



City of Portland Historic Landmarks Commission

Type III Land Use Review

MEMORANDUM

Date: May 9, 2025
To: Historic Landmarks Commission
From: Benjamin Nielsen, Design / Historic Review Team
 503-865-6519, benjamin.nielsen@portlandoregon.gov
 Tanya Paglia, Design / Historic Review Team
 503-865-6518, tanya.paglia@portlandoregon.gov
Re: LU 25-007018 HRM – Irvington Town Homes
 Type III Design Review– May 19, 2025

Attached is a drawing set for the Type III Historic Resource review scheduled on May 19, 2025. Please contact Tanya with any questions or concerns.

I. PROGRAM OVERVIEW

Type III Historic Resource Review for a new, unit multi-dwelling residential development in the Irvington Historic District with five dwelling units divided between two buildings. The proposal includes four three-bedroom dwelling units, each with their own structured parking space accessed off a shared, central driveway, and one studio unit. Modifications to the front and side street setbacks are requested.

II. DEVELOPMENT TEAM BIO

Architect	Ralph Tahrán, Ralph Tahrán Architecture & Planning LLC
Owner	Eric Rystadt, Main Street Development
Project Valuation	\$750,000

III. HISTORIC REVIEW APPROVAL CRITERIA

PZC 33.846.060.G, Other Historic Approval Criteria. See attached matrix.

III. MODIFICATIONS

Subject to the following approval criteria in 33.846.070:

- A. The resulting development will meet the purpose of the standard being modified; *or*
- B. The preservation of the character of the historic resource is more important than meeting the purpose of the standard for which a modification has been requested.

Modifications requested:

1. 33.120.220.B.1, Minimum front building setback. The standard requires a minimum front building setback of 10'-0". The applicant requests a Modification to allow the front setback (i.e., the setback from NE 12th Ave) to be 7'-6".
2. 33.120.220.B.1.a, Minimum side setback. The standard requires a minimum side setback from the NE Schuyler St lot line of 5'-0". The applicant requests a Modification to allow the street side setback to be 0'-6" for both buildings.

IV. STAFF RECOMMENDATION

Staff found that the proposal with modifications meets the applicable Historic Resource Review criteria with conditions and meets the modification criteria, therefore, the Staff Report recommends approval with conditions. From the SR conclusion:

The proposed new multi-dwelling development in the Irvington Historic District is compatible with the overall scale, height, and placement on its site as other similarly-scaled multi-dwelling developments in the transition zone at the south end of the District between the higher-density, mixed-use development along NE Broadway and lower-density residential development to the north. The Arts & Crafts/Craftsman style used in the design is consistent with the District, and though some materials and details need revision (through conditions of approval), the overall development is architecturally and historically compatible with contributing resources in the District.

V. CONDITIONS OF APPROVAL

- A. A finalized building permit must be obtained to document the approved project. As part of the permit application submittal, the following development-related conditions (B through G) must be noted on the site plans or included as a separate sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 25-007018 HRM". All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. At the time of permit submittal, a signed Certificate of Compliance form (<https://www.portland.gov/ppd/documents/design-and-historic-resource-review-approvals-certificate-compliance>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.
- C. No field changes allowed.
- D. A brick sill course projecting one inch beyond the solider course shall be added above the solider course.
- E. Proposed fiber cement lap siding shall be replaced with brick.
- F. Proposed fiber cement panel siding at the gable ends shall be replaced with stucco.
- G. Stucco shall clad the walls dividing the outdoor spaces on the bridge.

VI. PROCEDURAL NOTES

- The subject proposal was heard before at a voluntary Design Advice Request (DAR) meeting, held on December 11, 2023. (Commissioners present: Vice Chair Moreland, Commissioner Agosto, Commissioner Davis, Commissioner Foty, Commissioner Moretti, Commissioner Roman). See the attached summary of Commission comments.
- The application was deemed complete on April 14, 2025.

Reference Materials: <https://efiles.portlandoregon.gov/record/17279874>

- Drawing Set
- Revised Drawing Sheets C1.3, C2.0, C2.1, C3.1, C3.5, C3.6, & C6.1
- Guidelines Matrix
- Summary Notes from the DAR held on December 11, 2023 (EA 23-093048 DA)