - 1. Proposal Narrative and Photo
 - 2. Proposal and Contract
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Building Elevations from LU 13-114134 HDZ
 - 3. Front Elevation (attached)
 - 4. Existing Front Door Image
 - 5. Enlarged Entry Plan
 - 6. Simpson Door Company Information
 - 7. Simpson Door Company Door Details
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses: No responses were required.
- F. Correspondence:
 - 1. Tom Cooney, January 17, 2015 – no issues
 - 2. Dean Gisvold, Irvington Land Use Committee, January 22, 2015 – no issues
- G. Other:
 - 1. Original LU Application
 - 2. Incomplete Letter

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

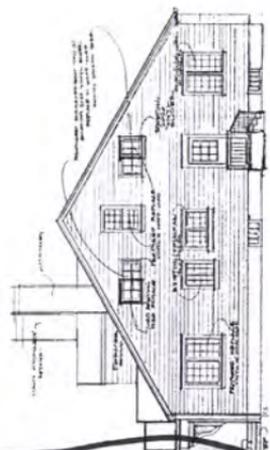
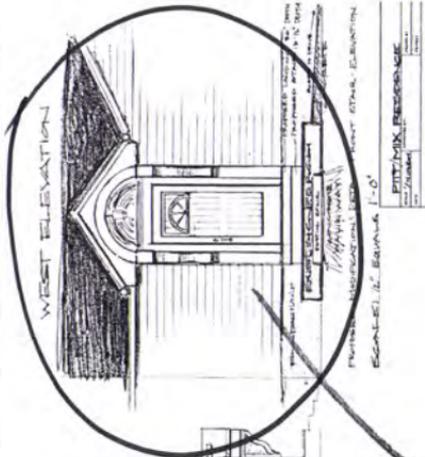


Site

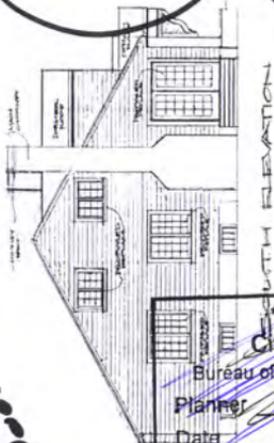


This site lies within the:
IRVINGTON HISTORIC DISTRICT

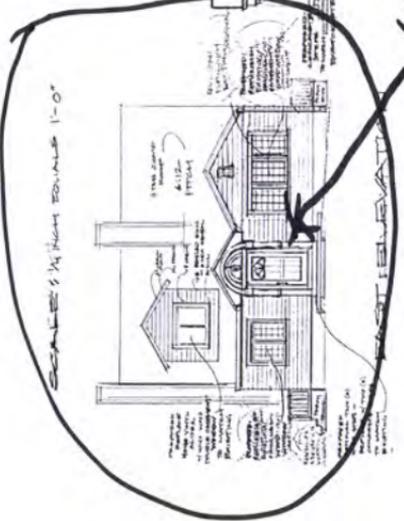
File No. LU 15-100142 HR
 1/4 Section 2732
 Scale 1 inch = 200 feet
 State_Id 1N1E26AB 10500
 Exhibit B (Jan 05,2015)



Front Door



Front Door



Approved
 City of Portland
 Bureau of Development Services
 Planner: *[Signature]*
 Date: *5/17/15*

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

Approved
 City of Portland
 Bureau of Development Services
[Signature]
 1/29/15

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

FRONT ELEVATION

3125 NE 15th Ave. Portland, OR 97212



Approved

City of Portland

Bureau of Development Services

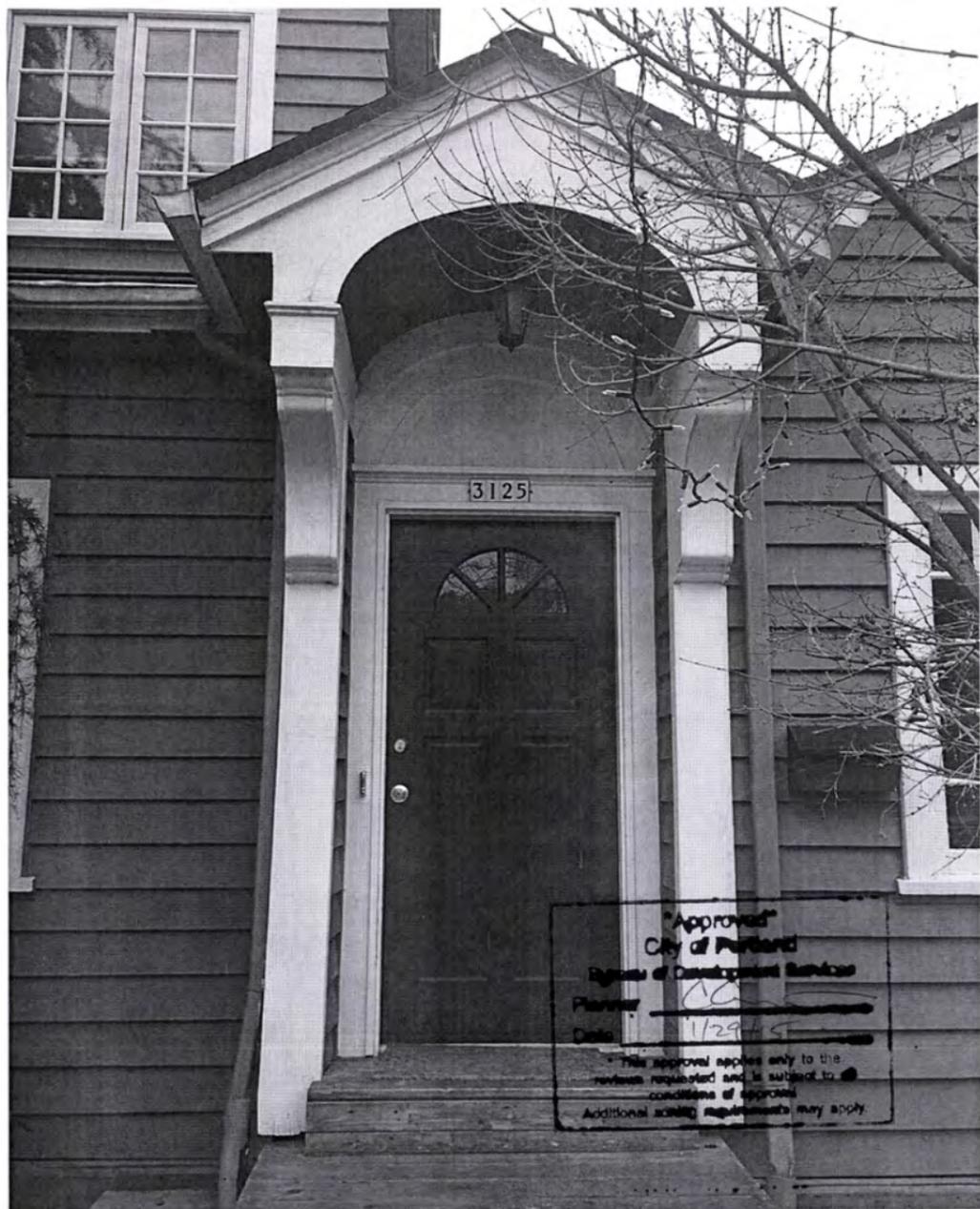
Planner _____

Date

1/29/15

* This approval applies only to the reviews requested and is subject to all conditions of approval.

Approved: [Signature]



3125

"Approved"
City of Portland
Bureau of Development Services
Planner [Signature]
Date 1/29
* This approval applies only to the
revisions requested and is subject to all
conditions of approval.
Additional zoning requirements may apply.

Innerbond® v-groove panel

Medex® v-groove panel



Medex Panel Option

Looking to paint your Bungalow Series door? Then consider specifying a Medex panel. Medex is manufactured from wood residues that have been pressure-cooked with steam and then rubbed apart into small, relatively uniform bundles of fiber. This process affords additional weather protection for exterior doors, and when painted, appears just like our standard wood panel.



ANY DOOR. ANY WOOD.

DOOR SHOWN IN KNOTTY ALDER

7218

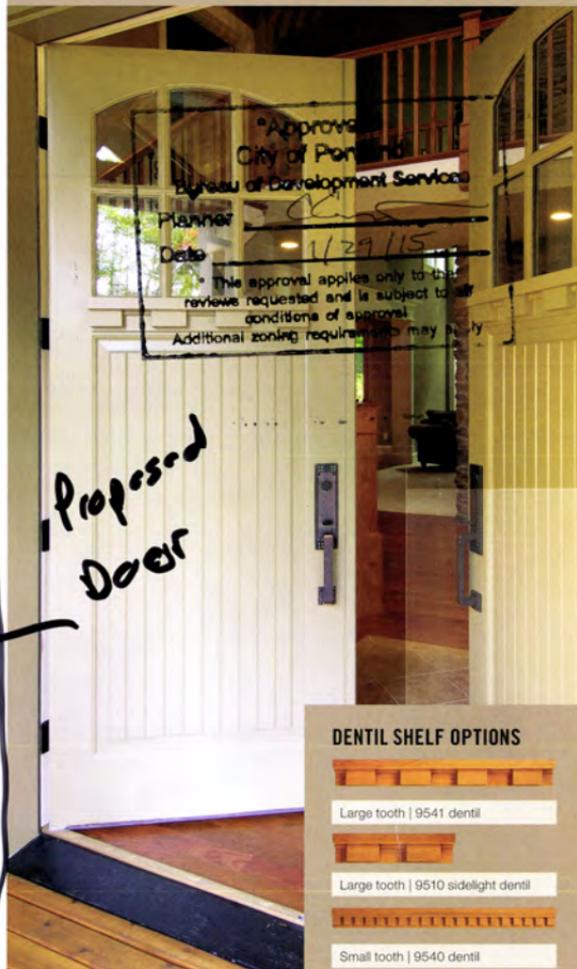
Shown with optional beveled glass | 7218 door, 7219 sidelight, 9541 and 9510 dentil shelves

7228

Shown with optional beveled glass | 7228 door, 7219 sidelight



Medex is a registered trademark of Sierra Pine Ltd.



Proposed Door

DENTIL SHELF OPTIONS



Large tooth | 9541 dentil



Large tooth | 9510 sidelight dentil



Small tooth | 9540 dentil

▲ 7218 | shown with 9541 dentil shelf (8"0")

LU15-100142-HE EXT.C-6

MORE OPTIONS



SIMPSONDOOR.COM/BUNGALOW

Simpson®
Door Company

SEEDY BAROQUE 3



GLASS TASTE TEST

Can't decide which textured glass you prefer? Take the Glass Taste Test at simpsondoor.com/glasstest.



7232

7232 door, 7211 sidelight



7234



7236



7242

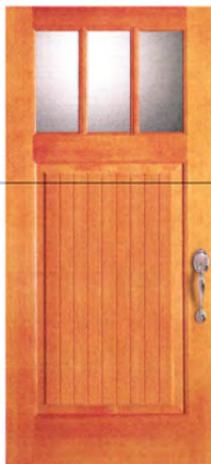
7242 door, 7211 sidelight



7244



7246



W15-100142-H2



SOLID WOOD



ANY SIZE



VARIOUS CHOICES



GLASS OPTIONS



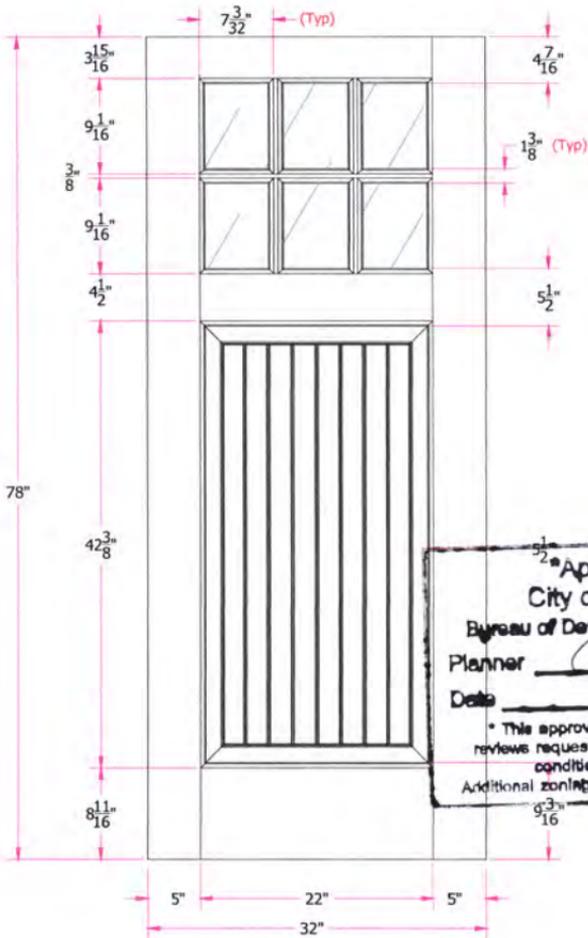
PRIVACY RATING



ULTRA BLOCK



WATER BARRIER



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Revisions

Rev. #	Description	Date	by Whom

TITLE 7228 - 2/8 x 6/6 Customer Layout			
DRAWING NO. D-7228-208-606-0700			
LAYOUT 00	SCALE NTS	BORE PATTERN # 7013	
DRAWN BY: J. Decker		DATE 04/24/2008	
Simpson®			

W15-100142-HR EXH.C-7

