



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

Dan Saltzman, Commissioner  
Paul L. Scarlett, Director  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** 5/12/2016  
**To:** Interested Person  
**From:** Mike Gushard, Land Use Services  
503-823-5091 / [Mike.Gushard@portlandoregon.gov](mailto:Mike.Gushard@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 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 16-122155 HR- ALTERATIONS TO REAR FAÇADE OF HISTORIC HOUSE**

#### **GENERAL INFORMATION**

**Applicant:** Marty Buckenmeyer, / Buckenmeyer Architecture  
2517 NE 47th Ave  
Portland, OR 97213

Joanna and Christopher Bartlo,  
2176 SW Main St  
Portland, OR 97205

**Site Address:** 2176 SW MAIN ST  
**Legal Description:** BLOCK 1 LOT 9 W 5' OF LOT 10, JOHNSONS ADD  
**Tax Account No.:** R431600090  
**State ID No.:** 1N1E33CD 05100  
**Quarter Section:** 3027

**Neighborhood:** Goose Hollow, contact Jerry Powell at 503-222-7173.  
**Business District:** Goose Hollow Business Association, contact Angela Crawford at 503-223-6376.  
**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

**Other Designations:** Contributing Resource to the King's Hill Historic District  
**Zoning:** R5  
**Case Type:** HR – Historic Resource Review  
**Procedure:** Type II, an administrative decision with appeal to the Landmarks Commission.

**Proposal:**  
This project requires review because it is a contributing resource to the King's Hill Historic District. The applicant proposes to replace non-historic windows, a door and enclosed

mudroom. New construction includes new wood windows to match those on the other elevations of the house. All of this work is confined to the rear face of the building.

**Relevant Approval Criteria:**

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

- 33.846.060G – Other Review Criteria
- 33.480.040 Scenic Resource Zone Development Standards
- King’s Hill Historic District Guidelines

## ANALYSIS

**Site and Vicinity:**

The historic Percy Blyth house is listed on the National Register of Historic Places as a contributing building in the King’s Hill Historic District. The large Queen Anne style house includes a large gambrel roofed center dormer, eyelid dormer, Palladian windows, veranda entrance and a prominent corner tower with conical roof. The house on a hill surrounded by other large, high-style mansions and apartments of the type that define the King’s Hill district’s character. The lot is in the R-5 zone and is bisected by the boundary of a scenic overlay. While the immediate neighborhood is residential in character the district is surrounded on three sides by high density commercial zones. The remaining district boundary to the west is defined by the open space of Washington Park.

**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 Scenic Resource zone is intended to:

- Protect Portland's significant scenic resources as identified in the *Scenic Resources Protection Plan*;
- Enhance the appearance of Portland to make it a better place to live and work;
- Create attractive entrance ways to Portland and its districts;
- Improve Portland's economic vitality by enhancing the City's attractiveness to its citizens and to visitors;
- Implement the scenic resource policies and objectives of Portland's Comprehensive Plan.

The purposes of the Scenic Resource zone are achieved by establishing height limits within view corridors to protect significant views and by establishing additional landscaping and screening standards to preserve and enhance identified scenic resources.

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.

**Agency Review:** A “Notice of Proposal in Your Neighborhood” was mailed **April 4, 2016**. The following Bureaus have responded with no issues or concerns:

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

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on April 4, 2016. No written responses have been received from either the Neighborhood Association or notified property owners in response to the 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 King's Hill Historic District and the proposal is for a non-exempt treatment. Therefore Historic Resource Review approval is required. The approval criteria are the *King's Hill Historic District Guidelines*.

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

#### **King's Hill Historic District Guidelines**

**A1. Historic Character.** Retain and preserve the diverse historic character of the King's Hill Historic District.

**A2. Architectural Styles.** Maintain the architectural integrity of historic building façades. Respect the essential forms and styles of the historic buildings in the district.

**A3. Historic Material, Features, and Color.** During exterior rehabilitation, protect, maintain, and preserve historic materials, color, and architectural features.

##### **Findings for A1, A2 and A3:**

All of the alterations proposed are at the rear of the property where they minimally impact the character of the district and the character-defining features of the house. All of the proposed changes are on a portion of the rear elevation that has already seen contemporary alteration. Because of the historic integrity of the house has been eroded in this location the proposed alterations do not significantly impact the historic materials or architectural features of the property. The addition of the porch and installation of new divided-light, double hung windows improve the historic integrity of the house. *Therefore these criteria are met.*

**A5. Historic Change to Buildings.** Alterations may take on historical significance over time. Preserve those portions or features of a building that define its historical, cultural, or architectural value.

**Findings for A5:** The project impacts a mudroom, doors and windows on the rear of the property and replaces them with wood windows that are appropriate to the character of the district. Sanborn maps indicate that this feature is not an original design feature of the home that is less than 50 years old. A covered porchlike space with open sides is shown on the historic maps. The applicant proposes to replace this with a covered open space that better meets the original design of the home. The

windows and doors are contemporary style and have not achieved any special significance. *Therefore this criterion is met.*

**D1. Exterior Alterations.** Exterior alterations should complement the resource's massing, size, scale, and architectural features.

**D2. New Construction.** Use siting, mass, scale, proportion, color, and material to achieve a coherent composition that adds to or builds on the characteristics of historic buildings in the immediate vicinity and the character of the King's Hill Historic District as a whole.

**D3. Differentiate New Construction.** For development including new buildings and building additions, differentiate new construction from the historic structures while respecting primary site characteristics such as mass, size, scale, and setback.

**D5. Building Context and Composition.** In new construction, complement the characteristics of the site and architectural features of contextual building by borrowing from, and building on, the design vocabulary of the district's historic buildings. When adding to or altering the exterior of existing development, respect the character of the original structure as well as adjacent structures.

**D8. Exterior Materials and Features.** Retain or restore original exterior finishing materials. Use materials and design features that promote permanence, quality, and visual interest. Use materials and design features that are consistent with the building's style and with the existing vocabulary of the historic district.

**D9. Window Features.** Retain and preserve window features that are important in defining the building's historic character. Replace, in kind, extensively deteriorated or missing parts of the window casement when surviving prototypes exist. When in-kind replacement is not practical, replace with elements that recreate the window's historic character.

**Findings: D1, D2, D5, D5, D8 D9**

The proposed alterations to the house are at the rear of the property where they make the least impact to the character defining features of the building. The applicant is not proposing to replace any historic windows or doors. The new wood windows and doors keep within the character of the early 20<sup>th</sup> century home while the new porch restores the essence of a historic feature of the home that is currently missing. The diminutive size of the proposed porch adequately differentiates its mass from the very large main volume of the house. *Therefore these criteria are met.*

**Chapter 33.480.040 Scenic Resource Zone Development Standards**

The Scenic Resource zone is intended to:

- Protect Portland's significant scenic resources as identified in the *Scenic Resources Protection Plan*;
- Enhance the appearance of Portland to make it a better place to live and work;
- Create attractive entrance ways to Portland and its districts;
- Improve Portland's economic vitality by enhancing the City's attractiveness to its citizens and to visitors;
- Implement the scenic resource policies and objectives of Portland's Comprehensive Plan.

The purposes of the Scenic Resource zone are achieved by establishing height limits within view corridors to protect significant views and by establishing additional landscaping and screening standards to preserve and enhance identified scenic resources.

This project will not rise above the first floor of the rear of a house and will have no impact on trees or other scenic resources. *Therefore these development standards 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 proposed alterations to the historic Percy Blyth house are limited to the first floor of the rear façade. This area has already lost a significant amount of integrity. The proposed changes do not compete with nor do they replicate the significant character defining features of the house. The biggest impact of the proposed project would construct a porch replicating historic conditions. *For these reasons this project warrants approval.*

## ADMINISTRATIVE DECISION

Approval of the removal of a small mudroom; construction of a porch and replacement of doors and windows per the approved site plans, Exhibits C-1 through C-xx, signed and dated May 4, 2016, 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 16-122155 HR . No field changes allowed."

**Staff Planner: Mike Gushard**

**Decision rendered by:**  **on (5/10/2016.)**

By authority of the Director of the Bureau of Development Services

**Decision mailed: May 12, 2016**

**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 February 17, 2016, and was determined to be complete on March 25, 2016.

*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 17, 2016.

*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. **120 days will expire on: 7/23/2016.**

**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 May 26, 2016** at 1900 SW Fourth Ave. Appeals can be filed at the Development Services Center Monday through Wednesday and Fridays between 8:00 am to 3:00 pm and on Thursdays between 8:00 am to 12:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 12:00 pm on Thursdays, appeals must be submitted at the reception desk on the 5<sup>th</sup> 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 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 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, 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 **May 27, 2016**
- 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.

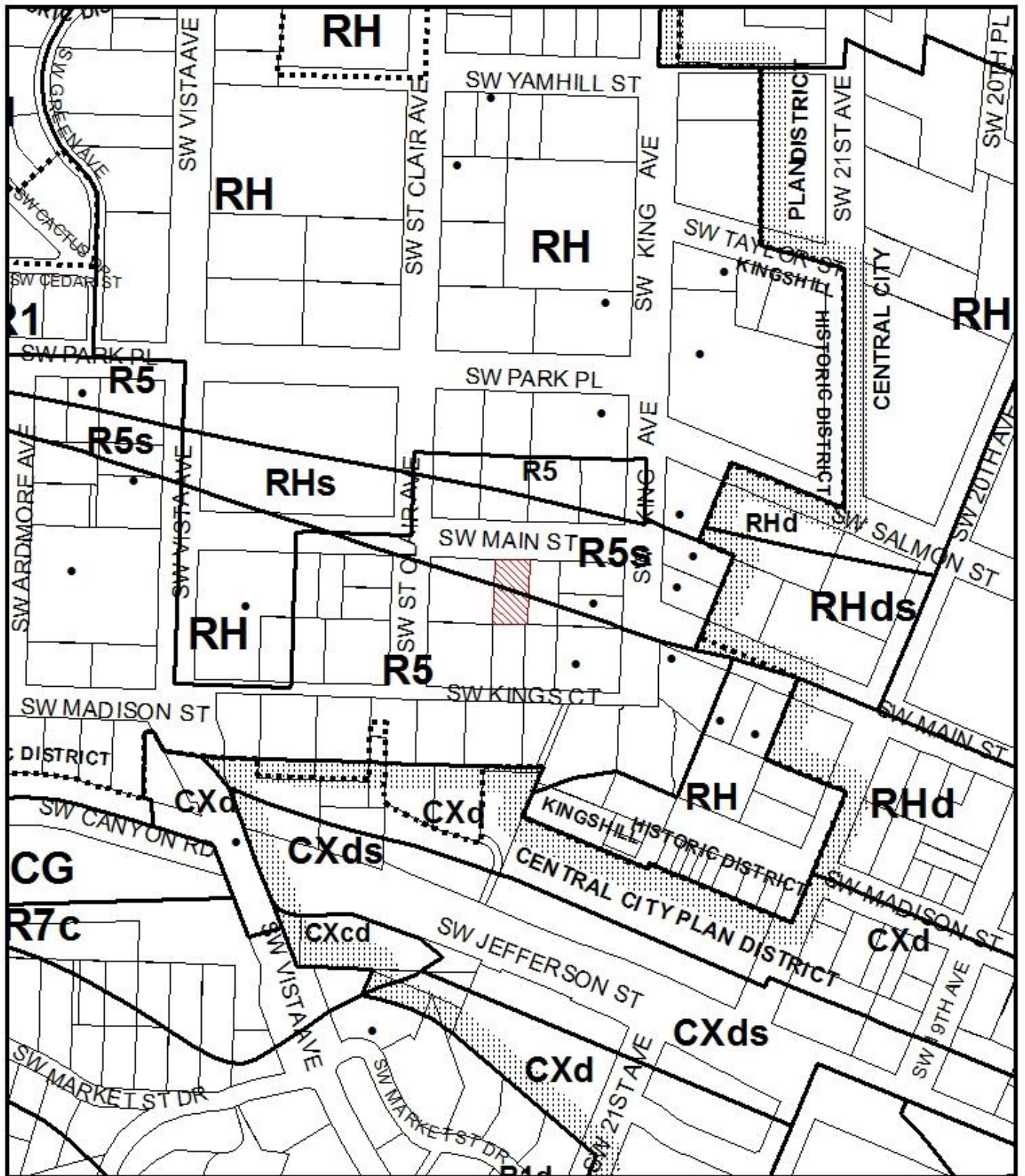
### EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Site Plan (attached)
  - 2. Area of work and photo of property
  - 3. Demo plan and 1<sup>st</sup> floor plan
  - 4. Existing and proposed south elevation (attached)
  - 5. New window and door details (attached)
  - 6. Proposed Section
  - 7. Renderings of addition
- D. Notification information:
  - 1. Mailing list
  - 2. Mailed notice
- F. Correspondence:
  - 1. Joy Sears – Restoration Specialist at Oregon State Historic Preservation Office, April 22, 2016 – Ms. Sears indicated that the project has an application for the Special Assessment program and that SHPO did not have any concerns about the project because the proposed alterations were at the rear of the property and that no historic features of the property would be affected.
- 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

This site lies within the:  
KING'S HILL HISTORIC DISTRICT



NORTH

File No. LU 16-122155 HR

1/4 Section 3027

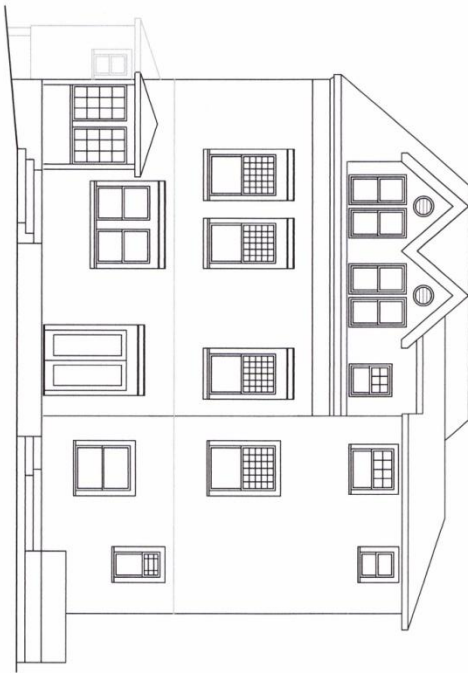
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State\_Id 1N1E33CD 5100

Exhibit B (Feb 19, 2016)



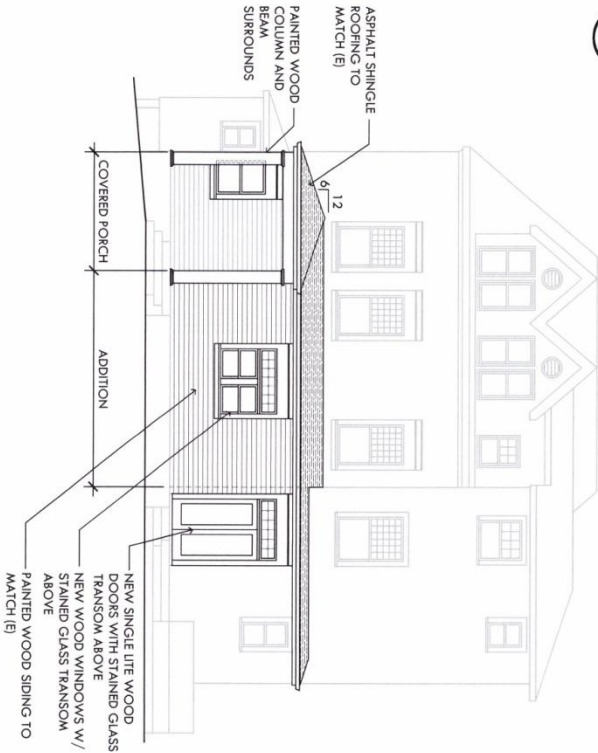
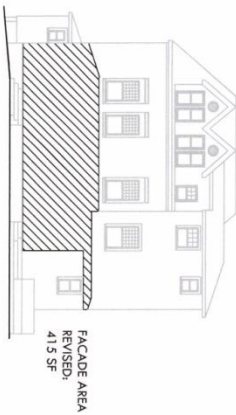
\*Approved\*  
 City of Portland  
 Bureau of Development Services  
 Planner *M. Buckenmeyer*  
 Date *5/4/16*  
 \* This approval applies only to the  
 reviewed project and is subject to all  
 conditions of approval.  
 Additional zoning review criteria may apply.



C4

1  
 A3  
 1/8" = 1'-0"  
 EXISTING SOUTH/REAR ELEVATION

3  
 A3  
 1/16" = 1'-0"  
 FACADE AREA TO BE REVISED



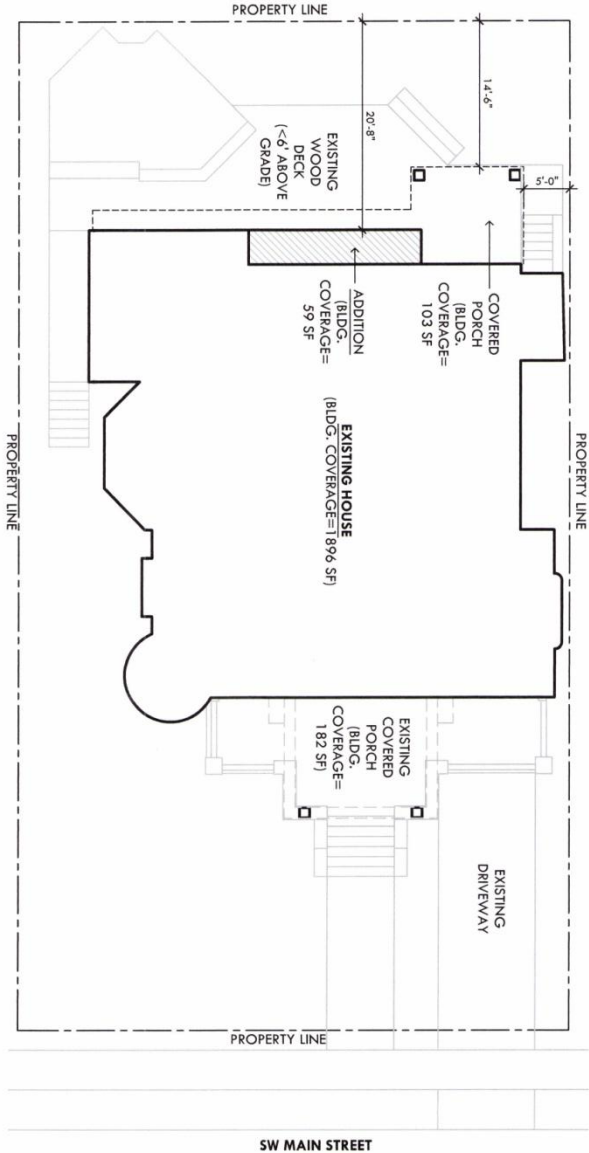
2  
 A3  
 1/8" = 1'-0"  
 PROPOSED SOUTH/REAR ELEVATION

W16-122155Hd

DATE	02.15.16
SHEET	A3

BARTLO RESIDENCE  
 2176 SW MAIN ST / PORTLAND, OR 97205

**BUCKENMEYER**  
 ARCHITECTURE  
 2517 NE 47TH AVE. / PORTLAND, OR 97213  
 503.484.5334 / MARTY@BUCKENMEYERLLC.COM



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**BARTLO RESIDENCE**  
2176 SW MAIN ST / PORTLAND, OR 97205

## SITE PLAN



1" = 10'-0"

### BUILDING COVERAGE:

PER TABLE 110-4, ALLOWABLE BUILDING COVERAGE IS 2,325 SF  
(2,250 + 15% OF AREA > 5,000 SF)  
2,250 + (900 X .15) = 2,325 SF

ACTUAL BUILDING COVERAGE	1,896 SF
EXISTING HOUSE	1,896 SF
EXISTING COVERED PORCH	182 SF
ADDITION	59 SF
NEW COVERED PORCH	103 SF
<b>TOTAL BUILDING COVERAGE:</b>	<b>2,240 SF</b>

### PROJECT DATA:

PROJECT ADDRESS: 2176 SW MAIN ST / PORTLAND, OR 97205  
PROPERTY ID: R193303  
ZONING: R3  
LOT SIZE: 5,300 SF  
PROJECT DESCRIPTION: KITCHEN ADDITION AT REAR OF HOUSE

### TABLE OF CONTENTS:

TS	SITE PLAN
A1	PHOTOS
A2	DEMOS & FIRST FLOOR PLAN
A3	REAR ELEVATION- EXISTING & PROPOSED
A4	BUILDING SECTION
A5	RENDERINGS OF NEW ADDITION

\*Approved\*  
City of Portland - Bureau of Development Services  
Planner: [Signature] Date: 5/4/16  
\* This approval applies only to the reviews requested and is subject to the conditions of approval. Additional zoning requests may require additional review.

U 16-122155HR

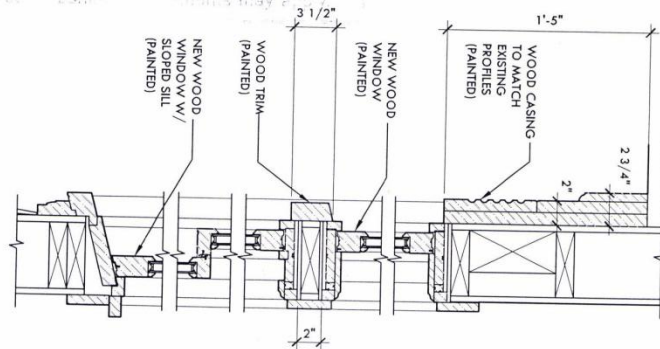
C1

DATE: 02/15/16  
SHEET: TS

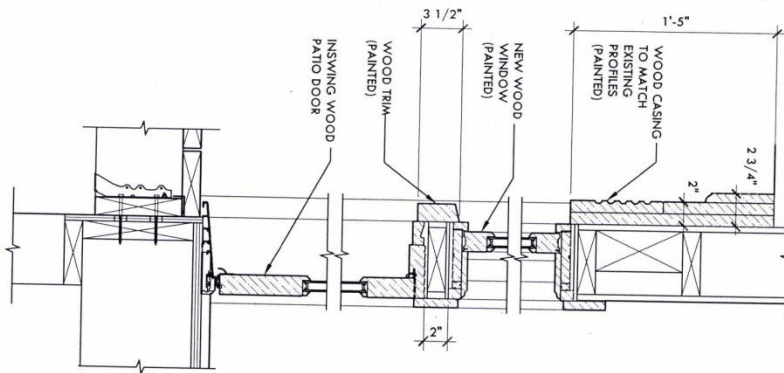
**\*Approved\***  
**City of Portland**  
 Bureau of Development Services  
 Planner [Signature]  
 Date 5/4/16

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

1  
 A3.2  
 1-1/2" = 1'-0"  
**NEW WINDOW - TYPE B**  
**DETAIL**



2  
 A3.2  
 1-1/2" = 1'-0"  
**NEW WINDOW/DOOR - TYPE C**  
**DETAIL**



C5



DATE  
 02.29.16  
 SHEET  
**A3.2**

**BARTLO RESIDENCE**  
 2176 SW MAIN ST / PORTLAND, OR 97205

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