



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

FROM CONCEPT TO CONSTRUCTION

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**Date:** March 26, 2013  
**To:** Interested Person  
**From:** Hillary Adam, Land Use Services  
503-823-3581 / [Hillary.Adam@portlandoregon.gov](mailto:Hillary.Adam@portlandoregon.gov)

**RE-NOTIFICATION OF A NOTICE OF A TYPE II PROPOSAL IN  
YOUR NEIGHBORHOOD**

This re-notification is to correct an error in the Notice of Proposal dated March 7, 2013:

- **Error:** *The Notice of Proposal indicated that a Modification was requested, but did not describe the Modification.*
- **Correction:** *The applicant is requesting a modification to 33.110.225 – Building Coverage, to increase the allowed building coverage from 2,250 square feet to 2,332 square feet to accommodate the first floor shower.*

**We need to receive your written comments by 5 p.m. on April 2, 2013.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 13-104886 HDZM, in your letter. It also is helpful to address your letter to me, Hillary Adam.

**CASE FILE NUMBER: LU 13-104886 HDZM – EXTERIOR  
ALTERATIONS**

**Applicant:** Dan Hallock, Applicant  
7670 SE McBride St  
Milwaukie, OR 97222

Griffith & Margaret Marshall, Owners  
1909 NE Brazee St  
Portland, OR 97212

**Site Address:** 1909 NE BRAZEE

**Legal Description:** BLOCK 33 LOT 11, IRVINGTON  
**Tax Account No.:** R420407100, R420407100  
**State ID No.:** 1N1E26DA 02100, 1N1E26DA 02100  
**Quarter Section:** 2832

**Neighborhood:** Irvington, contact Dean Gisvold at 503-284-3885.  
**Business District:** North-Northeast Business Assoc, contact Joice Taylor at 503-445-1321.  
**District Coalition:** Northeast Coalition of Neighborhoods, contact Shoshana Cohen at 503-388-5004.

**Plan District:** None  
**Other Designations:** Contributing resource in the Irvington Historic District, listed in the National Register of Historic Places on October 22, 2010.

**Zoning:** R5 – Residential, 5,000

**Case Type:** HDZM – Historic Design Review with Modification request  
**Procedure:** Type II, an administrative decision with appeal to the Historic Landmarks Commission.

**Proposal:**

The applicant proposes the following exterior alterations:

- Construction of a 2'-6" x 7'-3" addition toward the rear of the building on the east façades to enlarge a first floor bathroom, with stucco siding to match the existing and a shed roof extended from the existing shed roof;
- Removal of a 5'-2" x 3'-6" glass block opening on the north façade, and its replacement with a 3'-0" x 3'-6" wood casement window, with infill siding to match the existing; and
- Widening of the existing 4'-0" wide concrete front entry stair to 6'-0".

The applicant is requesting a modification to 33.110.225 – Building Coverage, to increase the allowed building coverage from 2,250 square feet to 2,332 square feet to accommodate the first floor shower.

Historic Design Review is required because the proposal is for exterior alterations to a contributing resource in the Irvington Historic District.

Also proposed, but not subject to historic design review, the following aspects of the proposal are provided for informational purposes only.

- Installation of a hand rail at the front entry stair and landing for safety, though not required as the landing is less than 30" above grade; and
- Alterations to the garage to change the existing flat roof to a gabled roof.

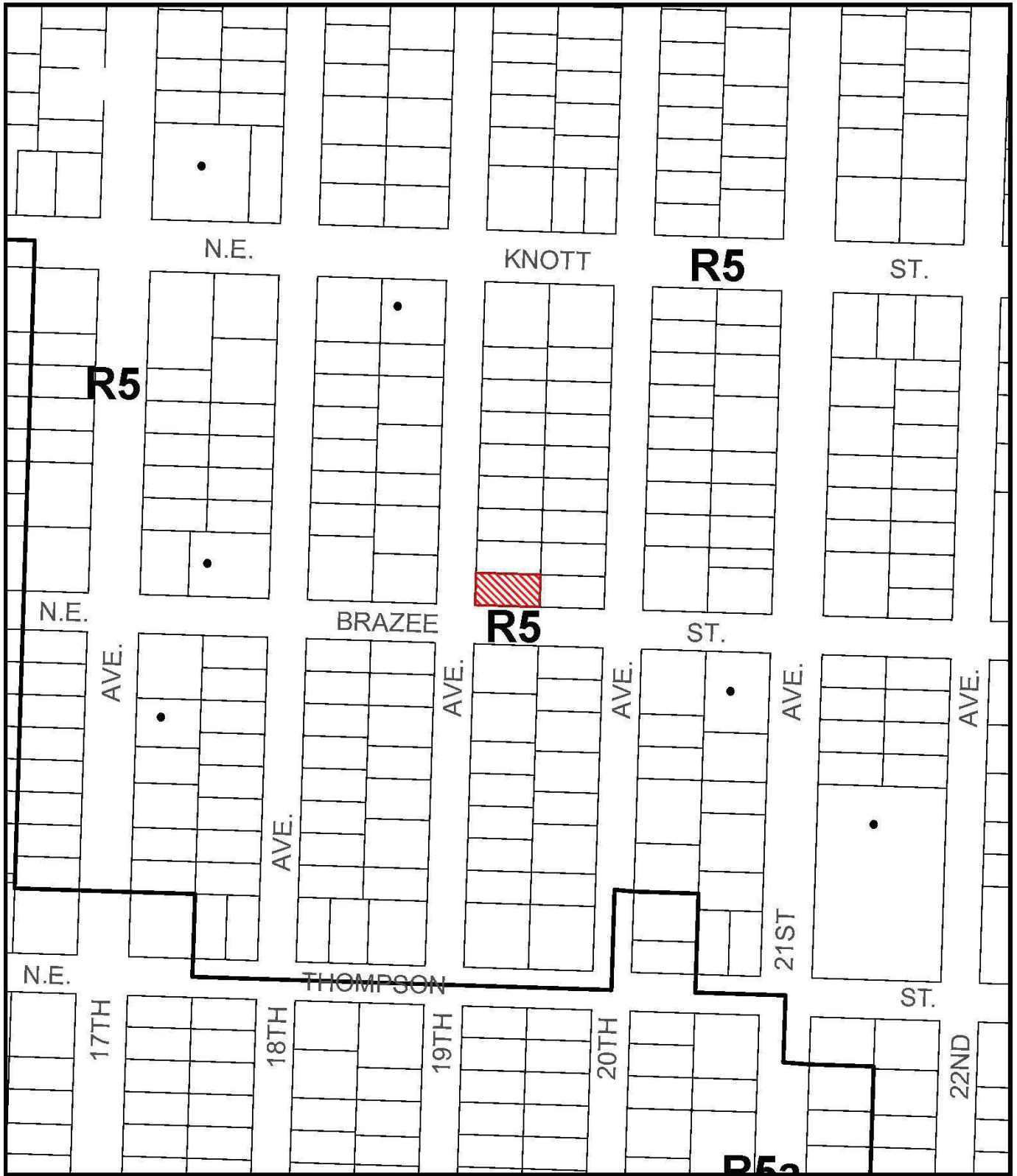
**Relevant Approval Criteria:**

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are:

- 33.846.060.G *Other Approval Criteria*

**Enclosures:**

Zoning Map  
Site Plan



# ZONING



Site



Historic Landmark



This site lies within the:  
IRVINGTON HISTORIC DISTRICT

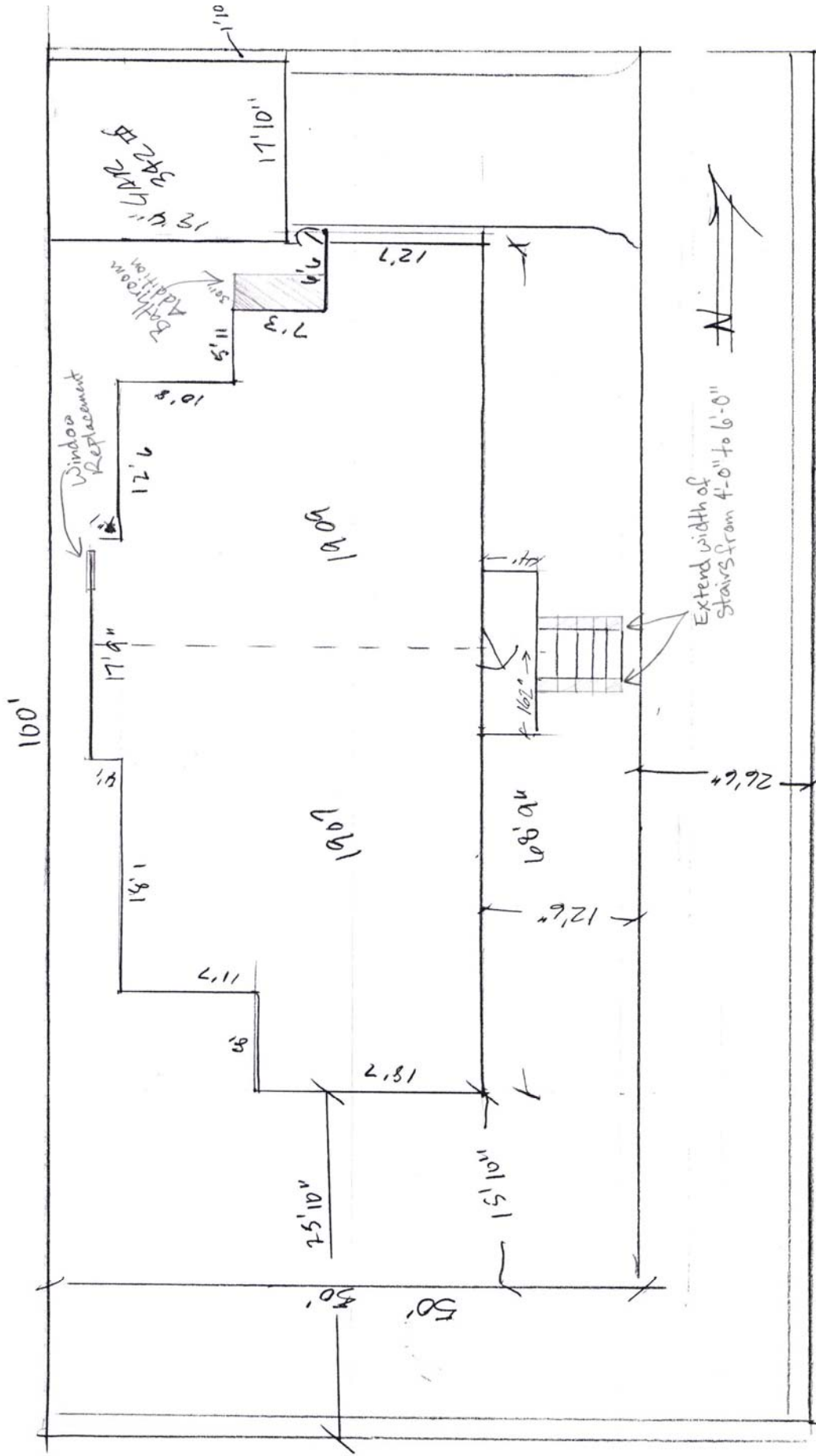
File No. LU 13-104886 HDZM

1/4 Section 2832

Scale 1 inch = 200 feet

State\_Id 1N1E26DA 2100

Exhibit B (Jan 15, 2013)



- TOTAL FOOTPRINT 2314<sup>1</sup>/<sub>2</sub> INCL. GARAGE  
PLOT PLAN 1907-1909 BRACE <sup>3</sup>/<sub>32</sub>" = 1'0"