



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

FROM CONCEPT TO CONSTRUCTION

Charlie Hales, Mayor  
Paul L. Scarlett, Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**FINAL FINDINGS AND DECISION BY THE**  
**HISTORIC LANDMARKS COMMISSION**  
**RENDERED ON MAY 13, 2013**

**CASE FILE NUMBER: LU 12-215057 HDZ – IRVINGTON ROW  
(EA 12-146409 PC)**

**BDS Land Use Services:** Dave Skilton 503-823-0660  
dave.skilton@portlandoregon.gov

**GENERAL INFORMATION**

**Applicant:** Guy Bryant 503-309-3461 / GPB Construction Inc.  
6027 SE Main Street / Portland, OR 97215

**Site Address:** 1730 NE Schuyler Street

**Legal Description:** BLOCK 12 LOT 9 W 1/2 OF LOT 10, JOHN IRVINGS 1ST ADD  
**Tax Account No.:** R430303540  
**State ID No.:** 1N1E26DC 05500  
**Quarter Section:** 2832  
**Neighborhood:** Irvington, contact Dean Gisvold at 503-284-3885.  
**Business District:** NE Broadway Business Assoc, Murray Koodish at [info@nebroadway.com](mailto:info@nebroadway.com).  
**District Coalition:** NE Coalition of Neighborhoods, Shoshana Cohen at 503-388-5004.  
**Plan District:** Albina Community  
**Other Designations:** Vacant property in the Irvington Historic District, which was listed in the National Register of Historic Places on October 22, 2010.

**Zoning:** R1a, Multi Dwelling Residential 1000, with Historic Resource Protection and Alternative Design Density Overlay zoning.

**Case Type:** HDZ, Historic Design Review  
**Procedure:** Type III, with a public hearing before the Historic Landmarks Commission. The decision of the Historic Landmarks Commission can be appealed to City Council.

**Proposal:** The applicant is seeking Historic Design Review approval for five new attached dwelling units with garages on a vacant site at the intersection of NE 17th Avenue and NE Schuyler Street, in the Irvington Historic District. The exterior materials include:

- Columbia River basalt stone retaining wall;
- cedar board fencing;
- painted steel garage doors;
- 1x4, 1x6, and 1x10 painted cedar lap siding with metal corners;
- architectural composition asphalt roof shingles;
- wood and glass entry and balcony access doors; and
- Milgard Montecito vinyl casement and single hung windows

Historic Design Review is required because the proposal is for non-exempt new construction in a historic district.

**Approval Criteria:**

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

- 33.846.060 G. Other Approval Criteria

## ANALYSIS

**Site and Vicinity:** The subject site is a vacant lot, 100' x 75' occupying the southeasterly corner of the intersection of NE 17<sup>th</sup> Avenue and NE Schuyler Street in the Irvington Historic District.

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 at rear corners and accessed by a variety of driveway types on mid-block sites, and facing side streets on corner lots. Garages that were added within the historic period, were sometimes built at the sidewalk and/or out of architectural character with the house.

Historic multi-dwelling development is also a significant typology in the Irvington Historic District, largely concentrated in the corridor bracketed by NE Broadway and the mid-block between NE Tillamook and NE Thompson Streets. As with the development of the entire district, these buildings responded to the availability of streetcar transportation. Those closest to NE Broadway did not tend to provide onsite parking, but courtyard type complexes further north occasionally did, often displaying a full-facade array of garage doors on the secondary street face. Stylistically, the historic apartment buildings in Irvington tend to represent the same design modes that were popular for single dwelling structures during the period of historic significance.

Another residential building type, far less common than single-family houses and apartment buildings, is a purpose built duplex, triplex, or fourplex that falls between the two more common types in terms of appearance. These may feature multiple private entries or mimic a large house with a single entry door, and they are generally more elaborated than the larger apartment buildings. However, all the multi-dwelling examples tend toward a less elaborate expression of any given mode than the individual house. Stucco is the predominant finish material for multi-dwelling structures, but contributing examples clad with brick and board

siding, and combinations also exist. A significant amount of post-historic apartment redevelopment occurred within the same general area outside the period of significance. Examples from the mid-to-late 20<sup>th</sup> Century often have large parking lots at street lot lines. These paved areas are often without any buffering or internal planting.

**Zoning:** The R1 zone is a medium density multi-dwelling zone. It allows approximately 43 units per acre. Density may be as high as 65 units per acre if amenity bonus provisions are used. Allowed housing is characterized by one to four story buildings and a higher percentage of building coverage than in the R2 zone. The major type of new housing development will be multi-dwelling structures (condominiums and apartments), duplexes, townhouses, and rowhouses. Generally, R1 zoning will be applied near Neighborhood Collector and District Collector streets, and local streets adjacent to commercial areas and transit streets.

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.

The purpose of the Alternative Design Density Overlay Zone is to focus development on vacant sites, preserve existing housing and encourage new development that is compatible with and supportive of the positive qualities of residential neighborhoods. The concept for the zone is to allow increased density for development that meets additional design compatibility requirements.

**Land Use History:** City records indicate that prior land use reviews include:

- LU 07-182808 HDZ, approving a three story, five-unit multi-dwelling structure with five on-site parking spaces.
- LU 12-150927 LDS, related to the current case and approving a Preliminary Plan for a five-lot subdivision, with easements for shared access and utilities.

**Public Notice:** A "Notice of Proposal in Your Neighborhood" was mailed March 15, 2013.

**Agency Review:** None of the notified Bureaus has responded with significant issue or concerns:

**Neighborhood Review:** No written responses have been received to date from either the Neighborhood Association or notified property owners in response to the proposal.

## **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.

**Note:** A question was raised by the applicant concerning the applicability of Criterion 33.846.060 G 10 because, unlike 33.846.060 G 8, it does not specifically reference "new construction". However, the provision does specifically refer to "exterior alteration" which among other things is defined in the Zoning Code as "changes to other structures on the site or the development of new structures." Criterion 33.846.060 G10 is therefore applicable.

### **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:** Because the proposal in this case is for new construction on a vacant lot, it is clear that the term "property" found throughout the approval criteria refers to the Irvington Historic District, as opposed to the site. The subject site included a structure until as recently as 2005, so the open condition of the lot is not a historically significant condition within the district. Returning a building to this location can, in fact, be thought of as reinstating a semblance of the built-up historic spatial character at the intersection of NE 17<sup>th</sup> and Schuyler. *This criterion is not applicable.*

**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 Irvington Historic District includes more than 2,800 primary structures, so redevelopment of the subject vacant site will have only a negligible effect on the neighborhood's overall physical historic record, as referenced in the first sentence of the approval criterion. Instead the focus in this case is on the second sentence and the ability to distinguish the proposed new structure as a product of its own time.

Several aspects of the proposal will contribute to its recognizable modernity. Perhaps the most salient of these factors are the presence of multiple entrances on the main facade, and the provision of garages and significant paved vehicular maneuvering area at the rear. Although these conditions exist in a few historic examples, they are atypical in the district. Balancing the need to distinguish the building as a product of the present against the need for it to be compatible with and subordinate to the actual historic resources is the essence of the design problem when adding new elements in a historic district. This issue is further explored in the findings for items 8 and 10, below. *This criterion is met.*

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

**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.

**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 for 3, 4, and 5:** These approval criteria focus on treatment of intact historic fabric, which is absent on the site. *These criteria are 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:** The soil on the subject site has been intensively disturbed, first in the initial terracing of the lot, then in the construction of the original building and its basement, and finally in the removal of the structure. As a result, significant archaeological resources are extremely unlikely to be encountered. *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.

**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 for 7 and 9:** The proposed new construction will be recognizably of its time, as discussed in 2, above. Although it will be within the context of the historic district, and therefore related, it will not be near or attached to any other built resource. Its removal in the future would simply restore the existing vacant lot condition. *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:** At the initial hearing the Commission requested that the applicant return to a continued hearing with revised drawings addressing eight specific items. Among other things, the applicant has responded by providing two alternative elevations for the west and the mirrored north/south faces of the proposed building. Because one of these alternatives is basically a reiteration of the original proposal, which the Commission rejected, the following findings refer only to the revised proposal as represented by the versions of pages A5.1 and A5.3 on which the drawing names are subtitled as 'B' Version.

Approval criteria 8 and 10 anticipate new construction in historic contexts that balances the compatibility of a new design with its historic context against recognizable distinctiveness. New buildings in historic districts perform best when they blend in as a supportive yet subtly different background to the actual historic resources. Neither elegance nor refinement is precluded by this approach.

The compatibility of the revised proposal rests on three interacting characteristics: elaboration similar to historic buildings of similar typology within the district; cohesiveness and traditional ordering; and a limited palette of materials and assemblies. In combination these aspects of the proposal combine to create a design compatible with, distinct from, and subordinate to its historic surroundings.

The building typology which the proposal appears to emulate, that of a historic smaller scale multi-dwelling structure, is appropriate because the subject site lies within the three block deep swath along the southern edge of the district where the historic examples of this building type are concentrated. These examples tend to combine traditional proportions and fenestration patterns with a limited number of window types and materials. The revised proposal, while including some diversity of elements like windows, dormers, and railing treatments, does present a cohesive background of building wall to support the exceptions.

The proposed design also reasonably respects the traditional spatial ordering which predominates in the historic residential buildings of the Irvington Historic District. There is an appropriate emphasis on the central entry on the west facade. The Commission found that with further differentiation of the wall surfaces above the sloped 2x6 transition board at the eave line, in the form of siding with a 4.25 inch reveal without a secondary 2x4 transition board at the window sill level, the north and south facing wall bays achieve a similar compatibility because, while they are prominent and break the eave line they are separated from the main entry by a corner and a relatively uniform field of building wall, openings, and projections.

Finally, the revised palette of materials and assemblies includes good quality vinyl windows detailed in a manner that mimics but does not exactly duplicate a traditional wood window installation. Although windows of this sort have been rejected by the Historic Landmarks Commission in the past, the immediate context, the proposed installation details, and the fact that the material will hold paint make these windows approvable in this particular case

The earlier design laid down a solid base upon which an approvable solution could be developed, and the revised proposal, specifically as represented by the 'B' Version alternatives of sheets A5.1 and A5.3, have provided a design that staff believes meets the approval criteria.

*With a condition of approval that the wall surfaces above the 2x6 sloped transition boards at the main roof eave lines on the projecting bays on the north and south facades shall be clad entirely in 1x6 cedar siding with a 4.25 inch reveal, and that no secondary 2x4 sloped transition board shall be installed at the window sill level, 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 purpose of the Historic Design Review process is to ensure that additions, new construction, and exterior alterations in historic districts do not compromise their ability to

convey historic significance. The 'B' version of this proposal meets the applicable Historic Design Review criteria and therefore warrants approval.

## **HISTORIC LANDMARKS COMMISSION DECISION**

It is the decision of the Historic Landmarks Commission to approve Historic Design Review for construction of five new attached dwellings, with garages and vehicle maneuvering area at the rear, in the Irvington Historic District.

Approval is per Exhibits C-1 through C-20, signed, stamped, and dated May 16, 2013, subject to the following conditions:

- A.** As part of the building permit application submittal, the following development-related conditions (A – E) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled “ZONING COMPLIANCE PAGE- Case File LU 12-215057 HDZ . All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled “REQUIRED.”
- B.** No field changes allowed.
- C.** The wall surfaces above the 2x6 sloped transition boards at the main roof eave line on the projecting bays on the north and south facades shall be clad entirely in 1x6 cedar siding with a 4.25 inch reveal, and no secondary 2x4 sloped transition board shall be installed at the window sill level.

=====

**By:** \_\_\_\_\_

Carrie Richter, Historic Landmarks Commission Chair

Application Filed:  
Decision Filed: May 14, 2013

Decision Rendered: May 13, 2013  
Decision Mailed: May 20, 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 December 13, 2012, and was determined to be complete on February 25, 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 December 13, 2012.

*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. This report is the final decision of the Historic Landmarks Commission with input from other City and public agencies.

**Conditions of Approval.** This approval 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.

**Appeal of this decision.** This decision is final unless appealed to City Council, who will hold a public hearing. Appeals must be filed by 4:30 pm on June 3, 2013 at 1900 SW Fourth Ave. Appeals can be filed Tuesday through Friday on the first floor in the Development Services Center until 3 p.m. After 3 p.m. and on Monday, appeals must be submitted to the receptionist at the front desk on the fifth floor. Information and assistance in filing an appeal is available from the Bureau of Development Services in the Development Services Center or the staff planner on this case. You may review the file on this case by appointment at, 1900 SW Fourth Avenue, Suite 5000, Portland, Oregon 97201.

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 City Council is final; any further appeal is to the Oregon Land Use Board of Appeals (LUBA).

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 City Council on that issue. Also, if you do not raise an issue with enough specificity to give City Council an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

**Who can appeal:** You may appeal the decision only if you have written a letter which was received before the close of the record at the hearing or if you testified at the hearing, or if you are the property owner or applicant. Appeals must be filed within 14 days of the decision. **An appeal fee of \$5,000.00 will be charged.**

Neighborhood associations may qualify for a waiver of the appeal fee. Additional information on how to file and the deadline for filing an appeal will be included with the decision. Assistance in filing the appeal and information on fee waivers are available from the Bureau of Development Services in the Development Services Center, 1900 SW Fourth Ave., First Floor. Fee waivers for neighborhood associations require a vote of the authorized body of your association. Please see appeal form for additional information.

**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 **June 4, 2013.**
- 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 must be obtained before carrying out this project. At the time they apply for a permit, permittees must demonstrate compliance with:

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

Dave Skilton  
May 16, 2013

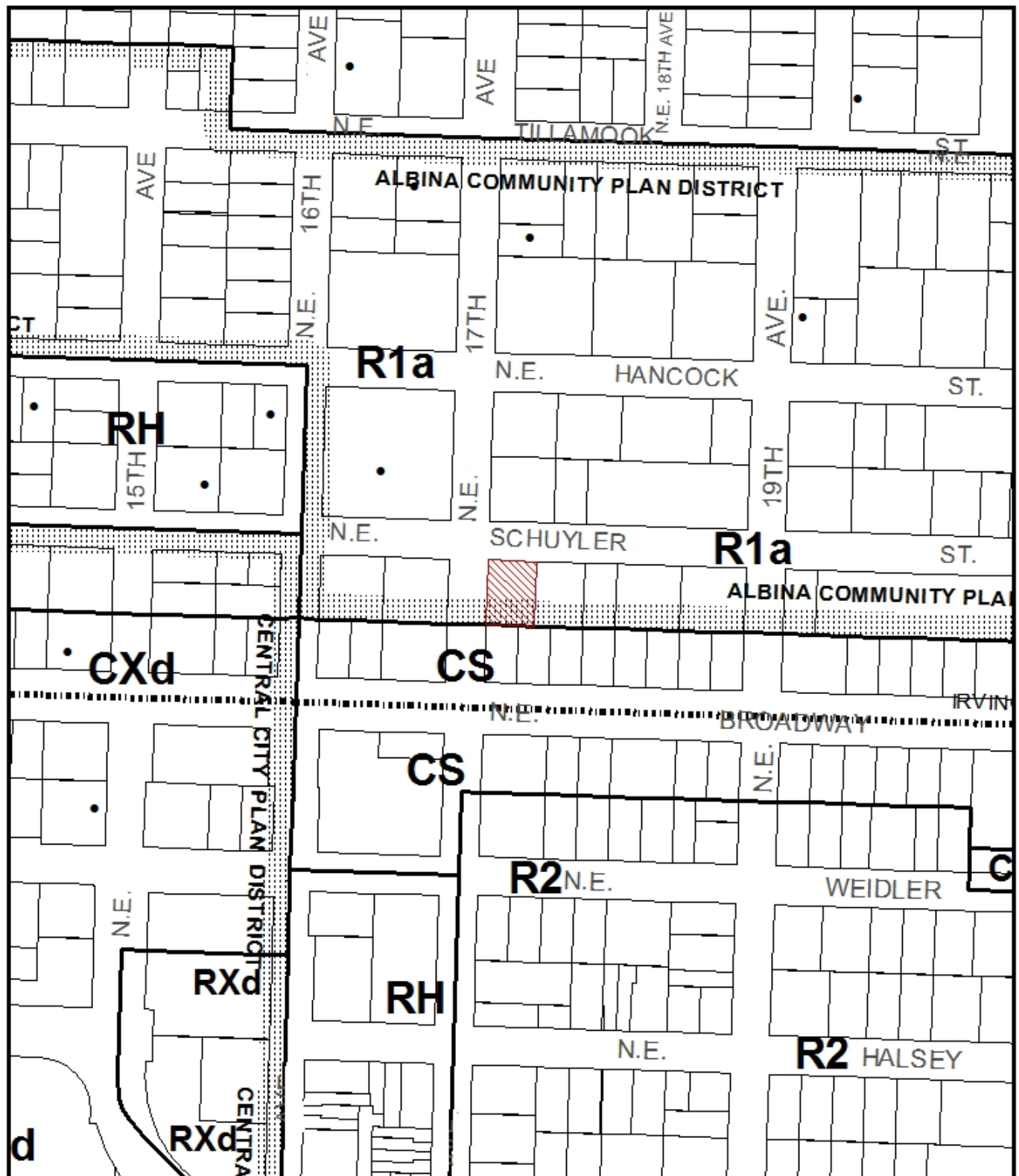
#### **EXHIBITS – NOT ATTACHED UNLESS INDICATED**

- A. Applicant's Materials
  1. Letter Certifying Neighborhood Contact
  2. Narrative
  3. Drawing Index and Site Context Photos
  4. Site Plan
  5. Utility Plan
  6. First Floor Plan
  7. Second Floor Plan
  8. Third Floor Plan
  9. Roof plan
  10. West Elevation
  11. East Elevation
  12. North Elevation - South Elevation mirrored
  13. Building Sections
  14. Details
  15. Details
  16. Window information
  17. Door Information

18. Garage Door Information
19. Light Fixture information
20. Perspective Rendering from Northwest
21. Perspective Rendering from Northeast
- B. Zoning Map (attached)
- C. Plan & Drawings
  1. Drawing Index and Site Context Photos
  2. Site Plan (attached)
  3. Utility Plan
  4. First Floor Plan
  5. Second Floor Plan
  6. Third Floor Plan
  7. Roof plan
  8. West Elevation – 'B' Version (attached)
  9. Original West Elevation **(not approved)**
  10. East Elevation (attached)
  11. North Elevation - South Elevation Mirrored – 'B' Version (attached)
  12. Original North Elevation - South Elevation Mirrored **(not approved)**
  13. Building Sections
  14. Details
  15. Details
  16. Window information
  17. Door Information
  18. Garage Door Information
  19. Light Fixture information
  20. Balcony Details
- D. Notification information:
  1. Request for response
  2. Posting letter sent to applicant
  3. Notice to be posted
  4. Applicant's statement certifying posting
  5. Mailed notice
  6. Mailing list
- E. Agency Responses:
  1. Bureau of Environmental Services
  2. Bureau of Transportation
  3. Fire Bureau
  4. Bureau of Development Services - Site Development
  5. Bureau of Development Services - Life Safety
  6. Bureau of Parks – Urban Forestry
- F. Letters: none
- G. Other
  1. Original LUR Application
- H. Received at hearing:
  1. Staff Report March 29, 2013
  2. Staff Memo to Commission April 2, 2013
  3. Staff Presentation April 8, 2013
  4. Staff Report Revised April 8, 2013
  5. Testimony of Irvington Community Association
  6. Testimony of James Heuer
  7. Staff Memo to Applicant April 10, 2013
  8. Applicant Memo to Commission (no date)
  9. Staff Memo to Commission May 6, 2013
  10. Revised Staff Presentation May 13, 2013
  11. Revised Staff Report May 8, 2013

12. E-Mail from Irvington Community Association May 13, 2013

**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 12-215057 HDZ

1/4 Section 2832

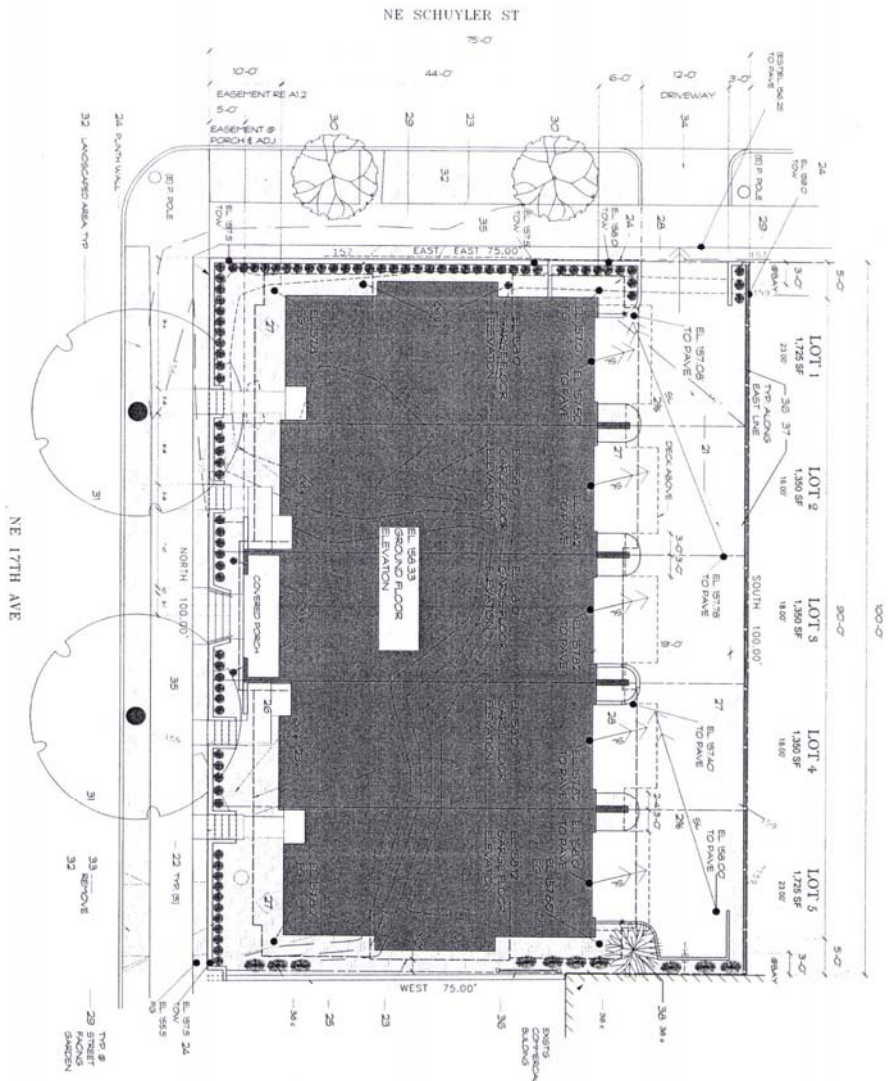
Scale 1 inch = 200 feet

State\_Id 1N1E26DC 5500

Exhibit B (Dec 14, 2012)



## SITE PLAN



PRELIMINARY  
NOT FOR  
CONSTRUCTION



IRVINGTON ROW  
PORTLAND, OREGON

## SITE & LANDSCAPE PLAN

REV	DATE	DESCRIPTION
A	12 DEC 2012	ISSUE FOR HISTORIC DESIGN REVIEW
B	6 FEB 2013	ISSUE FOR HISTORIC DESIGN REVIEW
C	1 MAY 2013	ISSUE FOR HISTORIC DESIGN REVIEW

## A1.1

**DRAWING NUMBER**  
**PN 12-40-16**

36 \* ACER PALMATUM SANGO KAKU  
PROPERTY LINE -----

SITE AREA = 7500 SF  
FOOTPRINT = 4000 SF  
IMPERVIOUS DRIVEWAY = 1605 SF  
LANDSCAPED AREAS = 1502 SF  
SITE COVERAGE = LESS THAN 60%

## SITE INFORMATION SUMMARY

SITE PLAN KEY NOTES

- |    |  |
|----|--|
| 21 | CONCRETE PAVED DRIVEWAY                  |
| 22 | EXTERIOR STAIRS                          |
| 23 | ROOF EDGE ABOVE                          |
| 24 | PORTLAND CEMENT RETAINING WALL           |
| 25 | EXISTING NON-STRUCTURAL RETAINING WALL   |
| 26 | PRECAST PAVING WALKWAY, WASHED AGGREGATE |
| 27 | PLANTING BED                             |

30 APPROVED STREET TREE. (REMOVE EXISTING)  
31 EXIST. TREE  
32 EXIST. PLANTING STRIP  
33 EXIST. CUB CUT  
34 NEW CUB CUT CITY OF PORTLAND  
STANDARDS APPLY.  
35 EXIST. SIGNAGE  
36 EXIST. HIGH FENCE. CITY OF PORTLAND TO  
BE WITHIN TO CITY OF PORTLAND  
37 CITY OF PORTLAND DEVELOPMENT SERVICES  
ARCHITECT FIRM *Barbara Wilson*  
38 TREE REMOVALS. 30% CUB CUT SINGLE  
TREE. DADO FOR PARK OF TREES  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76  
77  
78  
79  
80  
81  
82  
83  
84  
85  
86  
87  
88  
89  
90  
91  
92  
93  
94  
95  
96  
97  
98  
99  
100  
101  
102  
103  
104  
105  
106  
107  
108  
109  
110  
111  
112  
113  
114  
115  
116  
117  
118  
119  
120  
121  
122  
123  
124  
125  
126  
127  
128  
129  
130  
131  
132  
133  
134  
135  
136  
137  
138  
139  
140  
141  
142  
143  
144  
145  
146  
147  
148  
149  
150  
151  
152  
153  
154  
155  
156  
157  
158  
159  
160  
161  
162  
163  
164  
165  
166  
167  
168  
169  
170  
171  
172  
173  
174  
175  
176  
177  
178  
179  
180  
181  
182  
183  
184  
185  
186  
187  
188  
189  
190  
191  
192  
193  
194  
195  
196  
197  
198  
199  
200  
201  
202  
203  
204  
205  
206  
207  
208  
209  
210  
211  
212  
213  
214  
215  
216  
217  
218  
219  
220  
221  
222  
223  
224  
225  
226  
227  
228  
229  
230  
231  
232  
233  
234  
235  
236  
237  
238  
239  
240  
241  
242  
243  
244  
245  
246  
247  
248  
249  
250  
251  
252  
253  
254  
255  
256  
257  
258  
259  
260  
261  
262  
263  
264  
265  
266  
267  
268  
269  
270  
271  
272  
273  
274  
275  
276  
277  
278  
279  
280  
281  
282  
283  
284  
285  
286  
287  
288  
289  
290  
291  
292  
293  
294  
295  
296  
297  
298  
299  
300  
301  
302  
303  
304  
305  
306  
307  
308  
309  
310  
311  
312  
313  
314  
315  
316  
317  
318  
319  
320  
321  
322  
323  
324  
325  
326  
327  
328  
329  
330  
331  
332  
333  
334  
335  
336  
337  
338  
339  
340  
341  
342  
343  
344  
345  
346  
347  
348  
349  
350  
351  
352  
353  
354  
355  
356  
357  
358  
359  
360  
361  
362  
363  
364  
365  
366  
367  
368  
369  
370  
371  
372  
373  
374  
375  
376  
377  
378  
379  
380  
381  
382  
383  
384  
385  
386  
387  
388  
389  
390  
391  
392  
393  
394  
395  
396  
397  
398  
399  
400  
401  
402  
403  
404  
405  
406  
407  
408  
409  
410  
411  
412  
413  
414  
415  
416  
417  
418  
419  
420  
421  
422  
423  
424  
425  
426  
427  
428  
429  
430  
431  
432  
433  
434  
435  
436  
437  
438  
439  
440  
441  
442  
443  
444  
445  
446  
447  
448  
449  
450  
451  
452  
453  
454  
455  
456  
457  
458  
459  
460  
461  
462  
463  
464  
465  
466  
467  
468  
469  
470  
471  
472  
473  
474  
475  
476  
477  
478  
479  
480  
481  
482  
483  
484  
485  
486  
487  
488  
489  
490  
491  
492  
493  
494  
495  
496  
497  
498  
499  
500  
501  
502  
503  
504  
505  
506  
507  
508  
509  
510  
511  
512  
513  
514  
515  
516  
517  
518  
519  
520  
521  
522  
523  
524  
525  
526  
527  
528  
529  
530  
531  
532  
533  
534  
535  
536  
537  
538  
539  
540  
541  
542  
543  
544  
545  
546  
547  
548  
549  
550  
551  
552  
553  
554  
555  
556  
557  
558  
559  
560  
561  
562  
563  
564  
565  
566  
567  
568  
569  
570  
571  
572  
573  
574  
575  
576  
577  
578  
579  
580  
581  
582  
583  
584  
585  
586  
587  
588  
589  
590  
591  
592  
593  
594  
595  
596  
597  
598  
599  
600  
601  
602  
603  
604  
605  
606  
607  
608  
609  
610  
611  
612  
613  
614  
615  
616  
617  
618  
619  
620  
621  
622  
623  
624  
625  
626  
627  
628  
629  
630  
631  
632  
633  
634  
635  
636  
637  
638  
639  
640  
641  
642  
643  
644  
645  
646  
647  
648  
649  
650  
651  
652  
653  
654  
655  
656  
657  
658  
659  
660  
661  
662  
663  
664  
665  
666  
667  
668  
669  
670  
671  
672  
673  
674  
675  
676  
677  
678  
679  
680  
681  
682  
683  
684  
685  
686  
687  
688  
689  
690  
691  
692  
693  
694  
695  
696  
697  
698  
699  
700  
701  
702  
703  
704  
705  
706  
707  
708  
709  
710  
711  
712  
713  
714  
715  
716  
717  
718  
719  
720  
721  
722  
723  
724  
725  
726  
727  
728  
729  
730  
731  
732  
733  
734  
735  
736  
737  
738  
739  
740  
741  
742  
743  
744  
745  
746  
747  
748  
749  
750  
751  
752  
753  
754  
755  
756  
757  
758  
759  
760  
761  
762  
763  
764  
765  
766  
767  
768  
769  
770  
771  
772  
773  
774  
775  
776  
777  
778  
779  
780  
781  
782  
783  
784  
785  
786  
787  
788  
789  
790  
791  
792  
793  
794  
795  
796  
797  
798  
799  
800  
801  
802  
803  
804  
805  
806  
807  
808  
809  
810  
811  
812  
813  
814  
815  
816  
817  
818  
819  
820  
821  
822  
823  
824  
825  
826  
827  
828  
829  
830  
831  
832  
833  
834  
835  
836  
837  
838



PRELIMINARY  
NOT FOR  
CONSTRUCTION

IRVINGTON ROW  
PORTLAND, OREGON

**DRAWING TITLE** BUILDING ELEVATIONS

COPYRIGHT: MERRICK ARCHITECTURE PLANNING, NCARB AIA - 3627 SE COOPER STREET, PORTLAND, OREGON - 503-771-7762



- |    |  |    |  |    |  |    |  |
|----|--|----|--|----|--|----|--|
| 1  | BRICK CEMENT 1 X 10 LAP SONG, 6 TO WEATHER       | 7  | DECORATE STAIR &66 APPEARANCE PAINTED            | 15 | HIGHLIGHT HORIZONTAL VENT WINDOW 7/8 SQ. INCHES, | 23 | WALL OPENING WITH NARROW CASING 15 INCHES X 10 INCHES    |
| 2  | HEAVY CORNER CASING, PTD                         | 8  | ATTACH TO STRUCTURAL MEMBERS RE 5/1, A/4         | 16 | CONCRETE OR BRICK WALL FINISH CONCRETE AS        | 24 | CONCRETE OR BRICK WALL FINISH CONCRETE AS                |
| 3  | SONG CEMENT 1 X 10 LAP SONG, 125 TO WEATHER, PTD | 9  | BALCONY BALLUSTRADE CAP ASSEMBLY RE 1/4/3        | 17 | CASING RE 6/42 CASING AS SHOWN IN NOTE 14        | 25 | WALL CASING 15 INCHES X 10 INCHES, 15 INCHES X 10 INCHES |
| 4  | CORNER CASING, PTD                               | 10 | BALCONY BALLUSTRADE ASSEMBLY RE 3/4/42           | 18 | SHOWN SIZE IN A/4 SERIES DRAWINGS, CASING AS     | 26 | WALL CASING 15 INCHES X 10 INCHES, 15 INCHES X 10 INCHES |
| 5  | SONG 1 X 10 DOOR CASE, 4 TO WEATHER              | 11 | BASE AND CORNER DETAILS RE A/4, 4/4/42           | 19 | SHOWN SIZE IN A/4 SERIES DRAWINGS, CASING AS     | 27 | WALL CASING 15 INCHES X 10 INCHES, 15 INCHES X 10 INCHES |
| 6  | SONG 1 X 10 DOOR CASE, DOUBLE LAP BAND, 4 TO     | 12 | BASE BOARD RE A/4                                | 20 | SHOWN SIZE IN A/4 SERIES DRAWINGS, CASING AS     | 28 | WALL CASING 15 INCHES X 10 INCHES, 15 INCHES X 10 INCHES |
| 7  | WEATHER OVER 1 X 2 BASE FURNISH                  | 13 | ASPH/CEMENT CONCR ASPHALT ROOF SHINGLES          | 21 | SHOWN SIZE IN A/4 SERIES DRAWINGS, CASING AS     | 29 | WALL CASING 15 INCHES X 10 INCHES, 15 INCHES X 10 INCHES |
| 8  | TRANSITION OVER 1 X 2 BASE FURNISH               | 14 | RE A/4   | 22 | SHOWN SIZE IN A/4 SERIES DRAWINGS, CASING AS     | 30 | WALL CASING 15 INCHES X 10 INCHES, 15 INCHES X 10 INCHES |
| 9  | CONCRETE & BRICK FINISH-WALLS EXPOSED TO WEATHER | 15 | BASE BAND 2 X 6                                  | 23 | SHOWN SIZE IN A/4 SERIES DRAWINGS, CASING AS     | 31 | WALL CASING 15 INCHES X 10 INCHES, 15 INCHES X 10 INCHES |
| 10 | RE 4/41 FOR SPECIES FOR FINISH WATERPROOFING E   | 16 | TYPICAL WINDOW & DOOR TRIM AND CASING, PAINTED   | 24 | SHOWN SIZE IN A/4 SERIES DRAWINGS, CASING AS     | 32 | WALL CASING 15 INCHES X 10 INCHES, 15 INCHES X 10 INCHES |
| 11 | RE 5/1, 6/4/2                                    | 17 | ON THE FACE OF CASING 9 X 10 2 X 6 CASING ON THE | 25 | SHOWN SIZE IN A/4 SERIES DRAWINGS, CASING AS     | 33 | WALL CASING 15 INCHES X 10 INCHES, 15 INCHES X 10 INCHES |
| 12 | RE 5/1, 6/4/2                                    | 18 | ON THE FACE OF CASING 9 X 10 2 X 6 CASING ON THE | 26 | SHOWN SIZE IN A/4 SERIES DRAWINGS, CASING AS     | 34 | WALL CASING 15 INCHES X 10 INCHES, 15 INCHES X 10 INCHES |
| 13 | RE 5/1, 6/4/2                                    | 19 | ON THE FACE OF CASING 9 X 10 2 X 6 CASING ON THE | 27 | SHOWN SIZE IN A/4 SERIES DRAWINGS, CASING AS     | 35 | WALL CASING 15 INCHES X 10 INCHES, 15 INCHES X 10 INCHES |
| 14 | RE 5/1, 6/4/2                                    | 20 | ON THE FACE OF CASING 9 X 10 2 X 6 CASING ON THE | 28 | SHOWN SIZE IN A/4 SERIES DRAWINGS, CASING AS     | 36 | WALL CASING 15 INCHES X 10 INCHES, 15 INCHES X 10 INCHES |
| 15 | RE 5/1, 6/4/2                                    | 21 | ON THE FACE OF CASING 9 X 10 2 X 6 CASING ON THE | 29 | SHOWN SIZE IN A/4 SERIES DRAWINGS, CASING AS     | 37 | WALL CASING 15 INCHES X 10 INCHES, 15 INCHES X 10 INCHES |
| 16 | RE 5/1, 6/4/2                                    | 22 | ON THE FACE OF CASING 9 X 10 2 X 6 CASING ON THE | 30 | SHOWN SIZE IN A/4 SERIES DRAWINGS, CASING AS     | 38 | WALL CASING 15 INCHES X 10 INCHES, 15 INCHES X 10 INCHES |
| 17 | RE 5/1, 6/4/2                                    | 23 | ON THE FACE OF CASING 9 X 10 2 X 6 CASING ON THE | 31 | SHOWN SIZE IN A/4 SERIES DRAWINGS, CASING AS     | 39 | WALL CASING 15 INCHES X 10 INCHES, 15 INCHES X 10 INCHES |
| 18 | RE 5/1, 6/4/2                                    | 24 | ON THE FACE OF CASING 9 X 10 2 X 6 CASING ON THE | 32 | SHOWN SIZE IN A/4 SERIES DRAWINGS, CASING AS     | 40 | WALL CASING 15 INCHES X 10 INCHES, 15 INCHES X 10 INCHES |
| 19 | RE 5/1, 6/4/2                                    | 25 | ON THE FACE OF CASING 9 X 10 2 X 6 CASING ON THE | 33 | SHOWN SIZE IN A/4 SERIES DRAWINGS, CASING AS     | 41 | WALL CASING 15 INCHES X 10 INCHES, 15 INCHES X 10 INCHES |
| 20 | RE 5/1, 6/4/2                                    | 26 | ON THE FACE OF CASING 9 X 10 2 X 6 CASING ON THE | 34 | SHOWN SIZE IN A/4 SERIES DRAWINGS, CASING AS     | 42 | WALL CASING 15 INCHES X 10 INCHES, 15 INCHES X 10 INCHES |
| 21 | RE 5/1, 6/4/2                                    | 27 | ON THE FACE OF CASING 9 X 10 2 X 6 CASING ON THE | 35 | SHOWN SIZE IN A/4 SERIES DRAWINGS, CASING AS     | 43 | WALL CASING 15 INCHES X 10 INCHES, 15 INCHES X 10 INCHES |
| 22 | RE 5/1, 6/4/2                                    | 28 | ON THE FACE OF CASING 9 X 10 2 X 6 CASING ON THE | 36 | SHOWN SIZE IN A/4 SERIES DRAWINGS, CASING AS     | 44 | WALL CASING 15 INCHES X 10 INCHES, 15 INCHES X 10 INCHES |
| 23 | RE 5/1, 6/4/2                                    | 29 | ON THE FACE OF CASING 9 X 10 2 X 6 CASING ON THE | 37 | SHOWN SIZE IN A/4 SERIES DRAWINGS, CASING AS     | 45 | WALL CASING 15 INCHES X 10 INCHES, 15 INCHES X 10 INCHES |
| 24 | RE 5/1, 6/4/2                                    | 30 | ON THE FACE OF CASING 9 X 10 2 X 6 CASING ON THE | 38 | SHOWN SIZE IN A/4 SERIES DRAWINGS, CASING AS     | 46 | WALL CASING 15 INCHES X 10 INCHES, 15 INCHES X 10 INCHES |
| 25 | RE 5/1, 6/4/2                                    | 31 | ON THE FACE OF CASING 9 X 10 2 X 6 CASING ON THE | 39 | SHOWN SIZE IN A/4 SERIES DRAWINGS, CASING AS     | 47 | WALL CASING 15 INCHES X 10 INCHES, 15 INCHES X 10 INCHES |
| 26 | RE 5/1, 6/4/2                                    | 32 | ON THE FACE OF CASING 9 X 10 2 X 6 CASING ON THE | 40 | SHOWN SIZE IN A/4 SERIES DRAWINGS, CASING AS     | 48 | WALL CASING 15 INCHES X 10 INCHES, 15 INCHES X 10 INCHES |
| 27 | RE 5/1, 6/4/2                                    | 33 | ON THE FACE OF CASING 9 X 10 2 X 6 CASING ON THE | 41 | SHOWN SIZE IN A/4 SERIES DRAWINGS, CASING AS     | 49 | WALL CASING 15 INCHES X 10 INCHES, 15 INCHES X 10 INCHES |
| 28 | RE 5/1, 6/4/2                                    | 34 | ON THE FACE OF CASING 9 X 10 2 X 6 CASING ON THE | 42 | SHOWN SIZE IN A/4 SERIES DRAWINGS, CASING AS     | 50 | WALL CASING 15 INCHES X 10 INCHES, 15 INCHES X 10 INCHES |
| 29 | RE 5/1, 6/4/2                                    | 35 | ON THE FACE OF CASING 9 X 10 2 X 6 CASING ON THE | 43 | SHOWN SIZE IN A/4 SERIES DRAWINGS, CASING AS     | 51 | WALL CASING 15 INCHES X 10 INCHES, 15 INCHES X 10 INCHES |
| 30 | RE 5/1, 6/4/2                                    | 36 | ON THE FACE OF CASING 9 X 10 2 X 6 CASING ON THE | 44 | SH   |    |  |

ELEVATION WEST

'B' VERSION

SCALE: 1/4" = 1'-0"

**A5.1**  
"B" VERSION  
DRAWING NUMBER  
PN 12-40-16

0.00

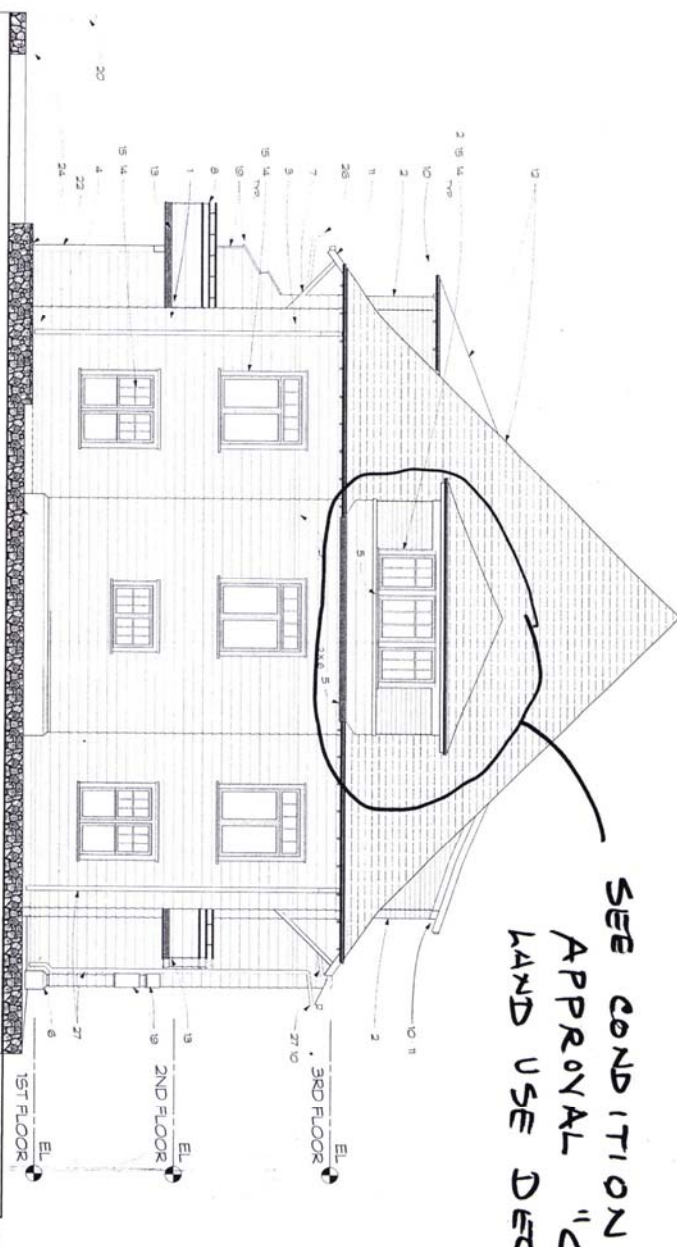




PRELIMINARY  
NOT FOR  
CONSTRUCTION



SEE CONDITION OF  
APPROVAL "C" IN  
LAND USE DECISION.



KEYNOTES

- 1 SONG CEDAR 1 X 10 LAP SONGS 8.25 TO WEATHER METAL CORNER CAPS, PTD
- 2 SONG CEDAR 1 X 6 LAP SONGS 4.25 TO WEATHER METAL CORNER CAPS, PTD
- 3 SONGS 1 X 10 DOUBLE LAP BAND 4" TO WEATHER
- 4 SONGS 1 X 10 STARTER COARSE DOUBLE LAP BAND 4" TO WEATHER OVER 1 X 2 BASE FLASHING
- 5 TRANSITION BAND SLOPED TOP 2 X 4 - PAINTED CONCRETE FILL AND SLOPED SMOOTH FINISH WHERE EXPOSED TO VIEW RE AS FOR SPECS FOR FINISH
- 6 WATERPROOFING & SEALING
- 7 DECORATIVE BRICK END APPEARANCE PAINTED ATTACH TO STRUCTURE, METERS RE S17 AS 4
- 8 BALCONY BALUSTRADE CAP ASSEMBLY RE 17A 2
- 9 NOT USED
- 10 EAVE AND CORNICE DETAILS RE AS 4
- 11 BARGE BOARD RE AS 4
- 12 ARCHITECTURAL CORP. ASPHALT ROOF SHINGLES, RE AS 4
- 13 BASE BAND 2 X 6
- 14 TYPICAL WINDOW & DOOR TRIM AND CASING, PAINTED RE S 6 AS 2
- 15 MISLEAD NOTED TO VIEW WINDOW 7/8 SQ. PLATING, CABINET OR SINGLE HUNG, FIXED CABINET AS LOCATED IN AS SERIES DRAWINGS PTD TO HATCH CASING RE 6 AS 2 CASING AS LOCATED IN KEYNOTE 14
- 16 NOT USED
- 17 NOT USED
- 18 NOT USED
- 19 WALL CAP OR EDGE CASING IS 100% X WIDTH OF FLASHING EXCEPT AT VERTICAL CONDITIONS PTD
- 20 CEDAR FENCE
- 21 NOT USED
- 22 CASING WOOD POST, PTD
- 23 NOT USED
- 24 STONE PLANT WALL, MORTAR SET COLUMBIA RIVER BASALT
- 25 EXTERIOR LIGHT FIXTURE WALL MOUNT
- 26 GUTTER RE AS 4
- 27 DOWNSPOUT AND LEADER BOUND RE AS 4

ELEVATION NORTH - SOUTH SIMILAR

1

18 VERSION



SCALE: 1/4" = 1'-0"

\*Approved\*  
City of Portland  
Bureau of Development Services  
Planner *Dave Hest*  
Date *5.16.13*  
\* This approval applies only to the conditions of approval.  
Additional zoning requirements may apply.

REV	DATE	DESCRIPTION
1	12 DEC 2012	ISSUE FOR HISTORIC DESIGN REVIEW
2	15 FEB 2013	ISSUE FOR HISTORIC DESIGN REVIEW
3	1 MAY 2013	ISSUE FOR HISTORIC DESIGN REVIEW

IRVINGTON ROW  
PORTLAND, OREGON

DRAWING  
TITLE BUILDING ELEVATIONS

A5.3  
18 VERSION  
DRAWING NUMBER  
P12-40-18

C-11