BEND LANDMARKS COMMISSION
STAFF RECOMMENDATION

CITY OF BEND
COMMUNITY DEVELOPMENT

PROJECT NUMBER: PLHIS20260509
(Type III Quasi-Judicial Review – Landmarks Commission)

DATE MAILED: November 9, 2026
Day 17 of the 120-day review period

APPLICANT: Antra Svarcs Richardson
826 NW Delaware Avenue
Bend OR 97703

ARCHITECT: Life Design Build, LLC
20970 Kin Hezakiah Way
Bend OR 97702

OWNER: Vantage Point Holdings LLC
243 Rametto Road
Santa Barbara, CA 93108

PROJECT LOCATION: 826 NW Delaware Avenue, Bend OR 97703
Tax Lot 5500 on Deschutes County Assessor's Map 17-12-32CD

REQUEST: Historic Resource Major Alteration application request to remodel and construct a rear addition to an existing single-unit dwelling. (Type III Quasi-Judicial Review)

STAFF REVIEWER: Heidi Kennedy AICP, Senior Planner
(541) 617-4524; hkennedy@bendoregon.gov

APPLICABLE CRITERIA, STANDARDS AND PROCEDURES:

Bend Development Code (BDC) – Version effective date: 09-04-2026

BDC Criteria

Chapter 4.2, Minimum Development Standards Review, Site Plan Review and Design Review.

BDC Standards

Chapter 2.1, Residential Districts

Chapter 3.4, Public Improvement Standards

Chapter 3.5, Other Design Standards

Section 3.5.200 Outdoor Lighting Standards

Section 3.5.600 On-Site Drainage

Procedures

Chapter 4.1, Development Review and Procedures

Bend Code (Municipal Code)

Chapter 10.20, Historic Preservation Code

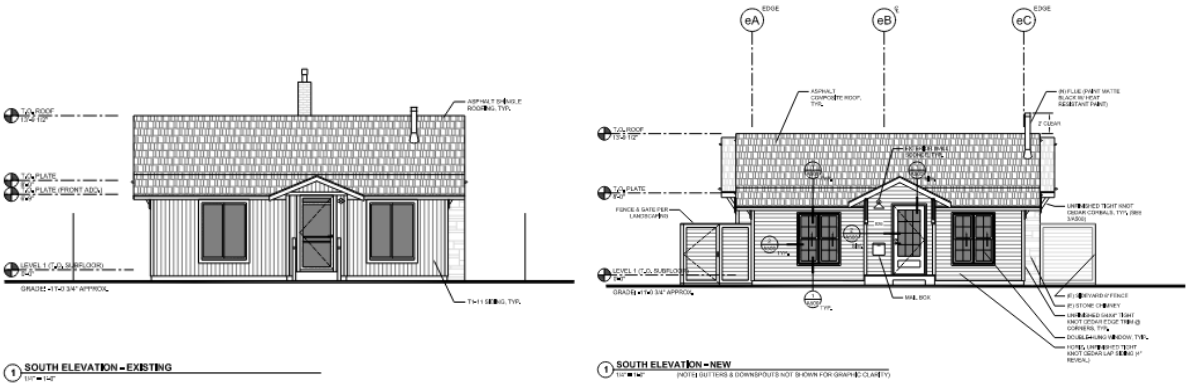
FINDINGS OF FACT:

1. **LOCATION:** The subject property is located at 826 NW Delaware Avenue and is further identified as Tax Lot 5500 on Deschutes County Assessor's Map 17-12-32CD.
2. **ZONING AND PLAN DESIGNATION:** The subject property is zoned Medium Density Residential District (RM) and designated RM on the City of Bend Comprehensive Plan Map. The property is also identified as being in the Old Town Historic District.
3. **SITE DESCRIPTION AND SURROUNDING USES:** The property is a rectangular, shaped lot on the north side of NW Delaware Avenue between NW Broadway and NW Wall Street. The property is developed with a single unit dwelling and two outbuildings in the rear of the property accessed off the abutting alley along the north property line.



2022 City of Bend imagery

4. **PROPOSAL:** Historic Resource Major Alteration application request to remodel and construct a rear addition to an existing single-unit dwelling. (Type III Quasi-Judicial Review)



5. **BACKGROUND/PROPERTY NOMINATION INFORMATION:** The subject property is listed on the National Register of Historic Places as part of the Old Town Historic District.

826 NW Delaware Avenue **Historic Name: Dawson, Lyle and Bertha House** **Built: 1916**
Deschutes Addition: Block 11 **Lot: 3** **Legal: 171232CD05500**
Style: Craftsman Bungalow **Builder: Unknown** **Architect: Unknown**
Rank: Historic Non-Contributing **Site ID #: 2529**

Description: House is a modest example of a side-gable Craftsman style bungalow with knee braces. The home originally had a full-width recessed porch supported by four tapered posts. Today the porch has been enclosed and a small gabled entry vestibule has been added. The exterior is clad with T-1-11 siding. The building rests on a lava rock foundation and has a combination of wood one-over-one double hung and aluminum sliding windows.

Cultural Data: Likely built as a rental, the first verified owners of the home are Lyle T. and Bertha P. Dawson in 1921. Lyle was a cashier for the Bend Water, Light & Power Company. By 1921, they sold the home to Ray Cleveland, an employee at Brooks-Scanlon Lumber Company.

Accessory Structure: Garage **Built:** 1930

Description: Historic Non-Contributing single car garage which sits parallel to the alley.



6. **APPLICATION ACCEPTANCE DATE:** This application was submitted on October 14, 2026 and deemed complete on October 23, 2026. The 120-day review period ends on February 20, 2026.

7. **PUBLIC NOTICE AND COMMENTS:** On October 26, 2026, the Planning Division mailed notice of the request to surrounding owners of record as shown on the most recent property tax assessment roll and to the addresses of property (based on the City's current

addressing record) within 500 feet of the site, and to the designated representatives of the Old Bend Neighborhood District. A "Proposed Development" sign was also posted on the site on October 26, 2026. As of the date of this report, no public comment letters have been received by the Planning Division.

8. **LEGAL LOT OF RECORD:** The subject property is Lot 3, Block 11 of the Deschutes Addition subdivision recorded in 1912. Therefore, the subject property is a legal lot of record.
9. **RELATED APPLICATIONS:** This application is related to two other applications including PLHIS20260508, a demolition request and PLHIS2020510, an Historic Resource new construction request.

APPLICATION OF THE CRITERIA:

The following findings evaluate the application(s) for conformance with applicable standards of the City of Bend Municipal Code.

CHAPTER 10.20, HISTORIC PRESERVATION CODE

10.20.030 Procedures.

E. Applications shall be reviewed according to the processes described below:

3. The following applications are reviewed by the Landmarks Commission via the Type III process:

a. Major alterations;

b. New construction;

FINDING: The application is seeking approval to remodel and construct a rear addition to an existing single-unit dwelling. The applicant has applied for a Type III application review which will require review by the Landmarks Commission for this request. Applicable sections 10.20.050 and 10.20.130 are addressed below.

F. Except as otherwise provided for in this chapter, all other development regulations contained in the Bend Development Code apply to historic resources and historic districts.

FINDING: The applicant is requesting approval to remodel and construct a rear addition in the Medium Density Residential (RM) Zone. Bend Development Code establishes standards for development in the RM Zone (BDC Chapter 2.1) Although conformance with BDC 2.1 will be verified through any future building permit process, the standards within the Design Review Criteria of BC 10.20.130 will also be addressed.

10.20.050 Criteria of Approval.

B. Applications for Type II and III additions to and alterations of existing structures shall meet all of the following criteria of approval:

1. The proposed alteration will not change the qualities for which the structure has been recognized.

FINDING: The subject property is developed with a 1,053 square foot craftsman style dwelling. The property nomination information describes the dwelling as a modest example of a side-gable Craftsman style bungalow with knee braces. The dwelling has been heavily altered since the original construction and includes an enclosed porch and a small gabled entry vestibule. The exterior is clad in T-1-11 siding and has a combination of wood one-over-one double hung and aluminum sliding windows. The proposal includes renovation work to the façade and a rear expansion of the existing dwelling. The main or front portion of the dwelling will remain and a 277 square foot single story addition is proposed to the rear of the home. The work proposed includes replacing all the non-historic siding, doors and roofing. Replacement of the aluminum and deteriorated wood windows with the exception of two historic windows that are in fair shape is also proposed. Staff recommends that the Landmarks Commission find that the proposed alterations will not change the qualities for which the structure has been recognized as there are no proposed modifications to the front façade of the structure

2. The alteration will be compatible with the appearance and character of the historic structure or district.

FINDING: As proposed, the project includes leaving the front structure of the main dwelling largely intact (apart from rebuilding a small entry vestibule) and adding a 277 square foot addition on the rear of the dwelling. The existing dwelling has been heavily modified and there are no existing photographs of the original dwelling. Therefore, the applicant has looked towards other historic homes in the district to propose replacement materials that are compatible with the appearance and character of the historic homes in the district. Staff recommends that the Landmarks Commission find that the proposed alterations and rear addition are compatible with the appearance and character of the historic district.

3. The proposal is consistent with the design review criteria of BC 10.20.130.

FINDING: The design review criteria of BC 10.20.130 are addressed below.

10.20.130 Design Review Criteria

The following design review criteria shall apply to alterations, additions and new construction:

A. *Siting.*

1. In addition to the zoning requirements, the relationship of new additions and new construction to the street and to the open space between buildings shall be compatible with adjacent historic buildings and with the historic character of the surrounding area.

FINDING: The subject property is located on the north side of NW Delaware Avenue, just east of the intersection of NW Delaware Avenue and NW Broadway Street. It is within the Old Town

Historic District and developed with a non-contributing 1,053 square foot dwelling. The proposed addition is sited at the rear of the existing dwelling, where it is visible from the adjacent alley and possibly partially visible from NW Delaware Avenue. The proposed addition is approximately 14 feet in height to match the height of the existing dwelling.

Staff recommends the Landmarks Commission find that the relationship of the proposed addition to the alley and to the existing open space between buildings is compatible with adjacent buildings and with the character of the surrounding area. The siting of the addition at the rear of the dwelling is in a similar location to other additions on nearby dwellings within the District.

The development is located within the RM Zoning District; the proposed addition is reviewed below for compliance with Chapter 2.1 of the Bend Development Code.

BEND DEVELOPMENT CODE

Chapter 2.1, Residential Districts (RM)

2.1.300 Setbacks.

A. *Purpose*. Setbacks provide private outdoor living space, building separation for fire protection/security, building maintenance, and sunlight and air circulation. The setback standards encourage placement of residences close to the street for public safety and neighborhood security.

B. *Setback Standards*. The following setback standards apply to all structures, except as otherwise provided by this section or specified in this code. See also special setbacks permitted in BDC 3.6.200, Special Standards for Residential Uses, and BDC Chapter 3.8, Development Alternatives.

C. *Front Setbacks.*

2. *RS, RM-10, RM, and RH Districts.* The minimum front setback is 10 feet. Garages and carports with street access must be set back a minimum of 20 feet from the front property line.

D. *Rear Setbacks.*

2. *RS, RM-10, RM and RH Districts.* The minimum rear setback is five feet.

E. Side Setbacks.

2. *RS, RM-10, RM and RH Districts*. The minimum side setback is five feet.

FINDING: As shown on the submitted site plan, the proposed addition will be located 5 feet from both the east and west property lines and approximately 45 feet from the north property line abutting the alley. The existing dwelling is located approximately 20 feet from the front property line.

The subject property also contains an existing shed and detached garage located in the rear of the property. These structures are proposed to be demolished (PLHIS20260508). Therefore, the existing structure with the proposed addition will meet the required setbacks in the RM Zone.

2.1.700 Maximum Lot Coverage and Floor Area Ratio.

A. *Maximum Lot Coverage and Floor Area Ration*. The following maximum lot coverage and floor area ratio standards apply:

Table 2.1.700 Residential Lot Coverage

Residential Zone	***Lot Coverage***	***FAR***
Medium Density Residential (RM)	***50% for lots or parcels with single-story single-unit detached dwelling unit(s) and single-story accessory structures.***	***None***

FINDING: The existing structure, a single-unit detached dwelling unit and the proposed rear addition are single-story, therefore, the maximum lot coverage is 50 percent; on a 4,549 square foot property, this equates to a lot coverage of 2,274.5 square feet. As shown on the submitted site plan, the existing dwelling is 1,053 square feet. The proposed addition is 277 square feet. With the existing structures and proposed addition there will be a total of 1,330 square feet or 29% lot coverage. Therefore, the existing dwelling with the proposed addition will meet the maximum lot coverage standards of the RM Zone.

2.1.800 Building Height.

A. *Standard*. The following building heights apply to all development within the Residential District:

2. Buildings within the RM Zone may be no more than 40 feet in height.

FINDING: The proposed addition is one story and approximately 14 feet in height matching the existing single-unit detached dwelling. This is well below the maximum height of 40 feet permitted in the RM Zone. Therefore, the existing dwelling with the proposed addition will meet the maximum height limitation standards.

2.1.1100 Other Design Standards.

A. Development must comply with BDC 3.5.600, On-Site Drainage.

FINDING: Per the submitted landscape plan, a bioswale is proposed in the front yard of the property and an underground drywell is proposed within the backyard.

B. Development must comply with BDC 3.5.200, Outdoor Lighting Standards, and 3.5.400, Solar Standards.

3.5.200 Outdoor Lighting Standards.

C. *Standards for installation and operation of outdoor lighting*.

1. All outdoor lighting fixtures subject to this Ordinance shall be designed as a full cut-off fixture or have a shielding method to direct light emissions down onto the site and not shine direct illumination or glare onto adjacent properties.

5. Outdoor lights at designated Historic Sites or within Historic Neighborhoods that are consistent with the architectural style or era of the building or property shall be consistent with the provisions of this section.

FINDING: The proposed alterations and addition include the utilization of new outdoor lighting. As part of this application the applicant uploaded photos of the proposed outdoor lighting fixtures and they are full cutoff in design which complies with the outdoor lighting standard.

Exterior Light Fixtures



A. *Siting. (Continuation from page 5)*

2. New additions and new construction shall be sited so that the impact to the primary facade(s) is kept to a minimum. Additions shall generally be located at the rear portions of the property or in such locations where they have the least visual impact from public ways.

FINDING: The primary façade of the existing dwelling faces NW Delaware Avenue. The proposal includes substantial renovations to the existing façade of the dwelling and the construction of a 277 square foot addition to the rear of the dwelling. As described above, the proposed addition will be located at the rear of the subject property. The submitted plans show a proposed ridgeline which matches the existing at 14 feet. Staff recommends the Landmarks Commission find this criterion will be met.

B. *Landscape (Visible from Adjacent Public Street).*

1. Alterations and new development shall incorporate traditional landscape elements evident in the historic properties in the surrounding area such as grass, trees, shrubs, and picket fences as applicable.

2. Inappropriate landscape treatments, such as berms and extensive ground cover inconsistent with the historic landscaping of the property, are prohibited.

FINDING: The applicant is proposing new on-site landscaping and has submitted a landscape plan. The proposal also includes the plan to construct new fencing including a 3 foot tall open slat fence with vertical cedar boards in the front yard and a 6 foot tall vertical cedar board fence in the rear and side yards. New flagstone paving to the front door and west side yard are

also proposed. Staff recommends that the Landmarks Commission find that the proposed new introduced landscaping and fencing includes a mix of trees, shrubs, groundcover and appropriate cedar fencing and meets these landscape standards.

At the rear of the property, a gravel driveway area is also proposed for parking. Per Bend Development Code Section 3.1.400.G.1 parking areas must be paved with asphalt, concrete or comparable surfacing or a durable nonpaving material (e.g., grass-crete, eco-stone) may be used to reduce surface water runoff. Gravel is not allowed. Staff recommends this requirement be made a condition of approval.

Condition of Approval: *All on-site parking areas must be paved with asphalt, concrete or comparable surfacing or a durable non-paving material (e.g., grass-crete, eco-stone) may be used to reduce surface water runoff. Gravel is not allowed.*

C. *Building Height.*

1. In addition to the zoning requirements, the height of new additions and new construction shall not exceed the height of the historic building being added onto, or of historic buildings in the surrounding area.

FINDING: The proposed addition is approximately 14 feet in height to match the height of the existing single-unit detached dwelling. This is well below the height maximum of 40 feet in the RM Zone. Staff recommends the Landmarks Commission find this criterion will be satisfied.

D. *Building Massing.*

1. New additions shall be articulated in such a manner that no single element is visually larger than the existing historic building.

FINDING: Since the proposal is for an addition, this criterion applies. As shown on the submitted plans, the proposed addition does not contain more massing than the existing dwelling in terms of height as the addition is approximately 14 feet in height to match the existing dwelling.

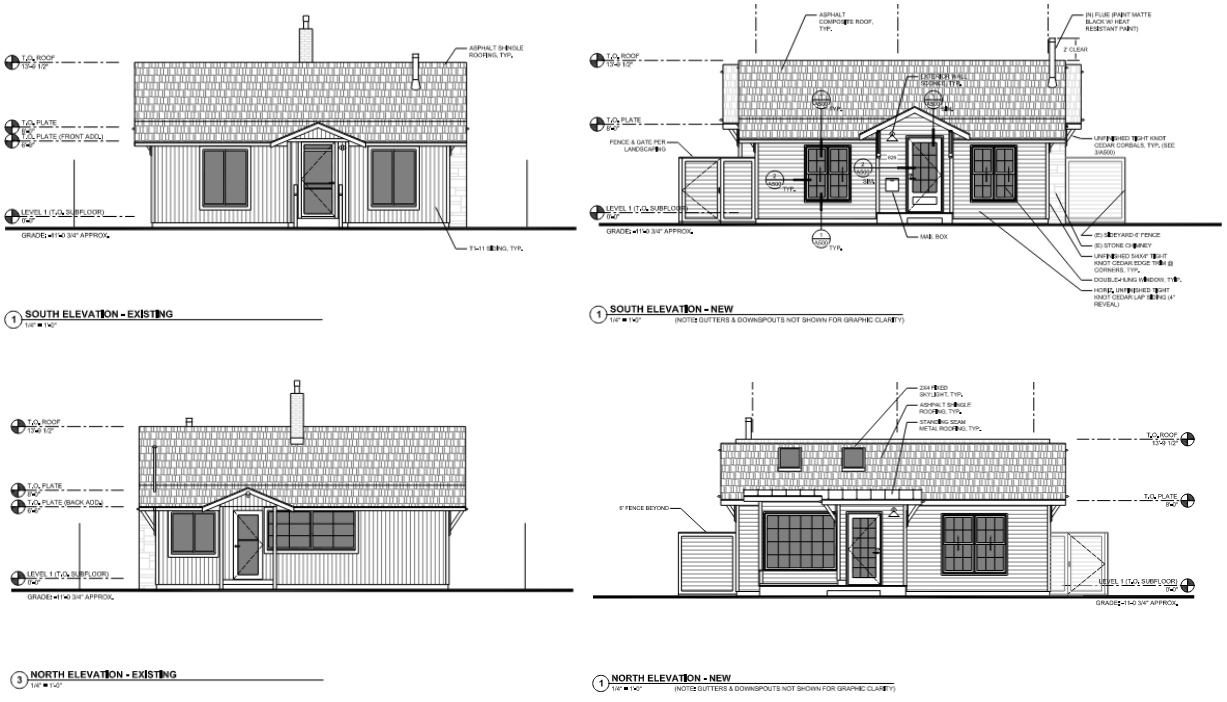
The proposed addition does contain more massing than the existing dwelling in terms of width as the addition is a few feet wider than the existing building width. However, the proposed addition is sited at the rear of the existing single-unit detached dwelling and will only be partially visible from the NW Delaware Avenue frontage.

In area, the addition comprises 277 square feet while the existing dwelling is 1,053 square feet. Staff recommends the Landmarks Commission find that this criterion is satisfied.

E. *Proportion and Scale.*

1. The relationship of height to width of new additions and their sub-elements, such as windows and doors and of alterations, shall be compatible with related elements of the historic building and with the historic character of the surrounding area.

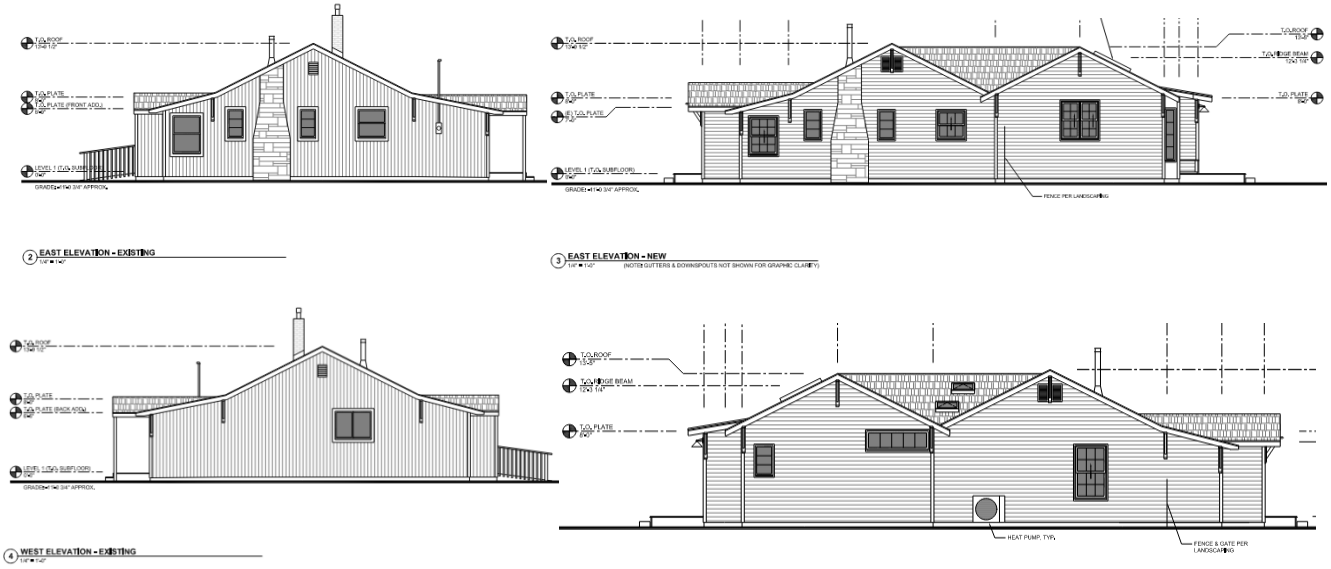
FINDING: Much of the exterior cladding and many of the windows in the existing dwelling are not original nor historically appropriate. The few remaining original windows are broken and/or painted shut. The applicant intends to retain two of the existing historic windows on either side of the chimney. The proposal is for a new 277 square foot addition to the rear of the dwelling and the installation of new siding and aluminum clad wood windows and a new asphalt shingle roof. The existing window openings will be retained on the existing dwelling front and side facades. The proposed rear addition will also include sub-elements such as windows and doors that will match the existing dwelling. The front door vestibule is proposed to be rebuilt with a slightly larger footprint. Staff recommends the Landmarks Commission find that the proposed modifications to the existing dwelling and the proposed addition are compatible with the historic character of the surrounding area.



2. The relationship of solids to voids (wall to window) shall be compatible with related elements on the historic building and with the historic character of the surrounding area.

FINDING: The proposal is for a new, 277 square foot addition at the rear of the dwelling; therefore, this criterion applies.

The south-facing elevation proposes two new windows and a reconstructed vestibule with a new front door. The proposed solids to voids are similar to the existing dwelling. The proposed new north-facing elevation of the proposed addition also includes two new windows and a door. The side elevations of the existing dwelling will remain and the proposed addition includes similar solids to voids as the existing dwelling. Staff recommends the Landmarks Commission find the amount and style of windows and doors proposed on the addition and on the existing dwelling are compatible with the historic building.



F. Exterior Features.

1. *General.*

a. To the extent practicable, original historic architectural elements and materials shall be preserved.

b. Architectural elements and materials for new additions shall be compatible with related elements of the historic building and with the historic character of the surrounding area.

c. The preservation, cleaning, repair, and other treatment of original materials shall be done in a manner as to retain the original materials to the most practical extent.

FINDING: The new 277 square foot addition will be sited at the rear of the dwelling and attached to the north side of the existing dwelling. As described above, the proposed addition will be one story and will utilize craftsman style details, including gable vents and lap siding. Proposed windows are aluminum clad wood windows to closely match historic wood windows. Two of the historic windows on each side of the chimney are proposed to be retained. The proposed materials are in character with the appearance of other surrounding contributing

dwellings in the district. Staff recommends that the Landmarks Commission find these criteria will be met.

2. *Foundations.*

a. Concrete or masonry foundations to replace deteriorated wood foundations are permitted. Such new foundations shall be covered with board skirting or similar treatment to match the original appearance and extend to within six to eight inches of the ground level.

b. Concrete or masonry foundations for new additions need not be covered with material that simulates construction techniques that were practiced at the original time of construction.

c. New foundations shall not significantly alter the historic finish floor elevation of the building.

FINDING: The existing, 1,053 square foot dwelling contains an existing basalt stone/masonry and mortar foundation. The proposal includes a new, 277 square foot addition which staff assumes includes a new concrete foundation. No changes are proposed to the existing foundation. Staff recommends the Landmarks Commission find these criteria are met.

3. *Roofs.*

a. Roofs on new additions shall be of forms (gabled, hipped, etc.) that are compatible with the historic building and the historic character of the district.

FINDING: The proposed addition includes a new, expanded to the north roof design that will be similar to the historic roof design in pitch and height. Skylights are proposed for the new roof. However, the skylights will not be on the portion of the roof visible from NW Delaware Avenue. Staff recommends the Landmarks Commission find this criterion is met.

4. *Garages/Carports.*

a. When feasible, garages and carports shall be located on the site where they have the minimum visual impact from public streets.

b. Where garages must face the street front, they shall be designed to minimize their bulk and visual impact. Single-car garage doors should be employed.

FINDING: This proposal does not include a garage or carport. This criterion is not applicable to the proposal.

STAFF RECOMMENDATION:

Staff recommends the Landmarks Commission approve the request to remodel and construct a rear addition to an existing single-unit dwelling subject to the following conditions of approval:

RECOMMENDED CONDITIONS OF APPROVAL:

1. As required by the Building Division, the applicant shall obtain all required building permits for the proposed addition and alterations to the existing dwelling.
2. The applicant shall submit a standard details checklist to the Planning Division for review and approval prior to issuance of building permits.
3. The applicant shall inform Landmarks staff of any modifications to the approved design that arise during construction. All changes are required to be reviewed and approved prior to implementation in order to uphold this Bend Landmarks Commission Decision.
4. All on-site parking areas must be paved with asphalt, concrete or comparable surfacing or a durable non-paving material (e.g., grass-crete, eco-stone) may be used to reduce surface water runoff. Gravel is not allowed.

Written by: Heidi Kennedy

Heidi Kennedy AICP, Senior Planner

Accommodation Information for People with Disabilities & Language Assistance Services

You can obtain this information in alternate formats such as Braille, electronic format, etc. Free language assistance services are also available. Please email **accessibility@bendoregon.gov** or call 541-693-2198. Relay Users Dial 7-7-1. All requests are subject to vendor processing times and should be submitted 48-72 hours in advance of events.

Servicios de asistencia lingüística e información sobre alojamiento para personas con discapacidad

Puede obtener esta información en formatos alternativos como Braille, formato electrónico, etc. También disponemos de servicios gratuitos de asistencia lingüística. Póngase en contacto en correo electrónico **accessibility@bendoregon.gov** o número de teléfono 541-693-2198. Los usuarios del servicio de retransmisión deben marcar el 7-1-1. Por favor, envíe sus solicitudes con 48-72 horas de antelación al evento; todas las solicitudes están sujetas a los tiempos de procesamiento del proveedor.