



# City of Portland Historic Landmarks Commission

## Type III Land Use Review

### MEMORANDUM

**Date:** May 15, 2025  
**To:** Historic Landmarks Commission  
**From:** Benjamin Nielsen and Tanya Paglia, Design / Historic Review Team  
503-865-6519, [benjamin.nielsen@portlandoregon.gov](mailto:benjamin.nielsen@portlandoregon.gov)  
503-865-6518, [tanya.paglia@portlandoregon.gov](mailto:tanya.paglia@portlandoregon.gov)  
**Re:** LU 25-007018 HRM – Irvington Town Homes  
Type III Design Review – May 19, 2025

The intent of this memo is to provide clarification and updates on documents for LU 25-007018 HRM (Irvington Town Homes) for Monday's hearing.

- **Setback Clarification.** The Staff Report and Staff Memo dated May 9, 2025, note setback modification requests that need clarification:
  - NE Schuyler Street – request to reduce from required 5' to 6" for both buildings. The ground floor of both buildings is setback 2' from the street lot line while the upper floor bay and eaves are the features that occur within 6" of the street lot line. The modification request remains the same, however staff felt the need to clarify the ground floor of both buildings has a setback of 2' (not 6").
  - NE 12<sup>th</sup> Avenue – request to reduce from required 10' to 7'-6". The ground floor of the building is setback 8'-6" from the street lot line while the upper floors project 1' from the ground floor façade resulting in the request for 7'-6" setback. The modification request remains the same, however staff felt the need to clarify the ground floor has a setback of 8'-6" (not 7'-6").
- **Consolidated Drawing Set.** The individual C Exhibit sheets dated 4-10-25 have been consolidated into a single drawing set. Sheets C1.3, C2.0, C2.1, C3.1, C3.5, C3.6, & C6.1 dated 4-10-25 have replaced the corresponding sheets dated 3-31-25. The Staff Report is based on this [consolidated drawing set](#), thus no new information or revisions have been provided since the Staff Report. This consolidation is intended to make it easier to understand the single set of drawings reviewed in the Staff Report and recommended for approval.
- **Irvington Community Association Land Use Committee Testimony.** Staff received testimony from the ICA for your consideration ([Exhibit F.5](#)). This is in addition to the other public comments received and found in the case file documents.