



**Bureau of
Development Services
Land Use Services Division**

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www.portlandonline.com/bds

TENTATIVE REVISED

**NOTICE OF FINAL
FINDINGS, CONCLUSIONS AND DECISION
OF THE CITY OF PORTLAND LANDMARKS COMMISSION
ON AN
APPEALED ADMINISTRATIVE DECISION
(Type II Process)**

**CASE FILE: LU 15-257970 HR - NEW SINGLE FAMILY RESIDENTIAL
LOCATION: 2011 NE SISKIYOU STREET**

The administrative decision of approval for this case, published on November 23, 2016 was appealed to the Landmarks Commission by the Irvington Community Association.

A public hearing was held on January 30, 2017, and continued to February 27, 2017. The Landmarks Commission modified the administrative decision of approval and granted the appeal, following design revisions to the original proposal. The original analysis, findings and conclusion have been revised by the Landmarks Commission and follow. This decision is available on line:

<http://www.portlandonline.com/bds/index.cfm?c=46429&>

Note: Changes are underlined and deleted text has been ~~stricken~~ through.

GENERAL INFORMATION

Applicant: Jack Barnes, Applicant
Jack Barnes Architect
615 SE Alder Street, #304
Portland, OR 97214

Christopher D Dawkins, Owner
2011 NE Siskiyou Street
Portland, OR 97212-2466

Site Address: 2011 NE SISKIYOU STREET
Legal Description: BLOCK 27 LOT 11&12, IRVINGTON
Tax Account No.: R420405840
State ID No.: 1N1E26AA 10900
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 Zena Rockowitz at 503-388-5070.
Zoning: R5, Single Family Residential 5000

Case Type: HR, Historic Resource Review
Procedure: Type II, an administrative decision with appeal to the Landmarks Commission.

Proposal: The proposal is for the construction of a single family residence and a rear detached garage on a newly created lot fronting on NE 20th Avenue. The lot will be created through a separate application for a Property Line Adjustment, with the Case File Number, LU 15-260654 PR. The house is proposed to be setback 20 feet from the front property line, on an elevated site, above the sidewalk grade. It has a total building coverage of 1,939 SF inclusive of the garage.

An accessory dwelling unit (ADU), with a total area of 731 SF is also being proposed in the basement. This programming has been added since the public notice of proposal was mailed out. The ADU complies with all code requirements, per Chapter 33.205 PZC, and will result in no exterior alterations to the elevations that were included in the original proposal.

The proposed residence is 2 stories high with a basement and a partial front porch. The total height is 26.5'. The roof form is a moderately pitched front facing gable with a nested gable for approximately 40% of the façade. It features deep 2.5' eave overhangs with painted wood brackets, painted wood trim band, and exposed rafter tail detailing. Traditional detailing and materials are proposed including painted cedar lap siding, painted cedar shakes at gable ends and dormer walls, architectural composite shingle roof and painted wood corner boards. Simpson wood doors and aluminum clad wood windows with wood surrounds and a brick chimney are also proposed. The covered front porch includes wooden posts and columns accessed by wooden steps and a concrete sidewalk.

The proposed detached garage is located in the north east corner of the lot, and will be built partly on the foundation of an existing non-contributing garage. The existing non contributing garage serves the adjacent house on the south at 2011 NE Siskiyou Street, and will be demolished. The proposed garage is 24' x 16', 11'-4" high and will be located within the side and rear setbacks. It complies with all the development standards that allow detached structures within the setbacks. The materials and detailing will match that of the primary residence.

Historic Resource Review is required because the proposal is for non exempt new construction in the Irvington 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:

- Section 33.846.060 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 October 29, 2015 and determined to be complete on April 25, 2016.

ANALYSIS

Site and Vicinity: The subject property is a new lot, approximately 5,000 sf, and is being created through a Property Line Adjustment. The original lot is approximately 10,000 sf and located at the north east corner of NE Siskiyou Street and NE 20th Avenue. It is the only larger double lot at that intersection, with the three other lots having an area of 5,000 sf. The site slopes down from south to north, and is also at a higher grade than the adjacent sidewalk. A retailing wall runs along the west property line. A large fir tree is located towards the rear and along the north property line. An existing detached garage is located in the north east corner and is accessed from NE Siskiyou Street. This non contributing garage serves the original lot on the south at 2011 NE Siskiyou Street, and will be demolished.

Platted in the late Nineteenth Century, today's Irvington Historic District developed generally from southwest to northeast and its growth was greatly influenced by the installation of streetcar lines that introduced an easy commuting option to downtown. The contributing resources in Irvington range in design character from expressions of the late Victorian Era styles, especially Queen Anne, through the many Period Revival modes of the early decades of the Twentieth Century, to a few early modernist examples. There is also a wide diversity in the sizes of lots and houses. In terms of the streetscape, the numbered north-south avenues in Irvington vary dramatically in width, and they mostly form rather long block faces which the houses generally face. The named east-west street block faces are more consistent in length, almost all being traditional 200' Portland blocks. All are lined with mature street trees. Original development in many cases included garages or other accessory structures, typically facing side streets on corner lots and accessed by a variety of driveway types on mid-block sites. Garages that were added within the historic period were sometimes built at the sidewalk and/or out of architectural character with the house

Zoning:

This property is zoned R5. The Residential 5,000 high-density single-dwelling zone is intended to preserve land for housing and to provide housing opportunities for individual households. The zone implements the Comprehensive Plan policies and designations for single-dwelling housing. The R5 zone allows attached and detached single-dwelling structures and duplexes. Minimum lot size is 3,000 square feet, with minimum width and depth dimensions of 36 and 50 feet, respectively. Minimum densities are based on lot size and street configuration. Maximum densities are 1 living unit per 5,000 square feet of site area.

The Historic Resource Protection overlay zone protects certain historic resources in the region and preserves significant parts of the region's heritage. The regulations implement Portland's Comprehensive Plan policies that address historic preservation. These policies recognize the role historic resources have in promoting the education and enjoyment of those living in and visiting the region. The regulations foster pride among the region's citizens in their city and its heritage. Historic preservation beautifies the city, promotes the city's economic health, and helps to preserve and enhance the value of historic properties.

Land Use History: City records indicate there are no prior land use reviews for this site.

- LU15-260654: Property Line Adjustment to confirm Lots 11 and 12 currently pending.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **September 14, 2016**. The following Bureaus have responded with no issues or concerns:

The Bureau of Environmental Services responded with no objections to approval of the historic resource review application. Please see Exhibit E-1 for additional details.

The Bureau of Transportation Engineering responded with no objections to approval of the historic resource review application. Please see Exhibit E-2 for additional details.

The Water Bureau responded with no concerns regarding the proposed development. Please see Exhibit E-3 for additional details.

The Fire Bureau responded with the following comment: Please see Exhibit E-4 for additional details.

“All current Fire Code requirements apply and are required to be met. If these conditions cannot be met, an appeal providing an alternative method is an option for the applicant.”

The Site Development Section of BDS responded with no objections to approval of the historic resource review application. Please see Exhibit E-5 for additional details.

The Life-Safety Section of BDS responded with the following comment. Please see Exhibit E-6 for additional details.

“A separate Building Permit is required for the work proposed and the proposal must be designed to meet all applicable building codes and ordinances. Eaves less than three feet to a property line must be protected on the underside as required for one-hour fire-rated construction. ORSC R302.1”

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on September 14, 2016. A total of three (3) written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

1. Lawrence Geib, 9/19/2016, wrote with concerns about a potential new garage on the lot to the south of the subject property, especially regarding storm water provisions.

Staff Response: Staff clarified that the foot print of the future garage on the adjacent property on the south was shown on the plans to illustrate how the existing house will comply with the required parking standards. A separate historic resource review and associated public notice will be required before a building permit can be issued for this new garage. Issues regarding impacts to this property would be addressed as part of this review. Staff also provided contact information for the Bureau of Development Services, and Bureau of Environmental Services planners coordinating the property line adjustment for additional questions regarding the proposed lot subdivision.

2. Kathy Craig and Jeff Frase, 9/27/2016, wrote with concerns regarding the removal of an existing fir tree, the garage and retaining wall. They were also concerned about neighborhood compatibility, large size of the house and the new property line configuration.
3. Dean Gisvold, 10/5/2016, wrote with concerns regarding the incompatible setbacks, use of aluminum clad windows and preserving the existing Fir tree on site. They also

stated that the proposed new house, however, was a significant improvement over the earlier design.

Staff Response: Staff appreciates the comments received and has given them careful consideration. Staff has worked extensively with the applicant, and the design has undergone several revisions in order to address compatibility concerns regarding the location, bulk and scale of the house. (Exhibits A1- 18). Prior to the initial decision, the front setbacks ~~have been~~ were increased from the originally proposed 10.5' to 18.5' in order to be consistent with the established building lines on this block. The front elevation has been significantly changed, including eliminating the attic floor programming, and changing the shed to a gable roof in order to reduce its height and massing. Furthermore, the tuck under garage was eliminated and a detached garage is now proposed at the rear of the property to reflect this common condition for this district. The building details and materials have also been revised to be more consistent with the style of the house and the district. Issues regarding neighborhood compatibility, size of the house, new property line configuration and tree removal are discussed in more detail in the findings below.

Procedural History:

The staff decision of Approval was mailed on November 23, 2016; staff had found that guidelines 1. Historic Character; 2. Record of its time; 3. Historic Changes; 7. Differentiate new from the old; 8. Architectural Compatibility; and 10. Hierarchy of Compatibility, were met.

The Irvington Community Association appealed the decision on December 6, 2016 and the first hearing before the Landmarks Commission was held on January 30 2017. The Commission modified the staff decision of approval and recommended the applicant revise the design in order to better meet the approval criteria. They recommended the following revisions in order to increase the proposed front setback:

1. Reduce the size of the garage in order to increase the front building setback by a minimum of 1.5 feet.
2. Align the first floor wall with the porch on the west elevation, in order to increase the front setback by an additional 1.5 feet.
3. The roof could be re-oriented for side facing gables.

The applicant has revised the design to comply with the above direction, and the front building setback has been increased by a total of 3 feet. However, they have left the garage as is and opted to reduce the length of the house by 1.5 feet front to back. This will allow them to use the existing foundations and repurpose the roof of the existing garage.

ZONING CODE APPROVAL CRITERIA

Chapter 33.846.060 - Historic Resource Review

Purpose of Historic Resource Review

Historic Resource Review ensures the conservation and enhancement of the special characteristics of historic resources.

Historic Resource Review Approval Criteria

Requests for Historic Resource Review will be approved if the review body finds the applicant has shown that all of the approval criteria have been met.

Findings: The site is within the Irvington Historic District and the proposal is for non-exempt treatment. Therefore Historic Resource Review approval is required. The approval criteria are those listed in *33.846.060 G – Other Approval Criteria*.

Staff has considered all guidelines and addressed only those applicable to this proposal.

33.846.060 G - Other Approval Criteria

- 1. Historic character.** The historic character of the property will be retained and preserved. Removal of historic materials or alteration of features and spaces that contribute to the property's historic significance will be avoided.
- 2. Record of its time.** The historic resource will remain a physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings will be avoided.
- 3. Historic changes.** Most properties change over time. Those changes that have acquired historic significance will be preserved.

Findings for 1, 2 & 3: The subject property is a new lot, approximately 5000 sf, and is being created through a Property Line Adjustment. The original lot is the only larger double lot, with an area of 10,000 sf, located at this intersection. It should be noted that 2011 NE Siskiyou was originally platted as two 50'x100' lots. Therefore, while the Property Line Adjustment and Lot Confirmation are not subject to Historic Resource Review, the proposed 2 lot subdivision would be consistent with the neighborhood lot sizes and patterning. The proposal includes maintaining the existing house on the original lot, built in 1912 and a contributing resource in the district and maintains the neighborhood character. The new south lot line has an unusual configuration, but this is primarily to accommodate a detached garage in the rear yard, which is a typical condition for the Irvington neighborhood. An earlier proposal for a standard rectangular shaped lot would have necessitated a tuck under garage which would be inconsistent with the existing neighborhood character. Because the subject site is a vacant lot, there are no significant historic materials, features, or spaces that can be altered. Provided the Lot Confirmation and Property Line Adjustment are approved, *these guidelines are met.*

- 7. Differentiate new from old.** New additions, exterior alterations, or related new construction will not destroy historic materials that characterize a property. New work will be differentiated from the old.
- 8. Architectural compatibility.** New additions, exterior alterations, or related new construction will be compatible with the resource's massing, size, scale, and architectural features. When retrofitting buildings or sites to improve accessibility for persons with disabilities, design solutions will not compromise the architectural integrity of the historic resource.
- 10. Hierarchy of compatibility.** Exterior alterations and additions will be designed to be compatible primarily with the original resource, secondarily with adjacent properties,

and finally, if located within a Historic or Conservation District, with the rest of the district. Where practical, compatibility will be pursued on all three levels.

Findings for 7, 8 & 10: The proposed new house will be set back on an elevated site, above sidewalk grade, as a 2.5 story structure on a partially day lighted basement. A detached garage is proposed in the rear yard, consistent with the typical lot arrangement within this neighborhood. The garage will be constructed on the north and east foundations of the existing garage, hence maintaining the existing property line setbacks. ~~The house is proposed to be setback 18.5' from the front property line, and would be minimally closer, by 1.5', to the front property line as compared to adjacent house on the north. However, As per the Commission's direction the front building setback has been increased by 3 feet for a total setback of 21.5 feet at the first floor level. This has been achieved by reducing the depth of the house by 1.5 feet, front to back; and by pushing back the first floor wall to align with the porch on the west elevation, for an additional 1.5 foot setback.~~ The proposed setback, as revised, is within the existing front setback range of 17' – 34' along this block and hence compatible with neighborhood pattern. Refer to Exhibit C4. There is a large fir tree towards the rear of the property, and adjacent to the north property line. Preserving this tree would entail a significant reduction of the front setbacks, which would be inconsistent with the existing character of this historic district. Hence, maintaining the neighborhood setback patterns necessitate the removal of the existing large fir tree.

The design, form and detailing of the house is consistent with the residential design vocabulary of the Irvington Historic District. This is accomplished by designing the house so as to reflect the other 2-story craftsman-style homes found throughout the district. The proposed residence has a total height of ~~26.5', 26'-11"~~. The roof form has been re-oriented so that the gable ends face the side and the roof ridge is pulled away from the street; helping reduce the building mass and scale at the street level. The roof has a ~~8-12~~ 7-12 pitch ~~front facing gable with a nested gable for approximately 40% of the façade and features deep 2.5' eave overhangs with painted wood brackets, painted wood trim band, and exposed rafter tail detailing. A shed dormer with a 4-12 pitch is proposed for the north elevation, and has been designed as a secondary feature through reduced proportions and significant setback from the front elevation.~~ The second floor bump out on the west elevation is highlighted with 6x6 painted wood brackets. The house will also feature a front porch across 60% of the front elevation, with finished space above. Wood steps with concrete sidewalls and painted wood columns and siding define the porch. A concrete foundation wall with a wooden trim band is also proposed. These building features will help ensure compatibility with the historic district.

The proposed traditional detailing and materials reflect those used in the historic district, including lapped siding, and windows and doors with appropriate sizes and proportions. The proposal includes common siding exposure and typical trim details & sizes, along with similarly proportioned window profiles and window proportions as those found throughout the district. The proposed windows will be aluminum-clad wood windows by the Marvin window company, but will have a scale and dimension similar to the traditional wood windows. The Commission has reviewed a full size sample to ensure that the window detailing, finish, proportions and placement will be compatible with the historic district. Windows will be placed within the wall depth as in older homes, rather than the modern approach of installing windows flush to the

exterior sheathing. Exterior trim & moulding details (e.g. horizontal trim band, roof brackets, and entry base details) are designed to match those seen frequently throughout the district. ~~It should be noted that~~ The Landmarks Commission ~~has expressed~~ supports the use of aluminum clad windows for new construction as long as quality detailing, finish, and profiles are provided. Additionally, this product has been previously approved for a new residence in Irvington.

These guidelines are met.

III. REVIEW BODY CONCLUSIONS

The subject property is a new lot, approximately 5000 sf, and is being created through a 2 lot subdivision of an existing double corner lot. The proposed subdivision is consistent with the neighborhood character, given that all remaining lots are standard single lots on this block and intersection. The existing house, which is a contributing resource in the historic district, will be retained. The design has undergone significant revisions in order to address compatibility concerns regarding the location, bulk and scale of the house, and the new garage. 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. As revised, the Commission finds that this proposal now meets all the applicable Historic Resource Review criteria in that the increased front building setback by 3 feet for a total of 21.5 feet, is now compatible in design and location with the district and therefore warrants approval.

IV. REVIEW BODY DECISION

Grant the appeal and modify the administrative decision of approval.

Approval of the construction of a single family residence in the Irvington Historic District. This includes an accessory dwelling unit (ADU) in the basement, and a detached garage in the north east corner of the lot. The proposed residence is 2 stories high with a total height of 26.11'. Materials include painted cedar lap siding, painted cedar shakes at gable ends and dormer walls, architectural composite shingle roof and painted wood corner boards. Simpson wood doors and aluminum clad wood windows with wood surrounds and a brick chimney are also proposed.

Approved as per the approved site plans, Exhibits C-1 through C-12, signed and dated February 13, 2017, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through D) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 15-257970 HRM." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. The Property Line Adjustment shall be approved prior to approval of the building permit.

C. At the time of building permit submittal, a signed Certificate of Compliance form (<https://www.portlandoregon.gov/bds/article/623658>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.

D. No field changes allowed.

The appellants prevailed, but with a new proposal that could meet the approval criteria. Thus, no refund will be issued.

Staff Planner: Puja Bhutani

Date *Tentative* Decision Rendered: February 27, 2017
First hearing date: January 30, 2017

These findings and conclusions were adopted by the REVIEW BODY on February 27, 2017

By _____

Portland Historic Landmarks Commission
Kirk Ranzetta, Chair

Date Final Decision Rendered/Mailed: To Be Determined

Appeal of this decision. This decision is final and becomes effective the day the notice of decision is mailed (noted above). This decision may not be appealed to City Council; however, it may be challenged by filing a "Notice of Intent to Appeal" with the State Land Use Board of Appeals (LUBA) within 21 days of the date the decision is mailed, pursuant to ORS 197.620 and 197.830. A fee is required, and the issue being appealed must have been raised by the close of the record and with sufficient specificity to afford the review body an opportunity to respond to the issue. For further information, contact LUBA at the Public Utility Commission Building, 550 Capitol Street NE, Salem, OR 97310 [Telephone: (503) 373-1265].

Recording the final decision. This is the final local decision on this application. You may record this decision the day following the mailed/filed date shown above.

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.

Expiration of this approval. This decision expires 3 years from the date it is recorded unless:

- A building permit has been issued, or
- The approved activity has begun, or
- In situations involving only the creation of lots, the land division has been recorded.

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

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

EXHIBITS – NOT ATTACHED UNLESS INDICATED

A. Applicant's Statement

1. Original Narrative
2. Original Drawing Set, Not Approved- For Reference only
3. Original Manufacturers Cut sheets, Not Approved- For Reference only
4. Site Survey
5. Arborist Report
6. Request for extension of 120 day review period, received 5/5/2016
7. Request for extension of 120 day review period, received 10/10/2016
8. Revised Narrative, 4/25/2016
9. Revised Drawing Set, 4/25/2016, Not Approved- For Reference only
10. Original Manufacturers Cut sheets, 4/25/2016, Not Approved- For Reference only
11. Revised Drawing Set, 7/27/2016, Not Approved- For Reference only
12. Support photographs
13. Revised Drawing Set, 8/9/2016, Not Approved- For Reference only
14. Revised Drawing Set, 8/22/2016, Not Approved- For Reference only
15. Original Manufacturers Cut sheets, 8/22/2016, Not Approved- For Reference only
16. Final narrative, 8/26/2016
17. Revised Drawing Set, 8/26/2016, Not Approved- For Reference only
18. Revised Manufacturers Cut sheets, 8/26/2016, Not Approved- For Reference only
19. FAR calculations
20. Infiltration Testing Results
21. Applicant response to public comments
22. Revised Drawing Set 10/18/2016, Not Approved- For Reference only

B. Zoning Map (attached)

C. Plans/Drawings:

1. Site Plan (attached)
2. Basement/First Floor Plans
3. Second Floor / Roof Plans
4. West Elevation / Streetscape Sections and Setbacks (attached)
5. South and East Elevation (attached)

6. North Elevation and Garage Elevations (attached)
 7. Renderings
 8. Details
 9. Window Details
 10. Double Hung Window Details
 11. Typical window detail
 12. Manufacturers cutsheets
- D. Notification information:
1. Mailing list
 2. Mailed notice
- E. Agency Responses:
1. Bureau of Environmental Services
 2. Bureau of Transportation Engineering and Development Review
 3. Water Bureau
 4. Fire Bureau
 5. Site Development Review Section of BDS
 6. Life Safety Review Section of BDS
- F. Correspondence:
1. Lawrence Geib, 9/19/2016, wrote with concerns about a potential new garage on the lot to the south of the subject property.
 2. Kathy Craig and Jeff Frase, 9/27/2016, wrote with concerns regarding the removal of an existing fir tree, the garage and retaining wall. They were also concerned about neighborhood compatibility, size of the house and the new property line.
 3. Dean Gisvold, 10/5/2016, wrote with concerns regarding the incompatible setbacks, use of aluminum clad windows and preserving the existing Fir tree on site.
- G. Other:
1. Original LU Application
 2. Incomplete letter, send by staff on 11/30/2015
 3. Oregon Historic Site Record
 4. Google site photographs
- H. **(Received before the 1st Hearing)**
1. Appealed Administrative Type II Decision
 2. Appellants Appeal Statement and Narrative
 3. Applicants Response to appeal
 4. Appeal Mailing List
 5. Notice of Appeal Hearing
 6. Staff memorandum to the Portland Landmarks Commission, 3/14/2016
 7. C Exhibits
 - C1 Site Plan (attached)
 - C2 Basement/First Floor Plans
 - C3 Second Floor / Roof Plans
 - C4 West Elevation / Streetscape Sections and Setbacks (attached)
 - C5 South and East Elevation (attached)
 - C6 North Elevation and Garage Elevations (attached)
 - C7 Renderings
 - C8 Details
 - C9 Window Details
 - C10 Double Hung Window Details
 - C11 Typical window detail
 - C12 Manufacturers cut sheets

(Received at the 1st Hearing)

8. Staff PowerPoint Presentation to Hearing Body
9. Appellant PowerPoint Presentation to Hearing Body
10. Applicants PowerPoint Presentation to Hearing Body
11. Exhibits received during hearing, as provided by the appellant
12. List of testimony

(Received before the 2nd Hearing)

13. Revised C Exhibits (C1- C12)
14. Staff memorandum to the Portland Landmarks Commission

(Received at the 2nd Hearing)

Copies

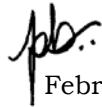
1. Applicants
2. Representatives

All Parties who Wrote or Submitted Testimony at the Public Hearing
Neighborhood and/or Business Association(s)

Auditor's Office

Planning and Zoning **(remember to include a revised signed site plan with new date and info)**

Planner initial and date




February 15, 2017



ZONING



This site lies within the:
IRVINGTON HISTORIC DISTRICT

 Site

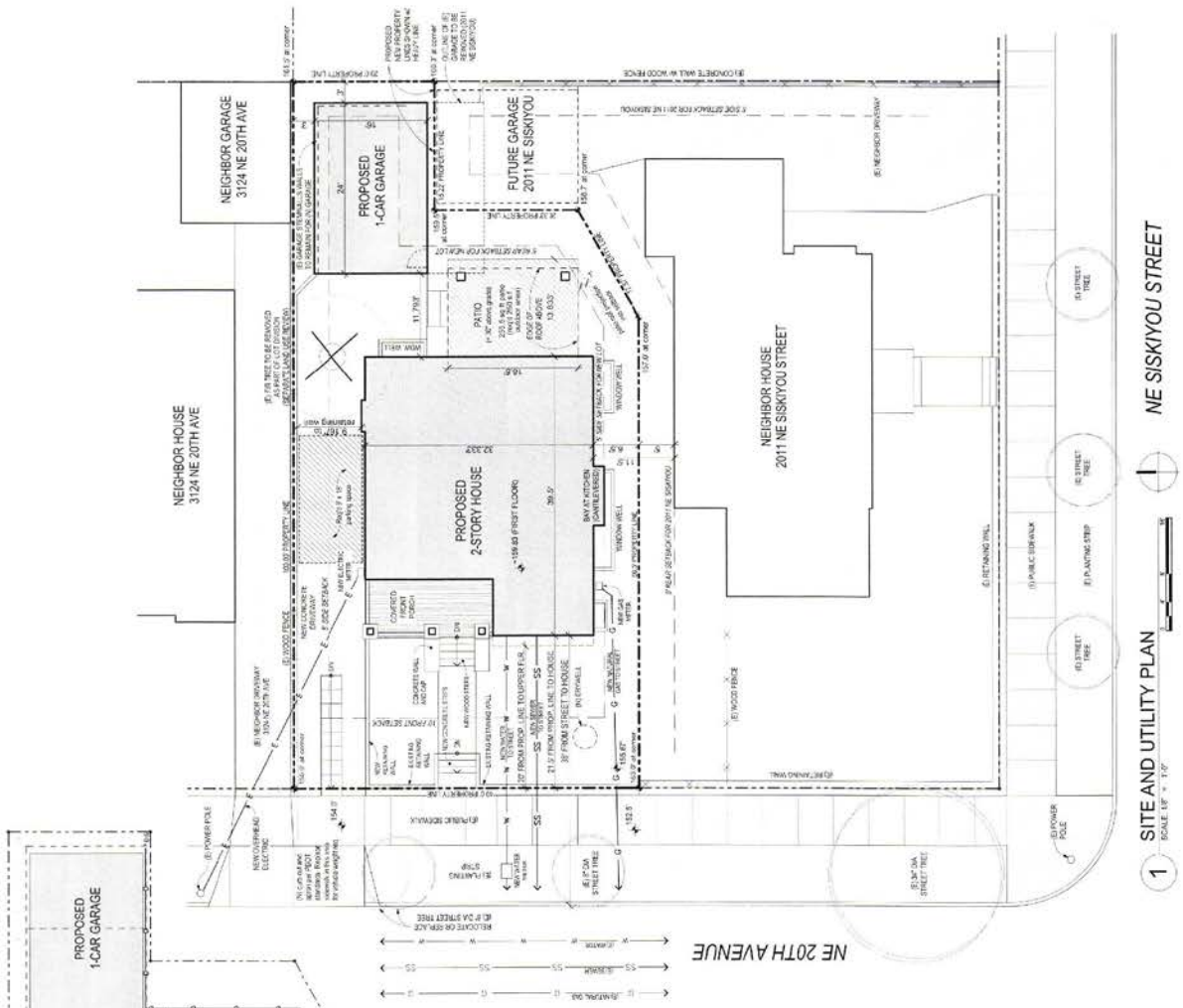
File No. LU 15-257970 HRM
 1/4 Section 2732
 Scale 1 inch = 200 feet
 State_Id 1N1E26AA 10900
 Exhibit B (Nov 02, 2015)



Site Plans

C-1

PROJECT NO. 200717



2 STORMWATER PLAN
 SCALE: 1/4" = 1'-0"

SITE & ZONING DATA	
Owner:	Chris Daniels & Alyssa Buckle
Project Address:	New addition at 2011 NE Siskiyou St Portland, OR 97212
Property ID:	R181842
Zoning:	RESIDENTIAL, BLOCK Z1, LOT 118.12
Lot Area:	32,946.55 S.F.
Setbacks:	10' front 5' rear 5' side 0' rear 0' side 0' front
Height Limit:	35' max
BUILDING COVERAGE	
Site area:	4,293 sf
Allowable Building Coverage:	1,500 sf + 21.2% of lot area over 3,000 sf
	= 1,200 sf + (0.215 x 1,291 sf)
	= 1,278 sf + 485 sf
	= 1,763 sf
Allowable Accessory Coverage:	= 15% of lot area
	= (0.15 x 4,293 sf)
	= 644 sf
Proposed Garage Coverage:	= 387 sf
Proposed Building Coverage:	= 1,404 sf
Proposed Garage Coverage:	= 387 sf
Total Proposed Coverage:	= 1,404 + 387 = 1,871 sf
IMPERVIOUS AREA	
Proposed Structure:	1592 S.F.
Garage:	454 S.F.
Driveway:	633 S.F.
Concrete Walks / Patios:	140 S.F.
Total:	3119 S.F.

UTILITY CONTACT INFO	
NW Natural	800-451-4242
Bronco Hertzog	503-721-5469
Portland General Electric	503-494-2583
Portland Water Bureau	503-250-4833

LEGEND - SITE PLAN

- Existing
- Proposed
- Setback
- Easement
- Utility
- Retaining Wall
- Stormwater
- Other

1 SITE AND UTILITY PLAN
 SCALE: 1/8" = 1'-0"

JACK BARNEE ARCHITECT
 618 SE Alder Street, Suite 304
 Portland, Oregon 97214
 T 503.232.1820
 jack@jackbarneearchitect.com
 www.jackbarneearchitect.com

Siskiyou House
 New SE corner of 20TH NE Siskiyou SE,
 Portland, OR 97212

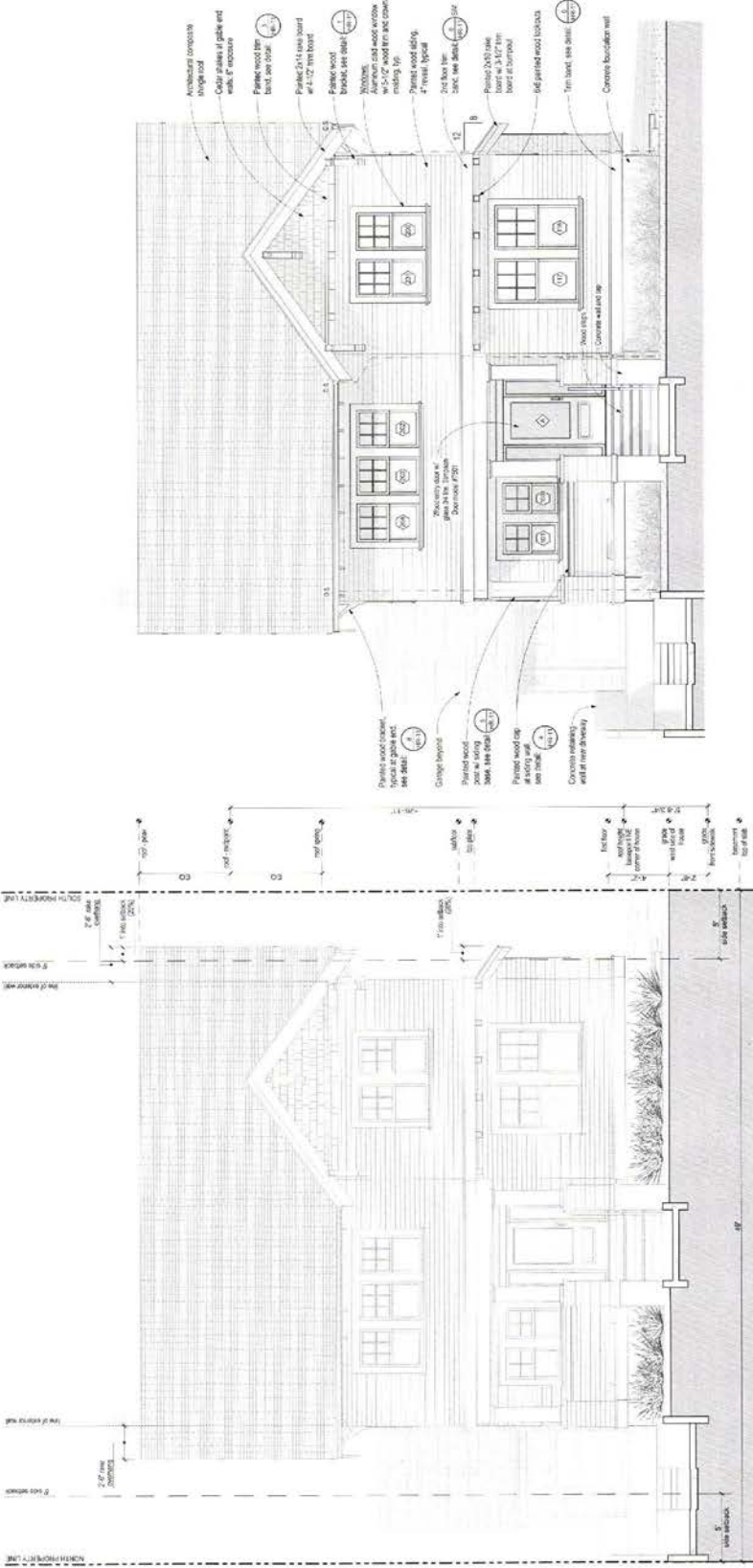
client
 Chris Dawers & Alyson Roane



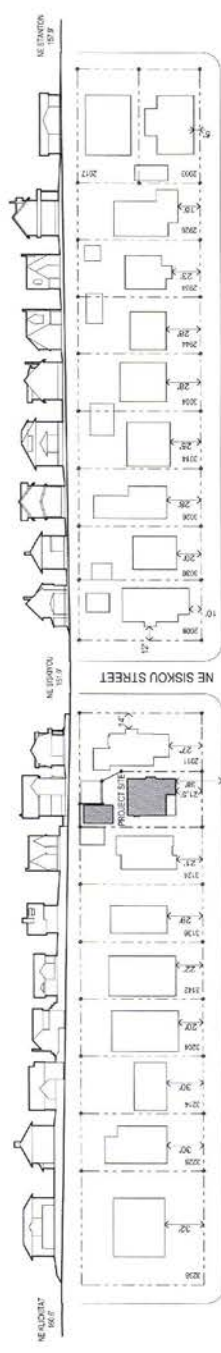
West Elevation

C-4

PLAN 04 - 233217



2 WEST ELEVATION
 SCALE 1/8" = 1'-0"



1 WEST ELEVATION: HEIGHTS & SETBACKS
 SCALE 1/8" = 1'-0"



3 STREETSCAPE - NE 20TH AVENUE
 SCALE 1/8" = 8'-0"

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 615 SE Aker Street, Suite 304
 Portland, Oregon 97214
 T. 503.232.1620
 jack@jackbarresarchitect.com
 www.jackbarresarchitect.com

Siskiyou House
 New construction
 Permit: OC19121

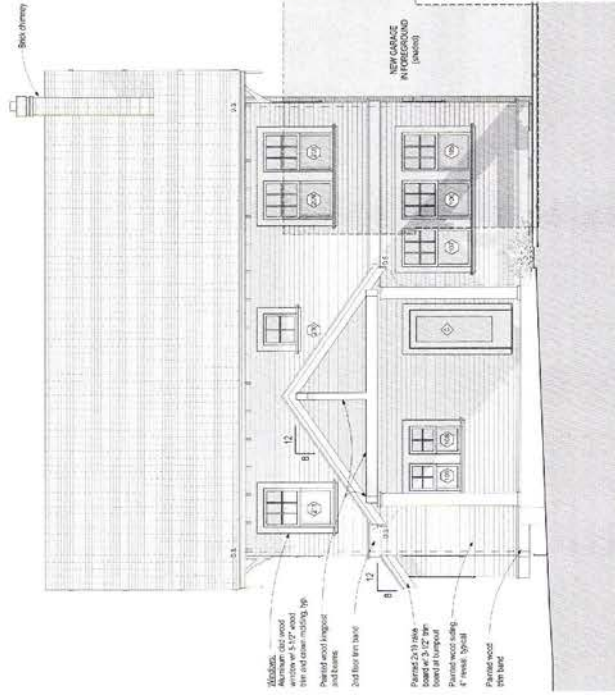
Client: Chris Daniels & Alison Soule



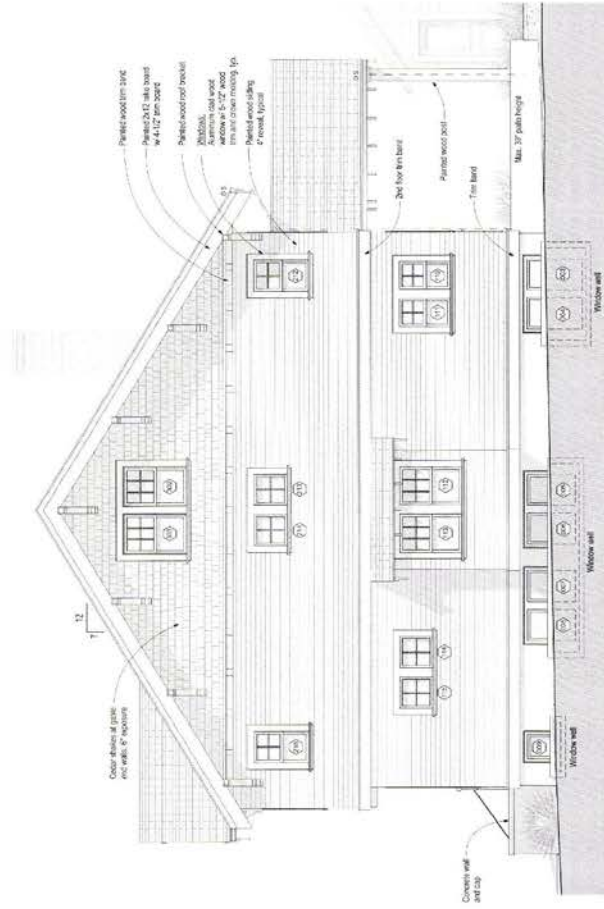
South / East Elevation

C-5

Project No. 202011



2 EAST ELEVATION
 SCALE: 1/8" = 1'-0"

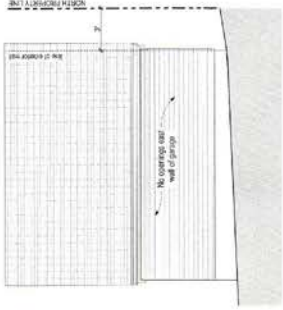


1 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

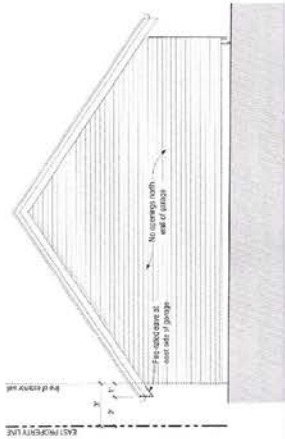
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Sakiyou House
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Chris Johnson & Kiyohiko Kuroki

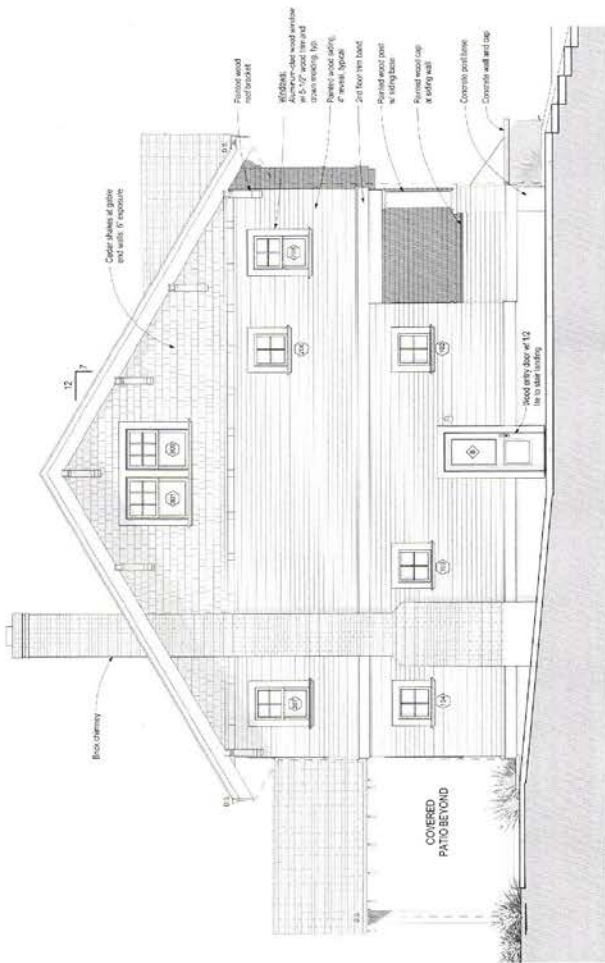
February 15, 2017



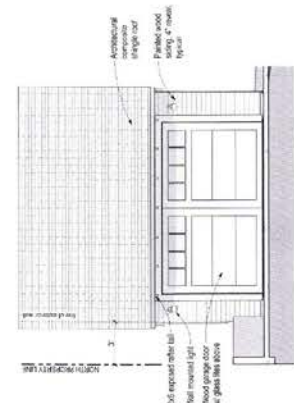
4 GARAGE EAST ELEVATION
SCALE: 1/8" = 1'-0"



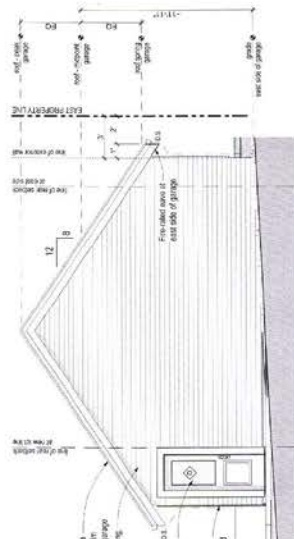
5 GARAGE NORTH ELEVATION
SCALE: 1/8" = 1'-0"



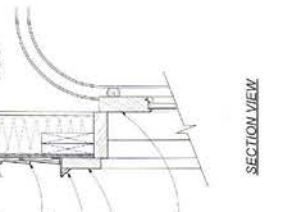
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



6 GARAGE WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 GARAGE SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 GARAGE DOOR DETAIL
SCALE: 1 1/2\""/>

REGISTERED
CONTRACTOR
FOR
REPAIR
WORK
IN
OREGON
PLATINUM

North Elevation /
Garage Elevations

C-6

PROJECT NO: 200317