



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

7728

Date: October 21, 2016
To: Interested Person
From: Hannah Bryant, Land Use Services
503-823-5353 / Hannah.Bryant@portlandoregon.gov

NOTICE OF A TYPE II 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 28 days, **we need to receive your written comments by 5 p.m. on November 11, 2016.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 16-217728 HR, in your letter. It also is helpful to address your letter to me, Hannah Bryant. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 16-217728 HR – ENCLOSED REAR PORCH

Applicant: Shane Patrick | Neil Kelly Design
804 N. Alberta Street
Portland, OR 97217

Owner: Paul & Andrea Cedfeldt
2408 NE 18th Avenue
Portland, OR 97212-4244

Representative: Barbara Miller | Neil Kelly Company
15573 SW Bangy Road
Lake Oswego, OR 97035

Site Address: **2408 NE 18TH AVE**

Legal Description: BLOCK 37 LOT 16, IRVINGTON
Tax Account No.: R420408020
State ID No.: 1N1E26DB 09500
Quarter Section: 2832
Neighborhood: Irvington, contact Dean Gisvold at 503-284-3885.
Business District: North-Northeast Business Assoc, contact at chair@nnebaportland.org
District Coalition: Northeast Coalition of Neighborhoods, contact Zena Rockowitz at 503-388-5070.

Other Designations: Contributing resource in the Irvington Historic District
Zoning: R5, Residential 5000 – Single Dwelling Zone
Case Type: Historic Resource Review

Procedure: **Type II**, an administrative decision with appeal to the Landmarks Commission.

Proposal:

The applicant seeks Historic Resource Review approval for the proposal to enclose the north and east openings of the rear porch under the existing single story roof. The subject property is the 1909 Louis Carnaham house on NE 18th Avenue, a contributing property in the Irvington Historic District. The rear elevation of the home has previous modifications including enclosing the original second story sleeping porch, and a two-story addition that projects into the original porch footprint.

The proposal is to enclose the porch with a low wall the height of the existing north knee wall, topped with a band of wood, double-hung windows. The existing corner column will still be legible from the street, contrasting with the band of windows. These original features: the knee wall height, the columns, and the existing roof, are proposed to be retained so this area will read from the street as a former porch, and not as part of the original enclosed footprint of the house.

Historic Resource Review is required because the proposal is for non-exempt exterior alterations on a primary structure in a historic district.

Relevant Approval Criteria:

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

- 33.846 Historic Resource Review
- 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 August 5, 2016 and determined to be complete on October 13, 2016.

DECISION MAKING PROCESS

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

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

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.

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.

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.

APPEAL PROCESS

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Landmarks Commission. This review body will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and information on how to file an appeal will be included. If you do not send any comments, you can still appeal the decision. There is a 14-day deadline to file an appeal beginning on the day the decision is mailed. The reason for the appeal must be specifically defined in order for the review body to respond to the appeal. If an appeal is filed, you will be notified of the time and location of the appeal hearing.

There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

APPEAL OF THE FINAL CITY DECISION

After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the comment deadline or prior to the conclusion of the hearing if a local appeal is requested. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that may also 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
- North Elevation
- East Elevation



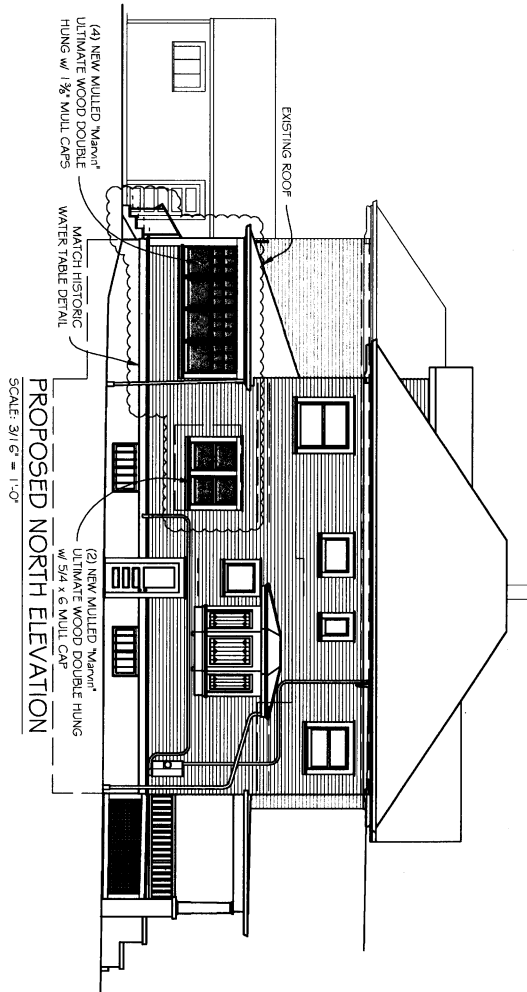
ZONING



This site lies within the:
IRVINGTON HISTORIC DISTRICT

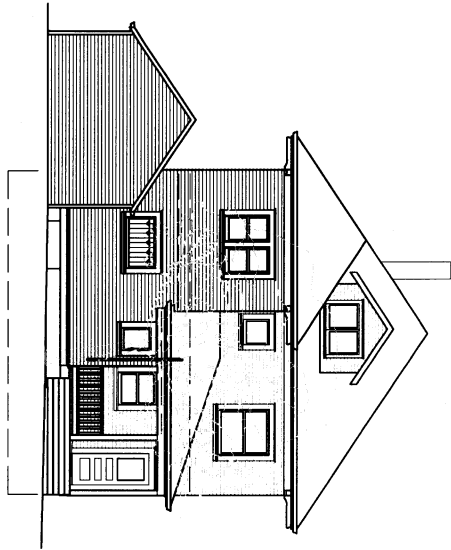
- Site
- Historic Landmark

File No.	<u>LU 16-217728 HR</u>
1/4 Section	<u>2832</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1N1E26DB 9500</u>
Exhibit	<u>B (Aug 08, 2016)</u>

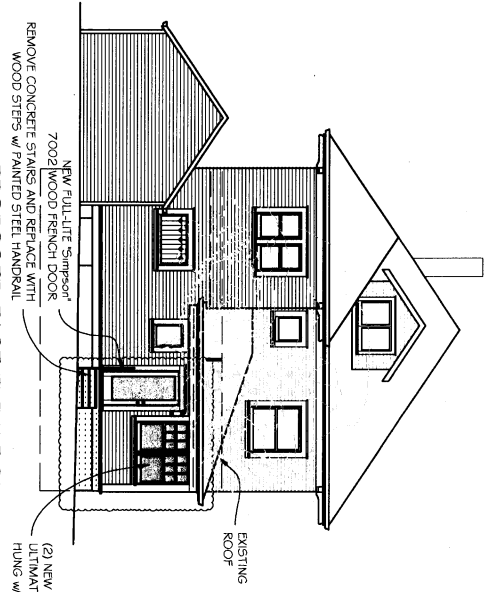


PROPOSED NORTH ELEVATION
SCALE: 3/16" = 1'-0"

<p>13 October 2016</p> <p>PROPOSED NORTH ELEVATION</p> <p>PAGE 3 of 8</p>	<p>LUR - Historic Resource Review for: Paul & Andrea Cedefeldt 2408 NE 18th Ave Portland, Oregon 97212 Consultant: Barbara Miller Building Design Specialist: Shane Patrick</p>	<p>Revised: 04 JUL 16 9P Revised: 27 SEP 16 9P Revised: Revised: Revised: Revised:</p>	<p>Neil Kelly Design/Build Remodeling 804 North Alberta Street, Portland, OR 97217 (503) 285-7461 OR CCB# 001663 / WA L&B# NEIL.KCI.18702</p>
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AS-BUILT EAST ELEVATION
SCALE: 3/16" = 1'-0"



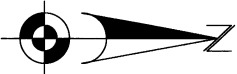
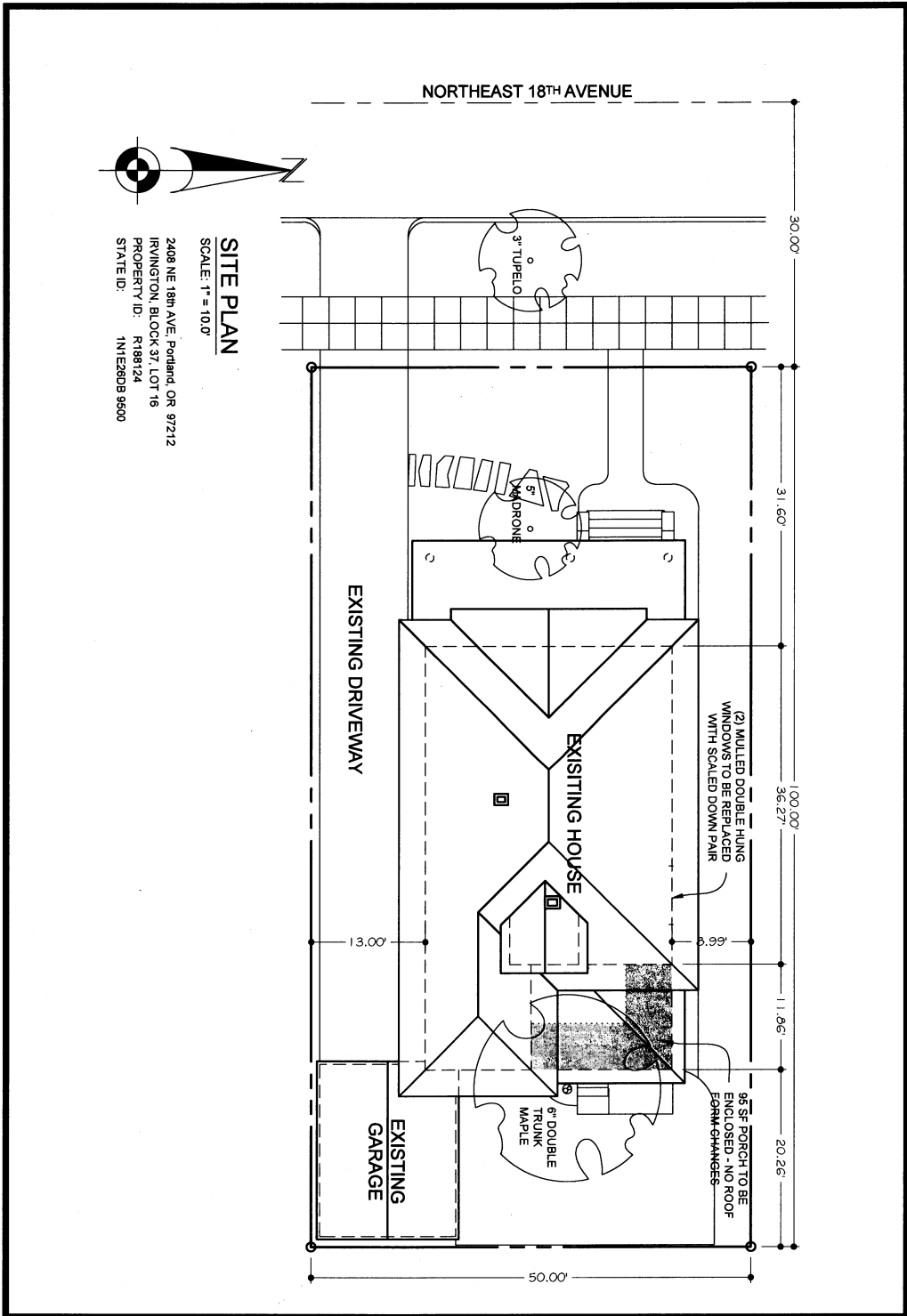
PROPOSED EAST ELEVATION
SCALE: 3/16" = 1'-0"

Neil Kelly
Design/Build Remodeling
804 North Alberta Street, Portland, OR 97217
(503) 288-7461
OR CCB# 001663 / WA L&H NEILKCI 18702

Drawn: 04 AUG 16 3P
Revised: 27 SEP 16 5P
Revised: 27 SEP 16 5P
Revised: 27 SEP 16 5P
Revised: 27 SEP 16 5P
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LUR - Historic Resource Review for:
Paul & Andrea Cedfeldt
2408 NE 18th Ave
Portland, Oregon 97212
Consultant: Barbara Miller
Building Design Specialist: Shane Patrick

13 October 2016
PAGE
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OF
8
AS-BUILT AND
PROPOSED
EAST ELEVATION



SITE PLAN
 SCALE: 1" = 10.0'
 2408 NE 18th AVE, Portland, OR 97212
 IRVINGTON, BLOCK 37, LOT 16
 PROPERTY ID: R1881724
 STATE ID: 1N1E2S0B 9500

13 October 2016
 PAGE 1 OF 8
 SITE PLAN

LUR - Historic Resource Review for:
Paul & Andrea Cedefdt
 2408 NE 18th Ave
 Portland, Oregon 97212
 Consultant: Barbara Miller
 Building Design Specialist: Shane Patrick

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