



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

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: April 27, 2015
To: Interested Person
From: Chris Caruso, Land Use Services
503-823-5747 / Chris.Caruso@portlandoregon.gov

NOTICE OF A TYPE I DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has **approved** a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision, including the written response to the approval criteria and to public comments received on this application, are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 15-123982 HR – NEW WINDOWS

GENERAL INFORMATION

Applicant: America & John R Hopson
2815 NE 17th Ave / Portland OR 97212

Site Address: 2815 NE 17TH AVE

Legal Description: BLOCK 53 LOT 4 N 10' OF LOT 5, IRVINGTON
Tax Account No.: R420411530
State ID No.: 1N1E26AC 10500
Quarter Section: 2732
Neighborhood: Irvington, contact Dean Gisvold at 503-284-3885.
Business District: North-Northeast Business Assoc, contact Joice Taylor at 503-841-5032.

District Coalition: Northeast Coalition of Neighborhoods, contact info@necoalition.org
Plan District: None
Other Designations: Irvington Historic District
Zoning: R5 – Single-Dwelling Zone 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 exterior alterations to the Clarke House, a 1910 Craftsman-style bungalow designated as a contributing resource in the Irvington Historic District. The proposed work includes the following:

- Removal of 2 non-original windows and 2 original windows on the second story of the south façade;
- Installation of a pair of new wood casement windows in one existing opening;
- Installation of one new fixed fiberglass window in on existing opening;
- Installation of three new wood double-hung windows in an expanded opening; and
- New wood window trim around the three-part double-hung windows to match the existing trim in material and style.

Historic Resource Review is required for exterior alterations to existing structures within this historic district.

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:

- 33.846 Historic Resource Review
- 33.846.060.G Other Approval Criteria

CONCLUSIONS

The purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. The proposed new second story windows are a sensitive alteration to a side façade that maintains the historic form of the house so as to not compromise the historic character of Irvington Historic District. This proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

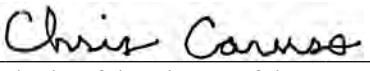
Approval of Historic Resource Review for exterior alterations to the Clarke House, a 1910 Craftsman-style bungalow designated as a contributing resource in the Irvington Historic District, to include the following:

- Removal of 2 non-original windows and 2 original windows on the second story of the south façade;
- Installation of a pair of new wood casement windows in one existing opening;
- Installation of one new fixed fiberglass window in on existing opening;
- Installation of three new wood double-hung windows in an expanded opening; and
- New wood window trim around the three new double-hung windows to match the existing trim in material and style.

Approved, per the approved site plans, Exhibits C-1 through C-7 signed and dated April 21, 2015, subject to the following conditions:

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1-C.7. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 15-123982 HR."

Staff Planner: Chris Caruso

Decision rendered by:  **on April 21, 2015**
By authority of the Director of the Bureau of Development Services

Decision mailed (within 5 days of dec.) April 27, 2015

Procedural Information. The application for this land use review was submitted on February 24, 2015, and was determined to be complete on **March 31, 2015**.

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. Therefore this application was reviewed against the Zoning Code in effect on February 24, 2015.

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 waived or extended at the request of the applicant. In this case, the applicant did not

waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: July 29, 2015.**

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

This decision, and any conditions associated with it, is final. It may be appealed to the Oregon Land Use Board of Appeals (LUBA), within 21 days of the date the decision is mailed, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have submitted written testimony during the comment period for this land use review. Contact LUBA at 775 Summer St NE Suite 330, Salem, OR 97301-1283 or phone 1-503-373-1265 for further information.

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. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

Recording the final decision.

If this Land Use Review is approved, the final decision must be recorded with the Multnomah County Recorder. A building or zoning permit will be issued only after the final decision is recorded. The final decision may be recorded on or after **April 27, 2015**. The applicant, builder, or a representative may record the final decision as follows:

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder’s office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034
For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

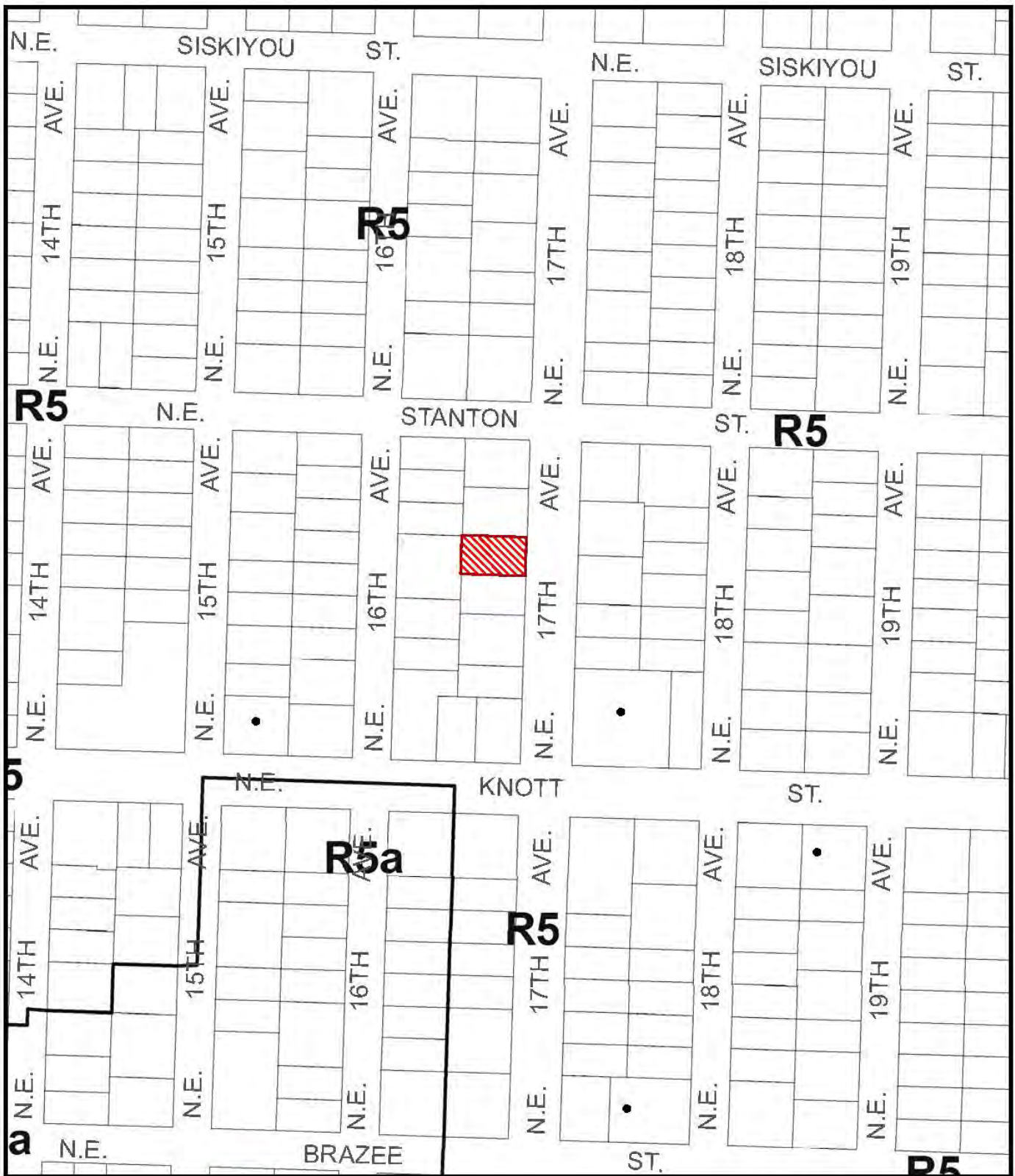
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code for the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Floor Plan
 - 3. Existing South Elevation
 - 4. Proposed South Elevation (attached)
 - 5. Window Sections
 - 6. Window Sections
 - 7. Window Specifications
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses: None required.
- F. Correspondence:
 - 1. Dean Gisvold, ICA Land Use Committee, April 13, 2015
- G. Other:
 - 1. Original LU Application
 - 2. Incomplete Letter

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).



ZONING



Site

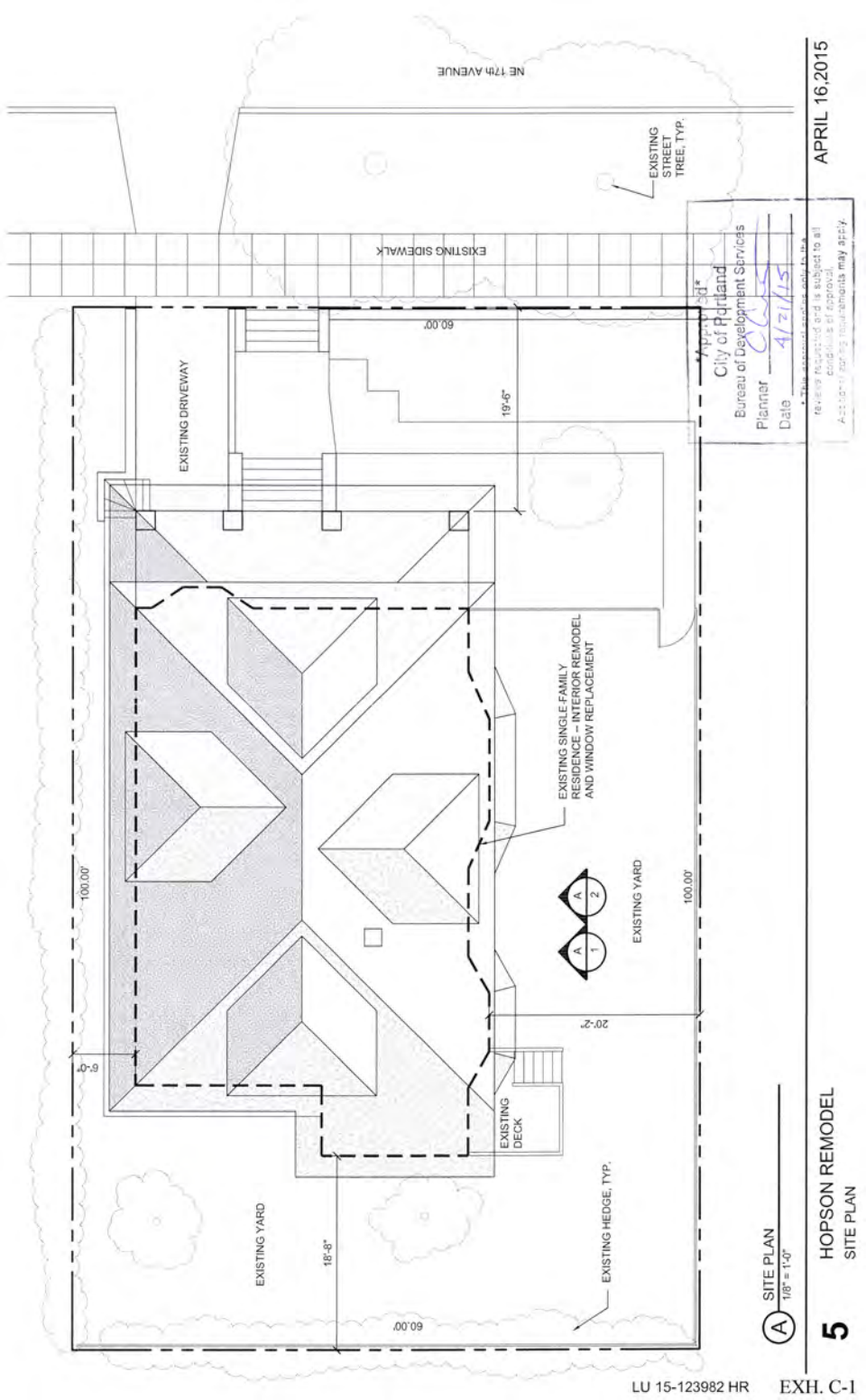


Historic Landmark



This site lies within the:
IRVINGTON HISTORIC DISTRICT

File No. LU 15-123982 HR
 1/4 Section 2732
 Scale 1 inch = 200 feet
 State_Id 1N1E26AC 10500
 Exhibit B (Feb 26, 2015)



(A) SITE PLAN
1/8" = 1'-0"

5 HOPSON REMODEL
SITE PLAN

Approved*
City of Portland
Bureau of Development Services
Planner CLC
Date 4/21/15

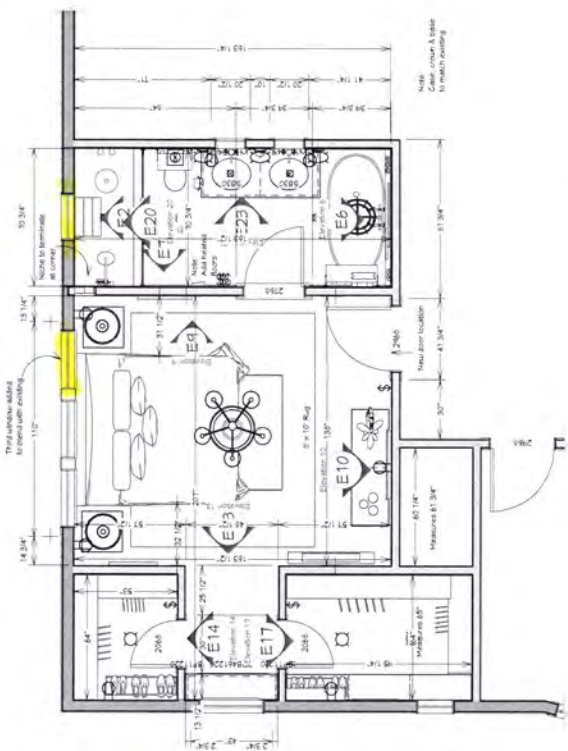
Reviewing Municipality and is subject to all conditions of Approval. Action of other reviewing agencies may apply.

APRIL 16, 2015

LORD DESIGN

www.lordinteriordesign.com

Scale: 1/4" = 1'-0"
 Date: 12.08.14
 Page: 1



Hopson Master Suite Floor Plan

Scale: 1/4" = 1'-0"

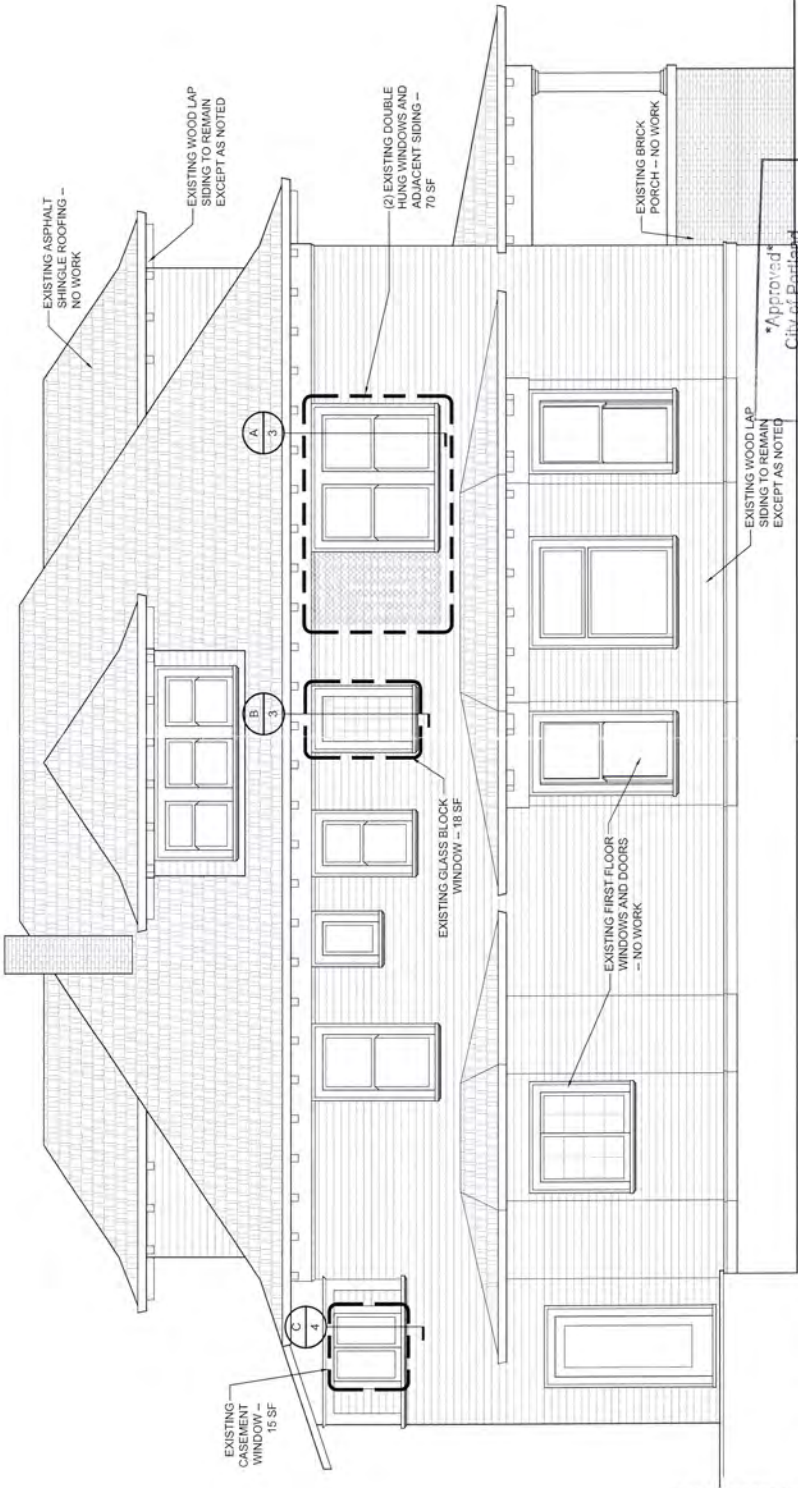
This drawing is a professional representation of the information provided to the architect and is not intended to be used for construction. The contractor shall verify all dimensions and materials in the field. The architect is not responsible for any errors or omissions on this plan. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible therefor.

Approved
 City of Portland
 Bureau of Development Services
 Planner _____
 Date 4/21/15

* This approval applies only for the
 reviews provided and is subject to all
 conditions of a prior J. Approved
 Additional zoning requirements may apply.

LU 15 - 123982 HR

EXH.C2



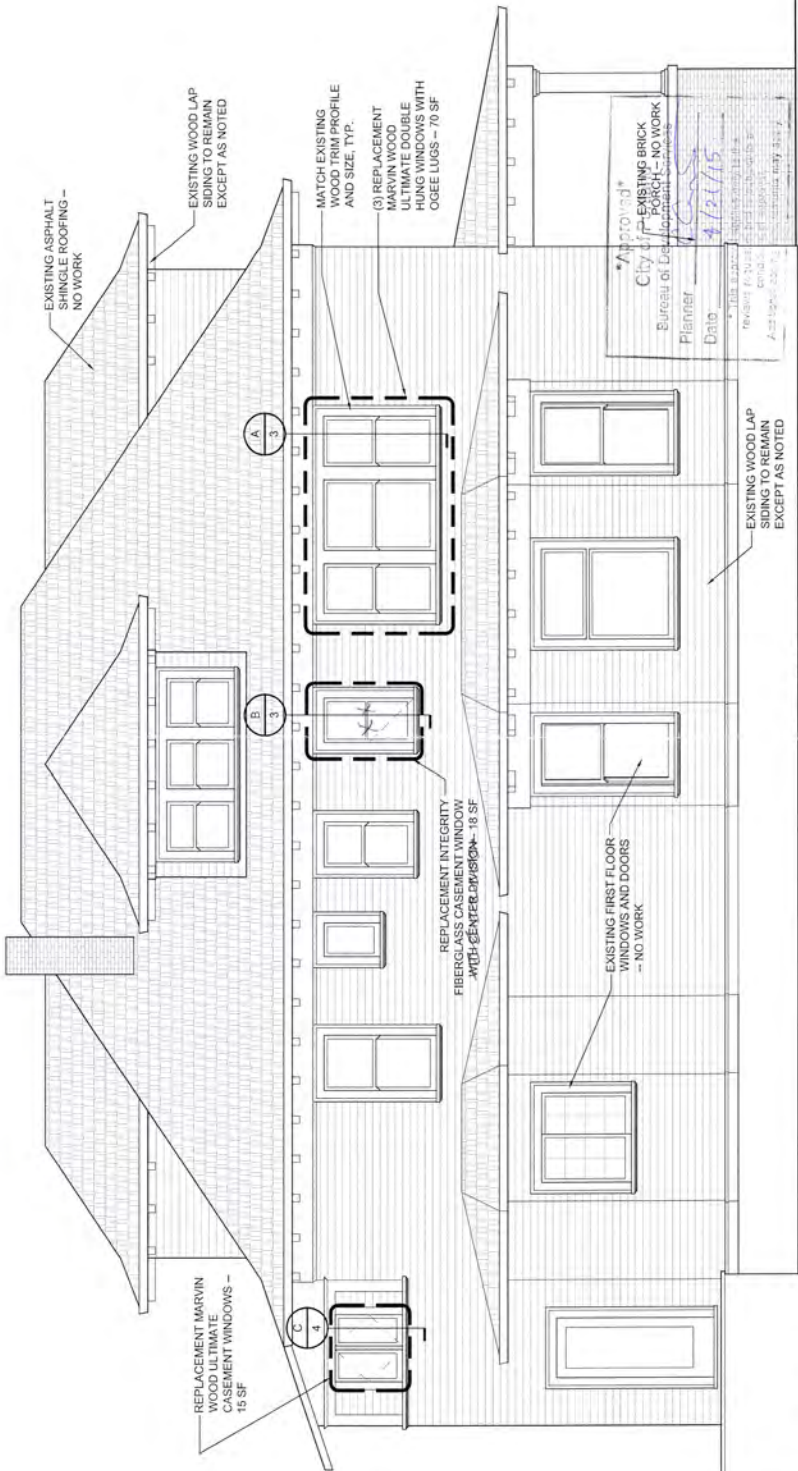
Approved
 City of Portland
 Bureau of Development Services
 Planner *CS*
 Date *4/21/15*

* This approval applies only to the
 review provided and is subject to all
 conditions of approval.
 Additional zoning requirements may apply

(A) EXISTING SOUTH ELEVATION
 1/4" = 1'-0"

1 HOPSON REMODEL
 EXISTING SOUTH ELEVATION

MARCH 31, 2015



EXISTING ASPHALT SHINGLE ROOFING - NO WORK

REPLACEMENT MARVIN WOOD ULTIMATE CASERMENT WINDOWS - 19 SF

EXISTING WOOD LAP SIDING TO REMAIN EXCEPT AS NOTED

MATCH EXISTING WOOD TRIM PROFILE AND SIZE, TYP.
 (3) REPLACEMENT MARVIN WOOD ULTIMATE DOUBLE HUNG WINDOWS WITH OGEE LUGS - 70 SF

REPLACEMENT INTEGRITY FIBER GLASS CASERMENT WINDOW WITH CENTER DIVISION - 18 SF

EXISTING FIRST FLOOR WINDOWS AND DOORS - NO WORK

EXISTING WOOD LAP SIDING TO REMAIN EXCEPT AS NOTED

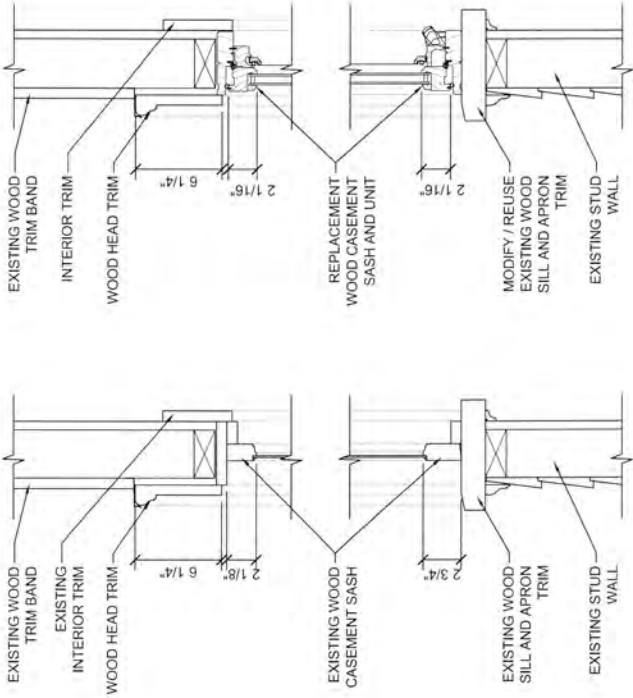
Approved*
 City of Detroit
 Bureau of Development
 Planner GCS
 Date 4/21/15
 * This approval is subject to the applicant providing all required information and documents to the Bureau of Development in accordance with the City of Detroit Planning Department's Administrative Code, Section 221.02.

NOTE:
 NO NEW SIDING IS PROPOSED - INCIDENTAL SIDING WORK ONLY: ALL REPLACEMENT AND REPAIRED SIDING TO MATCH ORIGINAL PROFILE AND MATERIAL.

A PROPOSED SOUTH ELEVATION
 (1/4" = 1'-0")

1 HOPSON REMODEL
 PROPOSED SOUTH ELEVATION

MARCH 31, 2015



Approved
 City of Portland
 Bureau of Development Services
 Planner CL
 Date 4/21/15

* This approval applies only to the review requested and is subject to all conditions of approval. Additional zoning requirements may apply.

(C) EXISTING AND REPLACEMENT CASEMENT WINDOW
 1 1/2" = 1'-0"

4 HOPSON REMODEL
 WINDOW DETAILS

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #3	Mark Unit: shower window			
Qty: 1				



CN 2040
FS 23 1/2" X 47 1/2"
RO 24" X 48"

Stone White Exterior
Stone White Interior
Integrity Casement - Left Hand
All Ultrex
CN 2040
Rough Opening 24" X 48"
IG - 1 Lite
Tempered LoE 272 Obscure w/Argon
White Folding Handle
Interior Aluminum Screen
Charcoal Fiberglass Mesh
Stone White Surround
2" Jamb
Nailing Fin

Line #5	Mark Unit: wood combination			
Qty: 1				



As Viewed From The Exterior
FS 104 1/8" X 65"
RO 105 1/8" X 65 1/2"

Primed Pine Exterior
Primed Pine Interior
3W1H - Rectangle Assembly
Assembly Rough Opening w/ Subsill
105 1/8" X 65 1/2"

Unit: A1
Wood Ultimate Double Hung
CN 2428
Rough Opening w/ Subsill
30 3/8" X 65 1/2"
Top Sash
Primed Pine Sash Exterior
Primed Pine Sash Interior
IG - 1 Lite
LoE 272 w/Argon
Stainless Perimeter Bar
Ovolo Interior Glazing Profile
Bottom Sash
Primed Pine Sash Exterior
Primed Pine Sash Interior
IG - 1 Lite
LoE 272 w/Argon
Stainless Perimeter Bar
Ovolo Interior Glazing Profile
Oil Rubbed Bronze Sash Lock
White Jamb Hardware
Prep For Stool
Nan Finger-Jointed Blindstop
No Screen

Unit: A2
Wood Ultimate Double Hung
CN 3228
Rough Opening w/ Subsill
38 3/8" X 65 1/2"
Top Sash
Primed Pine Sash Exterior
Primed Pine Sash Interior
IG - 1 Lite
LoE 272 w/Argon



Stainless Perimeter Bar
 Ovolo Interior Glazing Profile
 Bottom Sash
 Primed Pine Sash Exterior
 Primed Pine Sash Interior
 IG - 1 Lite
 LoE 272 w/Argon
 Stainless Perimeter Bar
 Ovolo Interior Glazing Profile
 Oil Rubbed Bronze Sash Lock
 White Jamb Hardware
 Prep For Stool
 Non Finger-Jointed Blindstop
 No Screen

Unit: A3

Wood Ultimate Double Hung

CN 2428

Rough Opening w/ Sub sill

30 3/8" X 65 1/2"

Top Sash
 Primed Pine Sash Exterior
 Primed Pine Sash Interior
 IG - 1 Lite
 LoE 272 w/Argon
 Stainless Perimeter Bar
 Ovolo Interior Glazing Profile
 Bottom Sash
 Primed Pine Sash Exterior
 Primed Pine Sash Interior
 IG - 1 Lite
 LoE 272 w/Argon
 Stainless Perimeter Bar
 Ovolo Interior Glazing Profile
 Oil Rubbed Bronze Sash Lock
 White Jamb Hardware
 Prep For Stool
 Non Finger-Jointed Blindstop
 No Screen
 Vertical Stud Pocket 4"
 Primed Pine Exterior Mull Cover
 Factory Mull Charge
 5 3/16" Jamb
 Exterior Casing - None
 #use 8063 subsill
 Primed Pine Simulated Thick Subsill
 Non Finger-Jointed Subsill
 6" Long Sill Horns
 Non Finger-Jointed Sill
 No Installation Method
 # Non system generated Pricing

LU15-123982 HR

EXH. C-7