

Planning Division Memorandum



Date: July 28, 2009

RE: 72 Walnut Street (duplex)
Shopov Residence
Final Design Review Comments (Administrative Review)

NOTE OF CONCLUSIONS FROM DESIGN REVIEW MEETINGS

Contributors: Alex Jaegerman; Bill Needelman, Deb Andrews; Jean Fraser

I. Introduction

The proposed duplex at 72 Walnut Street was reviewed for conformance with the general "II. DESIGN PRINCIPLES AND STANDARDS" of the City's *R-6 Infill Development Design Principles and Standards* (2007). The applicant is not eligible for a review under "IV. ALTERNATIVE DESIGN REVIEW" of these standards.

II. Discussion

The proposed building is of similar or smaller scale to those nearby; on the downhill side there is open sloped land associated with the former Portland Water District Pumping Station (now privately owned) (Deb Andrews also reviewed and approved this proposal as it is located within 100 feet of a historic landmark). Staff determined in early 2009 that the *Design Principles and Standards* do not apply to the "left" (uphill) elevation and the rear elevation as they "are not readily visible from the public way" (see page 1 of the *Standards*).

In April, 2008 the applicant was informed:

- *The main entrance is on the side of the building, rather than oriented to the street, and therefore the project does not meet Standards A-2, A-3, C-1, and F-6. The Design Standards (Section C and F-6) do suggest ways that this standard may be met while retaining the side entrance ie by linking it to a front door that faces directly onto Walnut Street (and that meets the design standards).*
- *Please provide a sidewalk profile so that the proposal may be assessed in relation to the Standard C-2.*
- *Please clarify the proposed materials for all elements of the structure, including details and material of the porches so that the proposal may be assessed in relation to Standards in Sections F and G.*

In response, the applicant proposed a side porch along the downhill elevation accessed from Walnut Street; soon after the applicant revised the proposal to include a front door directly onto Walnut Street on the front elevation (accessed by stairs at the front) which clearly met the standards. They also supplied the requested information regarding the sidewalk profile and most of the materials. At that time the applicant was advised:

- *The revised building addresses most of the issues raised in relation to the earlier submissions. The main outstanding issue is the fenestration on the front elevation which does not meet Standards D-1, F-2, and G-4. As discussed, the two kitchen windows need to be revised and another window should be introduced over the porch, either to align with the main entrance door or centered on the porch roof.*
- *Thank you for the samples of materials, which are acceptable. Please specify on the plans (we do not need to see samples) the porch and balcony finishing details.*

The final plans (received June 12, 2009) provided the remaining few details, introduced another door over the porch, and revised the windows on the front elevation (similar to those on the other elevations; also balanced and stacked within the front elevation). The final plans also address Deb Andrews (HP) request that the doors on the front elevation have glazing bars and that the porch supports be reduced in scale.

Staff did not find any benefits associated with the alternative front elevation (submitted at the same time), so Plan A1 (dated 4.20.09 rev.6.7.09) is the basis for this final review. Staff considers that, with the revisions made by the applicant over the last few months, the proposals in the 6.7.09 Plan Set now meet the *Design Principles and Standards*.