



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

FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner  
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)

**Date:** November 9, 2016  
**To:** Interested Person  
**From:** Megan Sita Walker, Land Use Services  
503-823-7294 / [MeganSita.Walker@portlandoregon.gov](mailto:MeganSita.Walker@portlandoregon.gov)

## **NOTICE OF A TYPE I PROPOSAL IN YOUR NEIGHBORHOOD**

Development has been proposed in your neighborhood. The proposed development requires a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map is attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

Because we must publish our decision within 21 days, **we need to receive your written comments by 5 p.m. on November 23, 2016.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 16-247979 HR, in your letter. It also is helpful to address your letter to me, Megan Sita Walker. You can also e-mail your comments to me at my e-mail address identified above.

### **CASE FILE NUMBER: LU 16-247979 HR – WINDOW REPLACEMENT AND INSTALLATION OF FRENCH DOORS**

**Applicant:** Ken Wiesler  
624 NE 64th Avenue  
Portland, OR 97213

**Owners:** Stanley F Horak & Fay B Horak  
3228 NE 20th Avenue  
Portland, OR 97212

**Site Address:** 3404 NE 21ST AVE

**Legal Description:** BLOCK 15 LOT 16, IRVINGTON  
**Tax Account No.:** R420403170  
**State ID No.:** 1N1E26AA 04200  
**Quarter Section:** 2732

**Neighborhood:** Alameda, contact Dave Johansen at 415-225-6202. Irvington, contact Dean Gisvold at 503-284-3885.

**Business District:** North-Northeast Business Assoc, contact at [chair@nnebaportland.org](mailto:chair@nnebaportland.org)  
**District Coalition:** Northeast Coalition of Neighborhoods, contact Zena Rockowitz at 503-388-5070.

**Plan District:** None  
**Other Designations:** Contributing Resource in the Irvington Historic District

**Zoning:** R5h, Residential 5,000 with Historic Resource Protection overlay  
**Case Type:** HR – Historic Resource Review  
**Procedure:** Type I, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

**Proposal:**

The applicant seeks Historic Resource Review approval for alterations to a contributing resource in the Irvington Historic District. The extent of work proposed includes the removal of four (4) original windows on the north (side) and east (rear) façades.

The applicant proposes the following alterations:

On the north (side) façade:

- Two (2) original all wood, eight over one double hung windows, each measuring approximately 3'-0" wide by 2'-9" tall, are proposed to be replaced with custom all wood, eight over one double hung windows with true divided lites, measuring approximately 3'-0" wide by 3'-5" tall.
- An existing doorway with a non-original screen door is proposed to be sealed and patched with siding to match the original condition in terms of material, profile, texture, and color.

On the east (rear) façade:

- On the east (rear) façade, the two (2) original windows together (including trim), measure approximately 6'-9" wide by 4'-9" tall, are proposed to be replaced with a pair of custom all wood, French doors with true divided lites, measuring approximately 5'-0" wide by 7'-0" tall. The remaining opening will be sealed and patched with siding to match the original condition in terms of material, profile, texture, and color.

Because the proposal includes non-exempt alterations to the exterior of a contributing resource in the Irvington Historic District, Historic Resource Review is required.

**Relevant Approval Criteria:**

In order to be approved, this proposal must comply with the approval criteria specified in the Portland Zoning Code. The relevant approval criteria are:

- Section 33.846.060.G *Other approval criteria*

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. This application was submitted on September 23, 2016 and determined to be complete on November 3, 2016.

**Decision Making Process**

The Bureau of Development Services will make a decision on this proposal. We will consider your comments, and either:

- Approve the proposal.
- Approve the proposal with conditions.
- Deny the proposal.

**We will mail you a copy of our decision only if you comment in writing to us at the City of Portland Bureau of Development Services, 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201.** There will be no public hearing.

The neighborhood association listed on the first page of this notice may take a position on this application. They may also schedule an open meeting prior to making their recommendation to the Bureau of Development Services. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. You may also find additional information about the City of Portland and City Bureaus, as well as a digital copy of the Portland Zoning Code, by visiting the City's homepage on the Internet at [www.portlandonline.com](http://www.portlandonline.com).

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 extended at the request of the applicant.

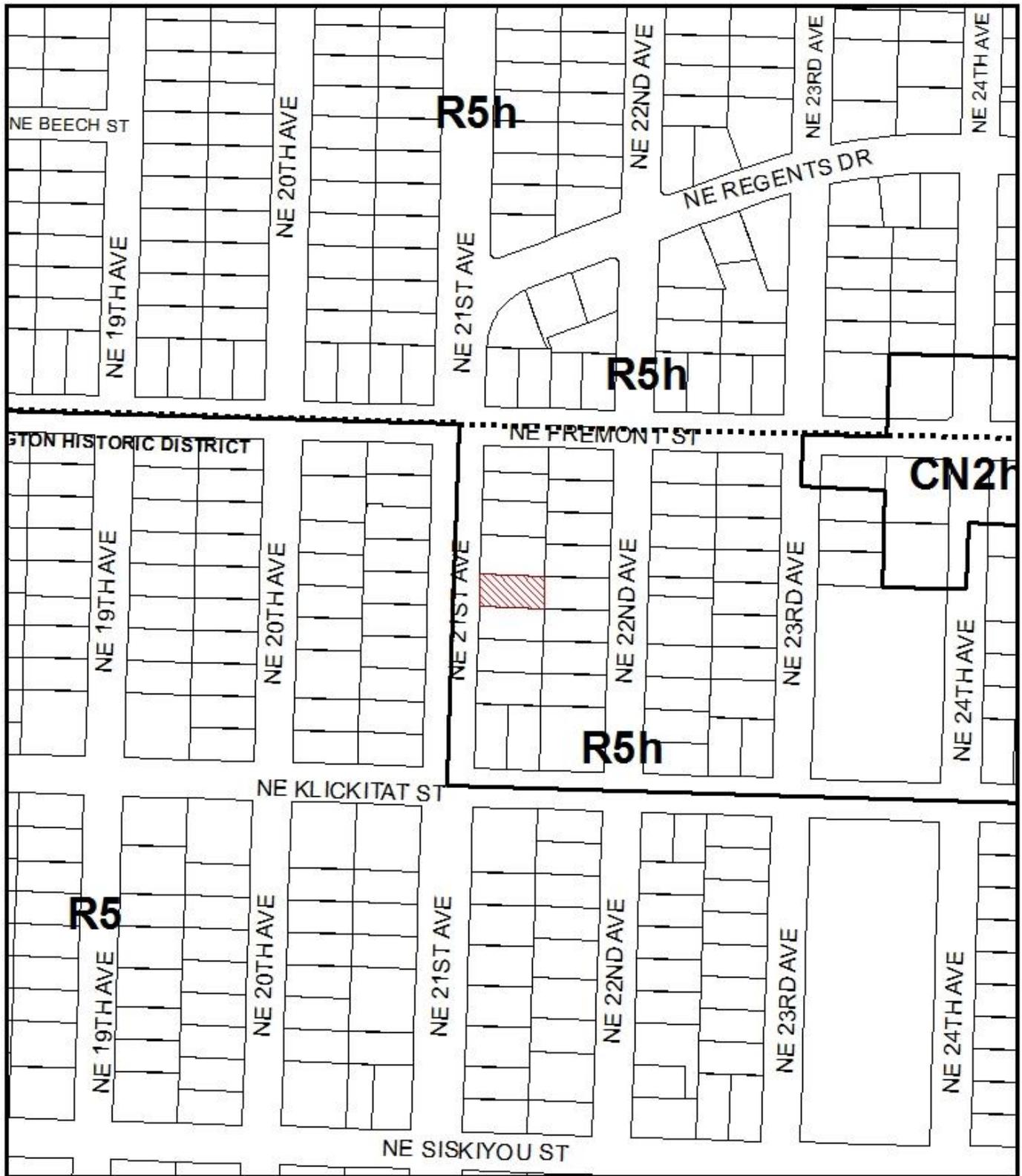
**Appeal Process**

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem OR 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues which may provide the basis for an appeal to LUBA must be raised in writing before the deadline for comments, or you may not be able to raise that issue in an appeal. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

**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).**

**Enclosures:**

Zoning Map  
Site Plan  
Proposed North Elevation  
Proposed East Elevation



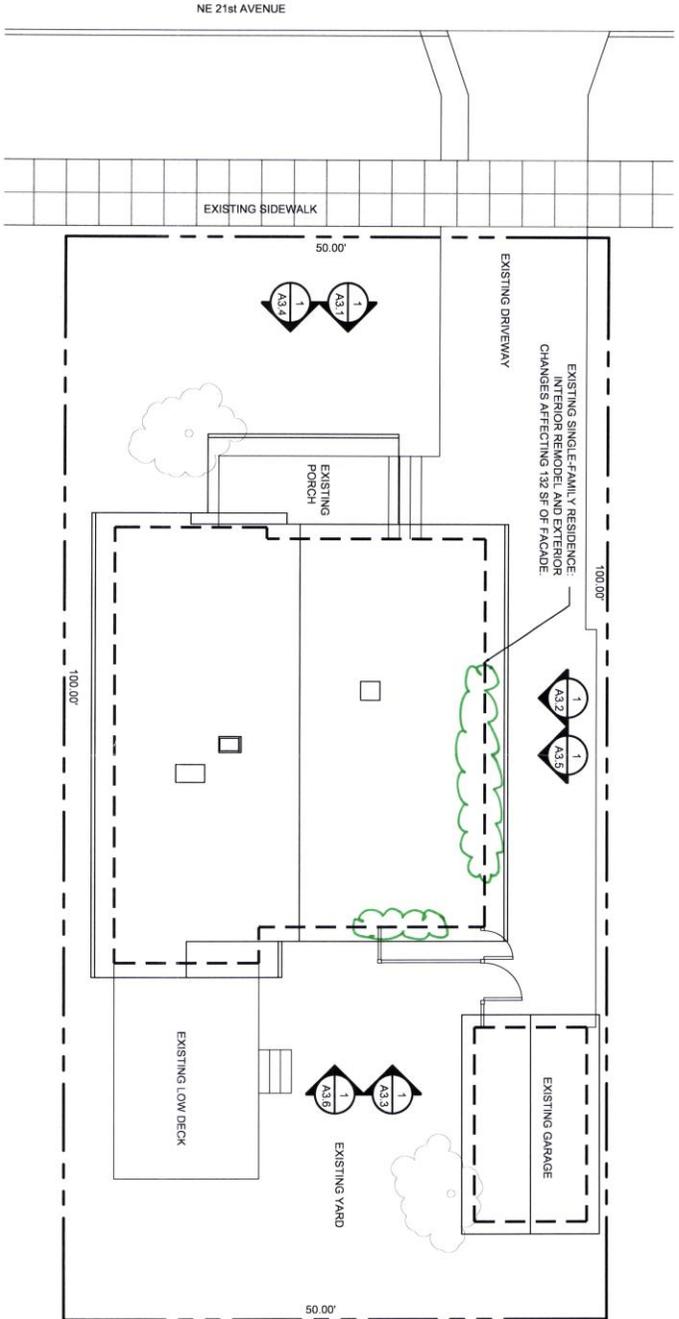
# ZONING

 Site



This site lies within the:  
IRVINGTON HISTORIC DISTRICT

File No. LU 16-247979 HR  
 1/4 Section 2732  
 Scale 1 inch = 200 feet  
 State\_Id 1N1E26AA 4200  
 Exhibit B (Sep 28, 2016)



**1 SITE PLAN**  
1" = 10'-0"

**PROJECT CONTACT INFORMATION:**  
**CLIENT:** GREG AND SHANA HAWLEY  
 3404 NE 21st AVENUE  
 PORTLAND, OR 97212

**OWNER:** STANLEY F AND FAY B HORAK  
 3228 NE 20TH AVENUE  
 PORTLAND, OR 97212

**SITE ADDRESS:** 3404 NE 21st AVENUE  
 PORTLAND, OR 97212

**STATE ID:** 1N1E28AA 4200  
 MULTNOMAH COUNTY

**DRAFTING:**  
**KEN WIESLER**  
 503.868.9535  
 ken@spiretech.com

**CONTRACTOR:**  
**MARK URBAN**  
 URBAN RESTORATION  
 971-570-1577  
 CCB # 122337

**PROPERTY ID:** R187750  
**ZONING:** R5h  
**HIST. DISTRICT:** IRVINGTON  
**ALLOWED USE:** HOUSEHOLD LIVING

**SITE COVERAGE DATA:**  
**LOT SIZE:** 5,000 SF  
**BUILDING COVERAGE AND IMPERVIOUS AREA NOT AFFECTED**

**SETBACKS:**  
**FRONT:** 10' NO CHANGE  
**SIDE:** 5' NO CHANGE  
**REAR:** 5' NO CHANGE

**PROJECT CONSISTS OF:**  
 1. INTERIOR REMODEL OF SINGLE FAMILY RESIDENCE.  
 2. REMOVAL AND SUBSTITUTION OF WINDOWS ON EAST AND NORTH SIDES OF RESIDENCE.  
 3. ASSOCIATED MECHANICAL, ELECTRICAL, AND PLUMBING.

**PROJECT INFORMATION, SITE PLAN**  
 A1.1 PROJECT INFORMATION, SITE PLAN  
 A3.1 EXISTING WEST ELEVATION  
 A3.2 EXISTING NORTH ELEVATION  
 A3.3 EXISTING EAST ELEVATION  
 A3.4 PROPOSED WEST ELEVATION  
 A3.5 PROPOSED NORTH ELEVATION  
 A3.6 PROPOSED EAST ELEVATION  
 A4.1 WINDOW AND TRIM DETAILS

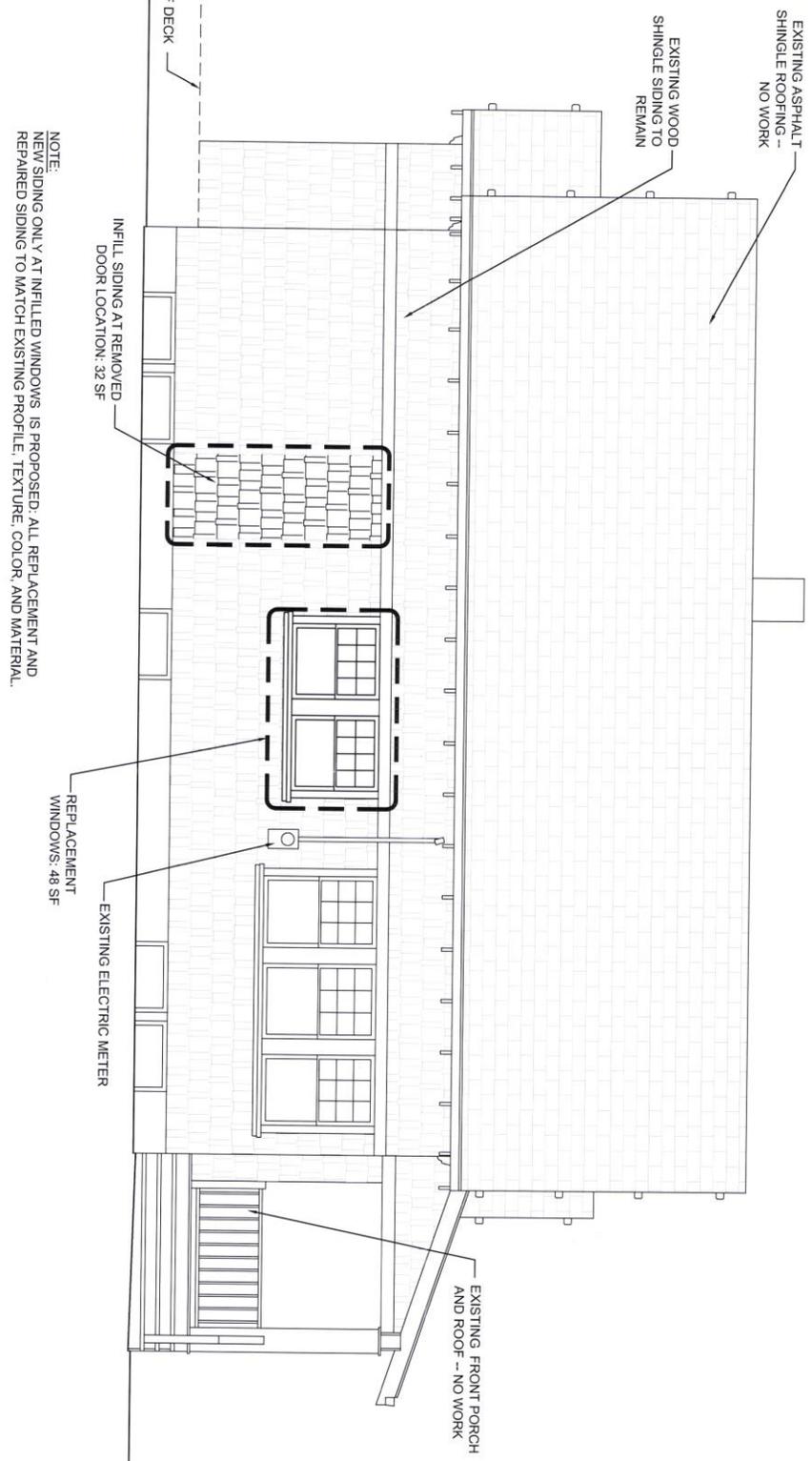
**2 PROJECT INFORMATION**  
NO SCALE

**3 DRAWING INDEX**  
NO SCALE

LU 16 - 2 4 7 9 4 R

<b>A1.1</b>	<b>PROJECT INFO</b> SITE PLAN	<b>HAWLEY RESIDENCE</b> GREG AND SHANA HAWLEY 3404 NE 21st AVENUE PORTLAND, OR 97212	<b>Ken Wiesler</b> Residential Design and Consulting 503.868.9535 ken@spiretech.com
	<b>REVISIONS:</b> HISTORIC REVIEW 09/21/16		

1 PROPOSED NORTH ELEVATION  
1/4" = 1'-0"

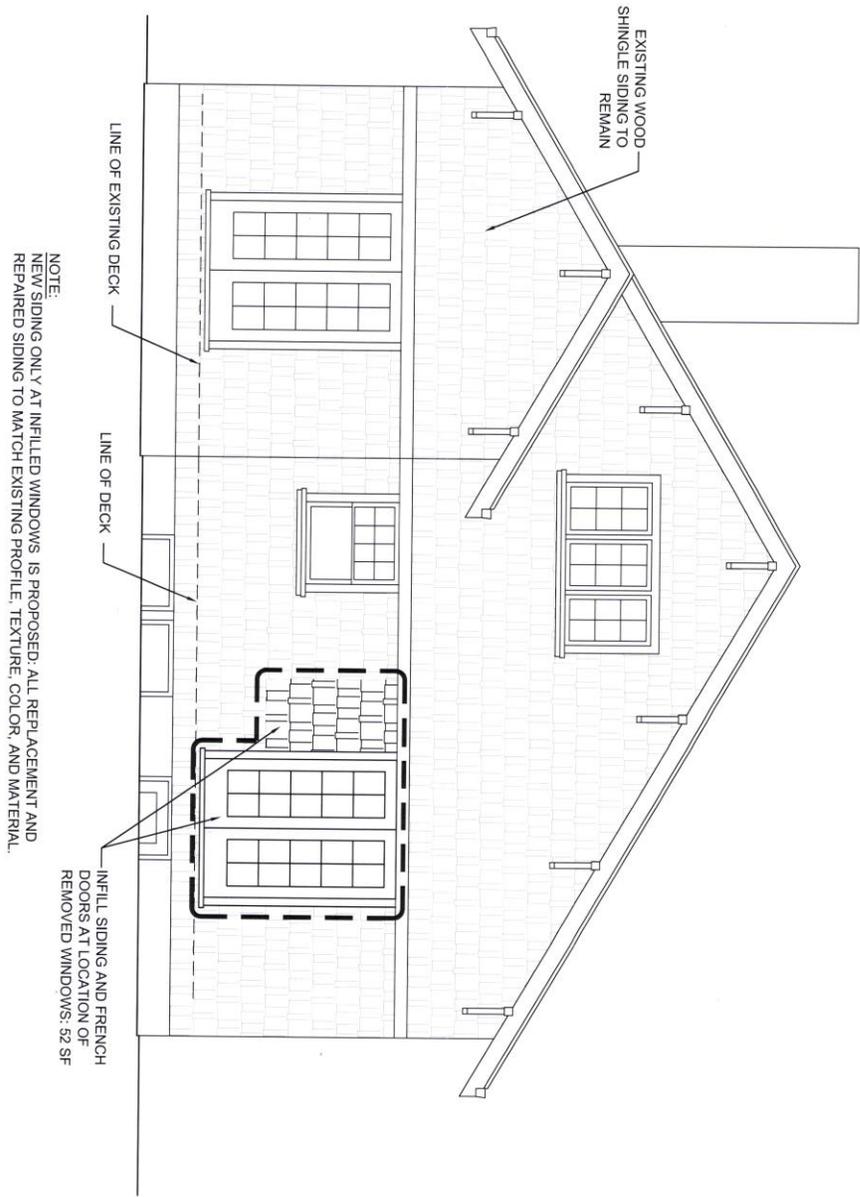


REVISED  
NOVEMBER 1, 2016

LU 16-24444 HR

<b>A3.5</b>	HISTORIC REVIEW 09/21/16 NOT FOR CONSTRUCTION	REVISIONS: 11/01/2016	PROPOSED NORTH ELEVATION	HAWLEY RESIDENCE GREG AND SHANA HAWLEY 3404 NE 21st AVENUE PORTLAND, OR 97212	Ken Wiesler Residential Design and Consulting 503.866.9535 ken@spretech.com

1 PROPOSED EAST ELEVATION  
1/4" = 1'-0"



REVISED  
NOVEMBER 1, 2016

LV 16-247-979 HR

<b>A3.6</b>	HISTORIC REVIEW 09/21/16	PROPOSED EAST ELEVATION	HAWLEY RESIDENCE	<b>Ken Wiesler</b> Residential Design and Consulting 503.866.9535 ken@spiretech.com
	NOT FOR CONSTRUCTION	REVISIONS: 11/01/2016	GREG AND SHANA HAWLEY 3404 NE 21st AVENUE PORTLAND, OR 97212	