

Design Advice Request Case File: EA 23-093048 DA

Irvington Fourplex
1806 NE 12th Avenue

Irvington Community Association, Land Use Committee
Testimony

December 11, 2023

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Primary objections to the current design...

- On-Site Parking
 - Multiple garage door openings facing the street are not compatible with properties in the Irvington Historic District
 - Consider alternative configurations
- Siting
 - Siting of the building relative to the street and property lines is too tight and not consistent with Historic District characteristics
- Massing
 - In relation to nearby properties, current design is too tall and presents a single large mass
 - Townhouse style with busy articulation and conspicuous balconies is not typical in Irvington neighborhood

We applaud the new language in 33.846.060g that defines compatibility requirements

- 33.846.060.g.8 – Architectural compatibility. New additions, exterior alterations or new construction will be compatible with the massing, size, scale and architectural features of the landmark or contributing resource, and if in a district, the district as a whole...
- 33.846.060.g.10 – Hierarchy of compatibility. New additions, exterior alterations, or new construction will be designed to be compatible primarily with the landmark or contributing resource and, if located within a district, secondarily with contributing resources located within 200 feet and, finally with the rest of the district. Where practical, compatibility in districts will be pursued on all three levels.
- *The 200 foot radius rule was implemented in the code to meet needs of the densely packed Alphabet Historic District despite Irvington's request for 400 feet. This review of compatibility uses an approximate 400 foot radius as more appropriate for our lower density building fabric.*

On – Site Parking

We urge Applicant and PHLC to find a creative solution to this issue

- Possible approaches:
 - Break up massing with a single center driveway on Schuyler
 - Consider below-grade parking level with common deeded parking spots for easier design of turning areas
 - May also be useful to lower overall height of structure
 - Single driveway on 12th Avenue into lower level parking space with common driveway
 - Consider 1-car spaces for each unit rather than 2-car spaces
 - Reconsider parking requirement altogether. After all, this site is just 200 feet from NE Broadway with multiple frequent-service bus routes nearby

Example Case Study – Clone ½ of the Tanzamook project



2060 Northeast 11th Avenue

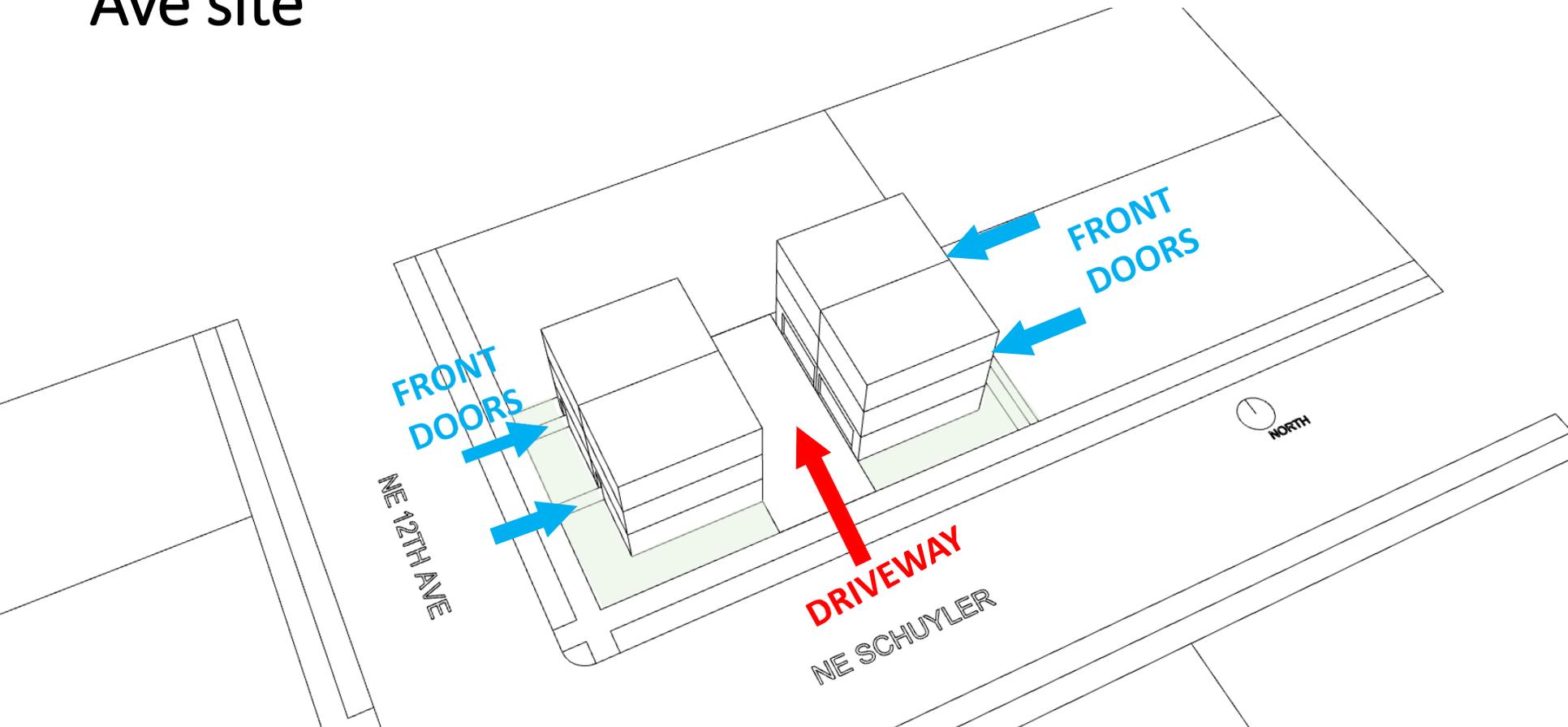
Example Case Study - Tanzamook Site Layout



Example Case Study - Consider ½ of this layout for proposed site



Example Case Study - Concept plan on 1806 NE 12th Ave site



- Avoids “wall of garages”
- Breaks up massing
- Other layouts with entry on 12th are also suggested
- Concept requires refinement of dimensions for turning radius and parking place width and length
- Possibility of extending upper stories across entry driveway

Architectural Compatibility; Siting & Massing

Southeast Irvington – A Study in Economic Recovery

- Mistakenly referred to as a “transitional” part of Irvington, the Southeast section of the neighborhood reflects its complicated past:
 - Harsh economic forces hammering middle class and working class residents
 - Great crash of 1894
 - The Great Depression
 - Wartime housing shortages and “War Code” housing modifications
 - Decades of redlining starting in the 1930s and continuing until the 1980s
 - Included as part of the Irvington Historic Conservation District in the 1990s to stabilize further demolitions and disinvestment
- The end result is a diverse mix of contributing structures from this long and complex history
 - Period of significance from 1890 to 1948
 - Single family residences – Queen Anne and later Craftsman Style
 - Duplexes and 4-plexes – many built as such and many conversions
 - “Flat” buildings dating to the 1920s and to the 1940s when apartment buildings were becoming stylish for the middle class
- Investment in rehabilitation and adaptive re-use continues since Historic District designation in 2010 (Oregon Special Assessment)

Craftsman Style Residences provide defining character for the immediate area



- House next door to subject property is classic ½ porch Craftsman 4-Square
- 1816 NE 12th Ave
 - Contributing, built 1905

Streetscape across 12th Ave from subject property.

- Foreground house is on Oregon Special Assessment (1803 NE 12th Ave)
- Next door house is contributing
- Last house to right is non-contributing but still relatively well preserved



More typical Craftsman style residences both nearby and within 400' of the site



Across the street at 1222-1224 Schuyler is this non-contributing 4-Square dating to 1903

- Non-contributing because of projecting garage and conversion to duplex after 1948, but otherwise appears intact



At 1823-1827 13th Avenue (opposite side of the block) is this 1911 converted house

- Permits suggest conversion to duplex in 1946
- Non-contributing due to duplex alterations originally presumed to have happened after 1948

South of Tillamook Street no restrictive covenants prevented multi-family construction in this part of Irvington



- Nearby on 13th Avenue a strip of early multi-family buildings dates to circa 1911
- 1901 NE 13th – fully rehabilitated (above left)
 - Others at 1909 NE 13th.
 - New construction in 2002 at 1917 NE 13th follows this design pattern exactly. Built under historic resource review within the Irvington Historic Conservation District
 - Architectural vocabularies bridge Craftsman 4-square forms with eclectic Colonial Revival details

After WW I, a variety of apartments and flats for middle class tenants predominated



- 4-Plex at 1223 NE Schuyler immediately adjacent to the site
- Built 1923 – contributing resource
 - Note symmetry, single center entrance, absence of ornament
 - Hipped roof



- Flat building, 1806 NE 13th, one block from site – built 1923
- Note symmetry, single center entrance, absence of ornament
 - Modest articulation of façade with protruding bays at ends
 - Cornice with tiled vestigial gabled roof detail

More examples of “Flat” buildings in the vicinity



Larger flat building at 11th and Hancock – now condominiums

- Constructed 1924
- Symmetrical with center entrance and two large wings
- Overhanging gabled roof
- Minimal exterior ornament
- Contributing



1022-1036 NE Hancock Street (at 11th Avenue) circa 1913

- 3-1/2 story flat building
- “Jetty” projection on 3rd floor
- Simple corbel detailing to support eaves
- Contributing

Examples of nearby architectural variety



1817 NE 11th Avenue – built circa 1925 – four units

- Hints of Prairie School with cantilevered eaves, hipped roof
- Unadorned arches suggest Mediterranean influences
- Hipped roof, center entrance
- Contributing



2017-2021 NE 12th Avenue – built circa 1924 – multiple units

- Visually identified center “entrance” one of at least 5 unit entrances
- Hipped roof and elements of English Cottage style
- Takes the “multifamily to look like a mansion” to its limit
- Contributing

By Mid-Century new forms were being introduced



8-plex at 1210 NE Hancock on the same block as the site uses a mid-century courtyard complex design

- Built 1946 – contributing resource
- Note symmetry, single center entrance in main structure, absence of ornament
- Hipped roof, traditional materials
- Despite late date in the “automobile era”, no garages were provided

“Multi-family masquerading as mansion is common in parts of Irvington

- Along NE 15th Avenue, at 21st and Tillamook, and elsewhere primarily east of 15th Avenue, multi-family buildings were constructed to resemble mansions to preserve the “single family character” of the neighborhood, at least visually. These started being built once restrictive covenants expired around 1916
- But there are only a few examples west of NE 15th Avenue. Those below are all in the same block between 14th and 15th on Thompson Street (all are contributing):



1403 NE Thompson St –
four units – circa 1926

- Prominent central entry
- Shallow, minimal balconies
- Hipped roof

1417 NE Thompson St –
four units – circa 1926

- Prominent central entry
- Shallow, minimal balconies
- Hipped roof

1427 NE Thompson St –
single family – built 1910

- Prominent central entry
- Craftsman/English Arts & Crafts style

Overall observations on Architectural Compatibility

- Common architectural themes:
 - Gabled and hipped roofs predominate, even on larger structures – many have extended eaves matching earlier residential examples
 - Middle and working class economics are reflected in minimal ornament and simple configurations
 - Visually emphasized center entrances on 2-4 unit buildings dignify and humanize the structures while (in some cases) recalling the configuration of classic Irvington mansions
 - Maximum height is at most 3 stories, with many 2-story buildings
 - Garages, if present at all (typically only with single family residences) are minimized and at the back of the property
 - Bays, balconies, and façade articulation are either absent entirely or very understated except for early 2-flat examples with front porches rather than balconies
 - Brick and stucco predominate as surface materials on the larger multi-family buildings
 - Symmetrical arrangement of standard double hung windows are a dominant feature

We believe that compatible infill in a historic district...

- Blends in without calling attention to itself with dramatic contemporary architectural statements
- Borrows gracefully and thoughtfully from traditional architectural vocabularies in the district without necessarily copying any existing styles or buildings
- May look “old” through use of traditional architectural elements and proportions while differentiating from historic buildings subtly with modern detail elements
- Reflects the socio-economic background of the district as well as the evolving role of public transit and automobiles during the historic period

Closing Remarks

- The ICA LUC requests that the applicants address the concerns raised within this document and develop a revised design which is more compatible with the Irvington Historic District in respect to parking, siting and massing.