

## Starin, Nicholas

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**From:** Mariah Dula <mariahdula@gmail.com>  
**Sent:** Thursday, February 05, 2015 11:28 AM  
**To:** Starin, Nicholas  
**Subject:** Irvington-Alameda Overlap Delisting: Resident Statement for 2/9 Hearing

Dear Mr. Starin:

As residents of the "overlap" area included in both the Irvington and Alameda neighborhoods, we are writing to express our strong opposition to any change to the boundaries of the Irvington Historic District (IHD). The vast majority of homes in the overlap were built in the early twentieth century in conjunction with the expansion of the street car service through Irvington along 21<sup>st</sup> and 24<sup>th</sup> and consistent with the period designation for the district as a whole. *These homes belong in the historic district.* The Garfield Telephone Exchange building (1922), Madeleine Parish (1912), and the former Broadway street car line on 24<sup>th</sup> Avenue also fall within the overlap area. These features are contributing factors to the historic character of Irvington that deserve recognition and protection.

We offer our home as one example of a style of architecture and quality craftsmanship characteristic of the many well preserved early twentieth century homes in the Irvington overlap that merit the present boundary of the historic district. Our 1922 home at 2525 NE Knott was built by Portland architect and builder August Malmquist whose 1920's designs feature stately columns, wide porches and quality finishes. 2525 NE Knott and the neighboring home 2515 NE Knott, also built by Malmquist, have architectural hallmarks that contribute the look and feel of the IHD. Homes of the columned bungalow style adopted by Malmquist and other Irvington area builders in the 1920's are interspersed throughout Irvington and not confined to the overlap area. Our home is one example of the many classic early twentieth century homes in the overlap that contribute to the cohesive whole of the district.

It is clear to us that there was no error in the initial designation, and thankfully, there has been no loss of historic integrity since. As noted by the Irvington Community Association and our own reading of the petition, it appears that the proponents are relying on flawed research and have compiled misleading statistics to justify a smaller area for the listing. It is our understanding that the proponents' information does not come close to meeting any regulatory and professional standards for overturning the Irvington Historic District National Register nomination and the criteria of significance it describes.

We oppose the proposed change as do many of our neighbors in the overlap. From attending neighborhood gatherings and talking with our neighbors it is also clear to us that proponents of the change are a small, but vocal minority who have misrepresented the impact of city regulations on homeowners to gain support for their petition.

Please recommend this petition be denied and help retain the integrity of the entire the Irvington Historic District. Thank you for your consideration.

Sincerely,

Mariah and Stephen Dula

Owners of 2525 NE Knott St.

Portland, Oregon 97212

## Starin, Nicholas

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**From:** Sandra Laubenthal <laubenthalsandra@msn.com>  
**Sent:** Thursday, February 05, 2015 5:38 PM  
**To:** Starin, Nicholas  
**Subject:** Irvington Historic District Boundary Decrease Request

Dear Mr. Starin:

I am writing this letter in support of the Irvington Historic District Boundary Decrease application.

I live at 3019 NE 26th Avenue, Portland, 97212. We have owned this house since 1982.

Our house was built in 1922 and is a bungalow style house. I have never regarded it as being a "grand" house such as the ones in the Irvington area. Our house is located in the Edgemont addition, clearly not the Irvington addition.

I would like the boundary decrease application to be approved because I do not believe that the quality and size of the houses in the decrease area are up to the much higher standard of those to the west in the Irvington area proper. There are many, many very small houses in the decrease area and they are quite humble in many cases. For example, most do not have grand entryways as do those of my friends in the Irvington area. Rather many have a porch, and then you enter the front door and you are right in the living room. This is the case in our house.

Nobody has "service" stairways such as those I have seen on the Irvington Home Tour. Nobody in this area had servants! These houses in the boundary decrease area are NOT the houses that you find on the Irvington Home Tour. They are nice houses but they are not showplace homes. We have a single stairway in our house and it is not a showy staircase; rather it is hidden inside the house as befits a more modest home.

Many of the homes in Irvington have three stories. Not the ones in the boundary decrease area! They are small. Lots of them don't even have a bathroom on both floors. That is true of our house - an upstairs bathroom was added later.

Secondly, the boundary decrease area is not part of the Irvington "community." Our children do not attend Irvington school, they attend Alameda school. Our neighborhood is not Irvington, it is Alameda. (My house is located in the so-called overlap area, which as I understand overlaps because of a takeover action initiated by the Irvington community association.) We are really part of the Alameda neighborhood and have always found the goals and activities of the Alameda neighborhood association very sympathetic and responsive to the needs of our area.

I do hope that the Landmarks Commission gives this boundary decrease application serious consideration and finds it possible to approve it.

Sincerely,

Sandra Laubenthal  
3019 NE 26th Avenue

## Starin, Nicholas

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**From:** Lena Davis <lenadroamer@earthlink.net>  
**Sent:** Friday, February 06, 2015 5:45 AM  
**To:** Starin, Nicholas  
**Subject:** IHD

I have lived in the East end of Irvington for 50 years. Now I find that I am living in a Historic District where changes to exteriors of homes and garages require historic resource review, fees etc. Changes even small ones made without approval can result in monetary penalties. I do not feel that the houses surrounding my house are historic in nature as they show lower quality of construction, smaller lots and yard upkeep.

I feel that the area East of 24th should be excluded from the IHD.  
Lena Davis  
3003 NE 26th Ave.

## Starin, Nicholas

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**From:** Connie Volpi <tudorvolpi@gmail.com>  
**Sent:** Monday, February 02, 2015 9:17 PM  
**To:** Starin, Nicholas; Ian.Johnson@oregon.gov  
**Subject:** Alameda Overlap in Irvington Historic District

Dear Sirs:

Please consider removal of our Alameda community neighborhood section from the Irvington Historic Neighborhood currently under review in your departments.

My home is a 1929 English Tudor.

It is only 1800 square feet with a 2 bedroom/2 bath and 5000 square foot lot. It is typical for my neighborhood, which is charming and filled with like small houses.

I am in the neighborhood originally in the Alameda School District. (Alameda Park). This was separate from Irvington.

I live near the old Alameda grocery store. I take my children and dogs to Alameda school.

The proposal for removal of the overlap is very well detailed, it is very clear to me that given the different times of building in the two separate neighborhoods, different house sizes, different lot sizes, different architecture, different neighborhood associations, different schools. **THAT THESE ARE DIFFERENT NEIGHBORHOODS.**

Though I enjoy walking through the HUGE mansions in the nearby Irvington Neighborhood, I do not feel our neighborhood is "within" theirs:

Given our houses and properties are much smaller, it is much less likely that they would be divided up into condos unlike the much larger houses and lots in Irvington.

I can understand Irvington wanting a barrier around their community to restrict development, however I feel annexing our neighborhood into the historic neighborhood for that purpose is unconscionable. It is unfortunately historically characteristic for this neighborhood.

Our neighborhood, Alameda, was the working class community that supported those in the large nearby mansions in Irvington. In fact, many people in our neighborhood would not have been allowed to live in the Irvington neighborhood given their restrictive covenants against people of race other than caucasian.

I appreciate your taking the time to read this letter, I know you have many. Please consider our removal from the historic district.

Sincerely  
Connie Volpi  
3326 NE 25th Avenue, Portland Oregon 97212

## Starin, Nicholas

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**From:** Susan Samuelson <susan.samuelson@gmail.com>  
**Sent:** Monday, February 02, 2015 12:49 PM  
**To:** Starin, Nicholas  
**Subject:** Letter of Comment for the Boundary Decrease Area Petition for Irvington Historic District, Portland, Oregon

Nicholas T. Starin, City Planner  
Portland Bureau of Planning and Sustainability  
1900 SW 4th Ave  
Portland, OR 97213

Dear Mr. Starin,

My husband and I enthusiastically welcome and support the Alameda-Irvington Overlap Committee's (AIOC) petition for the Boundary Decrease Area (BDA) to be removed from the Irvington Historic District.

Our home is a modest, 1200 sq. ft, one story structure. We live on a 5,000 lot. Our home was built in 1924. Our home is old, yes, however there is nothing historic or architecturally significant to our structure/property. In fact, you can find our "home" repeated throughout NE Portland stretching deep into Alameda, Sabin, Hollywood, Rose City, and King neighborhoods to name a few.

My husband and I have owned our home at 2933 NE 23rd Ave for over 9 years. We're long-time residents of the area but have never associated with Irvington by historic architectural comparisons or linkage to neighborhood continuity or look and feel. We are 5 blocks from Alameda Elementary School. To quote many visitors to our home "if you are in Irvington, then you are a misfit block, because there isn't a home on the block that looks like "Irvington"." One does not need to be an historian or architectural expert to see the immediate differences from the Irvington homes of size and grandeur to the modest, simple homes of the 1920s.

To include our home in the Irvington Historic District and 28 National Historic Registered properties it encompasses, is a careless comparison and minimizes the true historic treasures of the area. Irvington is beautiful and architecturally stunning and one that represents an historic designation well. The BDA is a dramatic shift of architecture, landscape and feel compared to Irvington. The original blanket designation including the BDA was hasty and irresponsible and must to be corrected for historic purposes.

Again, we enthusiastically welcome and support the removal of Boundary Decrease Area from the Irvington Historic District.

Thank you,  
Stuart and Susan Samuelson  
2933 NE 23rd Ave  
Portland, OR 97212

Feb 02, 2015  
To the Historic Landmarks Commission  
Irvington Historic District

Commissioners,

I live at 2747 N E 22nd, which is in the District and north of Knott.

The homes on my block of similar style and age from around 1908 to 1930, as are those immediately east and south of me.

They are similar to those which caused the creation of and inclusion in that historic district.

Public records should clearly show this.

I can as a resident tell you that much of the issue stems from those to the north and east being disgruntled about the vote to include their properties and not from any significant differences. They resent the required process for any changes and or improvements to their homes.

They also were angry about the LUR process and cost for that review. I too paid \$1100 to have a type 2 review to move some windows which could not be seen from the street.

That regulation has been relaxed substantially with code amendments.

This protection afforded by this district provides some security against demolition and infill construction of lesser quality and dissimilar projects like condos and plexes on lots that they are allowed on by right.

Also of not was the notice by the opponents distributed to residents. It was not mailed but in the form of a door hanger similar in type to those left for tree trimming and house painting so of a very limited utility. Most have likely thrown this away without a thought.

I doubt many residents even know of this hearing. The only way I discovered it was by attending one held for another matter.

There really was no proper notice to residents who do not follow neighborhood meetings.

Please keep the district intact.

Thank you,  
Mark Bartlett

## Starin, Nicholas

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**From:** Laura Klinger <laura.klinger@gmail.com>  
**Sent:** Saturday, January 31, 2015 12:49 PM  
**To:** Starin, Nicholas  
**Subject:** Irvington historic district boundary - delisting support

Nicholas,

In 2007, my husband and I moved to our Alameda home, a split level entry, 1500sf house built in 1978 on NE 23rd Ave. It has absolutely no link to the style or size of historic Irvington houses.

After living there 8 years, and walking miles and miles around the neighborhood with our now 5 year old daughter in a stroller, I have come to know all the streets and houses. The style and size of houses in the blocks that were added to the historic district four years ago do not generally fit the Irvington type. There are many small simple bungalows on typical 50. X100 foot lots. Also this area generally identifies with Alameda as it is close to that school and is more like houses to its east than south and west.

Our area has an eclectic fabric of home styles and sizes. It does not have the strong homogeneous character of the original historic boundary area. As a practicing, licensed architect, I have a deep respect for historic architecture, but feel strongly that our block and the surrounding area should not be part of the historic district. It seems that the listing process was based on faulty information and we would like to be removed.

Sincerely,

Laura Klinger



## Starin, Nicholas

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**From:** Christian Molstrom <molstrom@gmail.com>  
**Sent:** Thursday, January 29, 2015 11:36 PM  
**To:** Starin, Nicholas  
**Subject:** Alameda-Irvington Boundary Decrease

Portland Bureau of Planning and Sustainability

Dear Mr. Starin,

I am writing to you in support of the proposed boundary decrease of the Alameda-Irvington overlap area. My family is a recent newcomer to the neighborhood, having purchased our home about 1 year ago. We live in a 2700 sq foot Bungalow style house built in 1926.

Our home is similar in size and style to homes in nearby Alameda and Sabin. Although there are homes like ours in Irvington, there is clearly a higher concentration of larger, more architecturally unique homes in that neighborhood. The vast majority of homes within a few blocks west and east of us are similar in size to ours - mid-sized with lots generally smaller than 5000 sq feet. Only a one or two houses in the boundary overlap stand out architecturally, the vast majority are similar to homes found in neighborhoods surrounding Irvington.

One of the reasons we chose this neighborhood is because of the elementary school and age of families. We are a younger family with two young children, which is typical of Alameda down from the ridge. Historically families from our street sent their children to Alameda elementary school, which is about twice as close and easy walking distance compared to Irvington elementary school.

Having spent much time walking and jogging in Alameda and Irvington I would say that in general the streets of the overlap are typical of Alameda in that they have slightly narrower sidewalks and fewer large, mature trees compared to Irvington.

Although it is an honor to be named as a National Historic Place, in all honesty the homes and streets of the Alameda-Irvington overlap do not strike us as historically unique; nor do they seem to add historic value to the neighboring streets and homes in Irvington.

Thank you for your consideration,

Christian and Naomi Molstrom  
2945 NE 23rd Ave

3114 NE 21st Avenue  
Portland, Oregon 97212

January 31, 2015

RECEIVED  
PLANNING BUREAU  
2015 FEB -5 A 10:28

Historic Landmarks Commission  
City of Portland  
c/o Mr. Nicholas Starin  
1900 SW Fourth Avenue, Suite 7100  
Portland, Oregon 97201

Re: Proposal for Irvington-Alameda Overlap Delisting

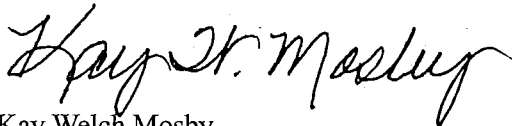
To the Landmarks Commission:

I live in Irvington according to the deed on my house. We deliberately bought in a historic district because of the many benefits that designation provides including the consistent appearance of the homes and streetscape throughout the neighborhood. The "overlap" area is a fabricated designation by a small but determined group of people acting on their own agenda. As I told them when they sent people around the neighborhood to "sell" this action using much false information, I strongly oppose any change to the boundaries of the Irvington Historic District. A brief walk east of my house on NE 21st between Fremont and Knott Streets reveals hundreds of homes from the early twentieth century. All you have to do is count all the century home signs to know this both in the area east of us and across the street from us to the other boundary of the District ending on 7th Ave. The disputed area also includes a former streetcar route, and the historic Madeleine Church and School. These features are contributing factors to the historic character of Irvington that deserve recognition and protection. They belong in the district.

It is clear to us that **there was no professional error in the initial nomination**, and certainly **no loss of historic integrity since the approval of the nomination**. As noted by the Irvington Community Association, it appears that the proponents are relying on flawed and inaccurate research to justify a smaller area for the listing that will cut out a section of the District in compliance with the original boundaries. This information does not come close to meeting any regulatory and professional standards for overturning the Irvington Historic District National Register nomination and the criteria of significance it describes.

I adamantly oppose the proposed change and like many of my neighbors are outraged by the damage to our property values and the integrity of our neighborhood this exclusion from the historic district represents. Thank you for your consideration.

Sincerely,



Kay Welch Mosby

cc: Dean Gisvold, ICA Land Use Chair

January 31, 2015

Historic Landmarks Commission  
City of Portland  
c/o Mr. Nicholas Starin  
1900 SW Fourth Ave, Suite 7100  
Portland, OR 97201

PLANNING BUREAU

2015 FEB -4 A 10:13

Re: Proposal for Irvington-Alameda Overlap Delisting

To the Landmarks Commission:

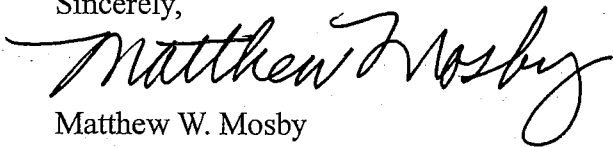
We live in the "overlap" area included in both the Irvington and Alameda neighborhoods, and we strongly oppose any change to the boundaries of the Irvington Historic District. A brief walk east of NE 21st between Fremont and Knott Streets reveals hundreds of homes from the early twentieth century, a former streetcar route, and the historic Madeleine Church and School. These features are contributing factors to the historic character of Irvington that deserve recognition and protection. We, and our neighbors on the East side of 21st Ave, belong in the district.

My wife and I purchased our home in 2011 knowing that our house is deeded in Irvington (not Alameda). We moved from Alameda to Irvington and our reasoning for moving was driven by our preference for being located within the boundary of a historic district. The "sense of community" engendered by historic districting provides protection from architecturally insensitive new development. We appreciate the "sense of place" that historic districts maintain for future generations. We find the trade-offs of maintaining design standards developed for the community's benefit, far outweigh any loss of personal liberties that might impair a person's right to make alterations to their property.

It is clear to us that there was no professional error in the initial nomination, and certainly no loss of historic integrity since the approval of the nomination. As noted by the Irvington Community Association, it appears that the proponents are relying on flawed and inaccurate research to justify a smaller area for the listing. This information does not come close to meeting any regulatory and professional standards for overturning the Irvington Historic District National Register nomination and the criteria of significance it describes.

We oppose the proposed change, and we are not alone in this opposition among residents of our block. Thank you for your consideration.

Sincerely,



Matthew W. Mosby  
3114 NE 21st Ave  
Portland, OR 97212

copy: Dean Gisvold, ICA Land Use Chair

January 30, 2015

RECEIVED  
PLANNING BUREAU

2015 FEB -3 A 10:07

Historic Landmarks Commission  
City of Portland  
c/o Mr. Nicholas Starin  
1900 SW Fourth Avenue, Suite 7100  
Portland, Oregon 97201

Re: Proposal for Irvington-Alameda Overlap Delisting

To the Landmarks Commission:

We live in the "Overlap" area included in both the Irvington and Alameda neighborhoods, and we oppose any change to the boundaries of the Irvington Historic District.

A brief walk east of NE 21st between Fremont and Knott Streets reveals hundreds of homes from the early twentieth century, a former streetcar route, and the historic Madeleine Church and School. These features are contributing factors to the historic character of Irvington that deserve recognition and protection. There is no discernable or distinctive boundary or demarcation to the alleged "Overlap" area. The character of these homes is entirely consistent with the rest of Irvington and the basis for the Historic District designation. They belong in the district.

We do not agree with the delisting proposal's assertion of professional error in the initial nomination, and there has been no change in historic integrity since the approval of the nomination. As noted by the Irvington Community Association, it appears that the proponents are relying on flawed and inaccurate research to justify imaginary boundaries to a smaller area for the listing. We do not see how the information meets any regulatory and professional standards for overturning the Irvington Historic District National Register nomination and the criteria of significance it describes.

We oppose the proposed change. Thank you for your consideration.

Sincerely,



Ralph M. Prows



Susan L. Prows

2131 NE Stanton St.  
Portland, OR 97212

copy: Dean Gisvold, ICA Land Use Chair

Evelyn Bian and Jeff Robertson  
3015 NE 23rd Ave  
Portland, OR 97212

January 28, 2015

Nicholas T. Starin, City Planner  
Portland Bureau of Planning and Sustainability  
1900 SW 4th Ave  
Portland OR 97213

Dear Mr. Starin,

I am compelled to write this letter in support of those in our neighborhood who have worked tirelessly to remove our area from the Irvington Historic District. We live at 3015 NE 23rd Ave and this is the first house my husband and I purchased. Some would call it a "starter home", as it is not large and grand like our neighbors a few blocks over, but we are raising our children here and fall in love with it more every year. Our starter home is turning into our forever home.

The importance of protecting historic architecture is not lost on me. The City of Portland Archives and Records Center (PARC) maintains a blog where they post photos of Portland from the archives. It is truly, truly amazing to look at a photo taken in the 1920's and see the exact same building still standing today, unchanged. This would not be possible without the Portland Bureau of Planning and Sustainability, SACHP, and NRHP and their mission to protect historic places worthy of preservation. The houses in the Irvington neighborhood deserve that distinction. The houses in the area under consideration, the Irvington-Alameda Overlap, fit a different distinction. While still lovely, the styles are less varied, the structures are more modest, and the lots are far smaller. Most people who drive through Irvington would not see a cohesive extension of the architecture in that neighborhood in our area. For that reason, I support the effort to remove Irvington-Alameda Overlap, the area from NE Knott St to NE Fremont St from NE 21st Ave to NE 27th, from the Historic Irvington District.

I appreciate your consideration in this matter.

Sincerely,



Evelyn Bian and Jeff Robertson

February 1, 2015

Mr. Nicholas T. Starin  
Portland Bureau of Planning and Sustainability  
1900 SW 4th Ave  
Portland OR 97213

Dear Mr. Starin,

I am writing to express my support for the boundary change to the Irvington National Historic District (IHD) as proposed by the Alameda-Irvington Overlap Committee (AIOC).

First of all, thank you for your work making our city livable, sustainable and attractive.

I wanted to share just a few thoughts about the proposed boundary decrease. I have been a resident of NE Portland since 1996. To me, the area that is being considered for the boundary decrease (BDA) is significantly different than the Irvington neighborhood. I drive, walk or bike through both areas multiple times every day, 365 days a year. There are several reasons for this feeling:

- Most significantly, the houses and lots of both areas are consistently of different sizes. Irvington's are large while the BDA's are smaller. My 1,700 sq ft house and 5,000 sq ft lot do not fit into what other residents of Portland think of when they think of the "Irvington neighborhood."
- The vegetation is different. This may not get as much attention as the houses, but it's easy to feel the difference when the leaves are on the trees. The trees in Irvington are much larger than the BDA. The BDA to me feels like more of an open plain (which extends to the east) where Irvington (to the south and west) is at a lower elevation with a much more prominent tree canopy. I feel that Irvington's vegetation is similar to Ladd's Edition – when you are in it, you feel it's something different – much, much more so than the BDA, which could be any number of neighborhoods in north and east Portland.
- Lastly, the architecture of the BDA is different (to my untrained eye) than that of the IHD. My subdivision was called "Edgemont" when it was built, not "Irvington" which was several blocks to the south and west. The houses in our neighborhood are all relatively simple as compared to the more detailed designs of the Irvington neighborhood.

I am sure there were only good intentions when the BDA was first included in the IHD, however, the last few years have given me the time to understand that we are a different neighborhood and that change is OK.

Thank you for your consideration.

Best regards,



Erik Bjorvik  
3042 NE 24<sup>th</sup> Ave  
Portland, OR 97212