



**City of Portland, Oregon**  
**Bureau of Development Services**  
**Land Use Services**  
FROM CONCEPT TO CONSTRUCTION

Ted Wheeler, Mayor  
Rebecca Esau, Interim Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** June 16, 2017  
**To:** Interested Person  
**From:** Tanya Paglia, Land Use Services  
503-823-4989 / [Tanya.Paglia@portlandoregon.gov](mailto:Tanya.Paglia@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 6/30/2017**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-171752 HR, in your letter. It also is helpful to address your letter to me, Tanya Paglia. You can also e-mail your comments to me at my e-mail address identified above.

### **CASE FILE NUMBER: LU 17-171752 HR – SOUTH DORMER WINDOW REPLACEMENT AT 2136 NE 20TH AVENUE**

**Applicant:** Kimberly Dahlen  
2973 N Willamette Boulevard | Portland, OR 97217  
503-961-3295

**Owners:** David S Mesirov & Margaret S Mesirov  
2136 NE 20th Avenue | Portland, OR 97212-4617

**Party of Interest:** Matthew Thomas | Modern Organic Construction  
4212 NE Summer Street | Portland, OR 97218

**Site Address:** **2136 NE 20<sup>th</sup> Avenue**

**Legal Description:** BLOCK 22 LOT 13&14, IRVINGTON  
**Tax Account No.:** R420404760  
**State ID No.:** 1N1E26DA 14200  
**Quarter Section:** 2832

**Neighborhood:** 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 Jessica Rojas at 503-388-5030.

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

**Zoning:** R5a – Residential 5,000 with Alternative Design Density 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 is seeking Historic Resource Review approval for a proposal to replace four casement windows with replicas in the south facing attic dormer. The subject house is a 2.5 story craftsman built in 1908 that is a contributing dwelling in Irvington Historic District.

The existing set of 4 wood casement windows (approx. 80"x44" overall size) is assessed to be deteriorated beyond the point of repair from years of exposure to the elements. Five or more of the individual glass panes in the windows are cracked. Exact replicas of the wood casement windows will be built and installed. Temporary scaffolding will be erected along the south face of the house to safely perform the following list of construction tasks: remove existing window system, temporarily board up opening; salvage, clean and reuse all hardware and existing interior mounted screen panels if possible; build new casement window unit (4 operable wood casement windows) to match existing details exactly; prime and glaze with glazing putty to match existing details exactly; install new unit into existing rough opening with new peel and stick weather wrap around entire opening; install interior casing and exterior trim to match existing details exactly; seal gap between jamb and framing with spray foam; and paint new windows and trim to match existing windows.

Historic Resource Review is required because the proposal is for non-exempt exterior alterations in the Irvington 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:

- Criteria in 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 May 15, 2017 and determined to be complete on 6/7/2017.

**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.

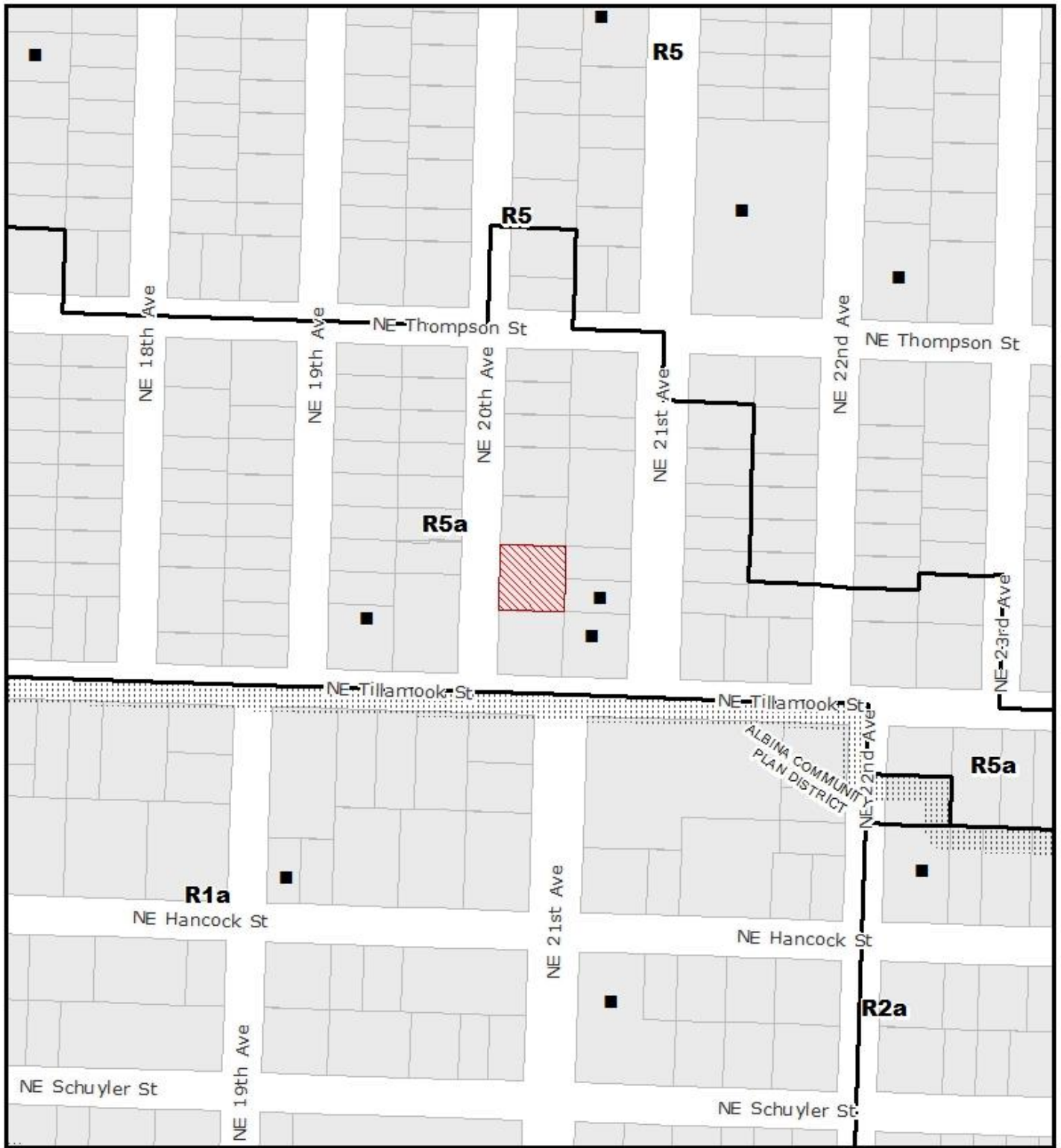
**Appeal Process**

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 HR. 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  
House Elevations



# ZONING

NORTH

THIS SITE LIES WITHIN THE:  
IRVINGTON HISTORIC DISTRICT

-  Site
-  Historic Landmark

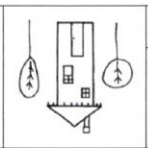
File No.	LU 17-171752 HR
1/4 Section	2832
Scale	1 inch = 200 feet
State ID	1N1E26DA 14200
Exhibit	B May 16, 2017

**MESIROU RESIDENCE**  
**SOUTH DORMER WINDOW REPLACEMENT**  
 2136 NE 20TH AVENUE, PORTLAND, OR 97212

**PROJECT DESCRIPTION**  
 UPON HISTORIC REVIEW APPROVAL, REPLACE 4 EXISTING CASEMENT WINDOWS IN SOUTH DORMER WITH NEW EXACT REPLICAS.

**PROPERTY INFORMATION**

- PROPERTY ADDRESS: 2136 NE 20TH AVENUE, PORTLAND, OR 97212
- MULTINOMAH COUNTY
- PROPERTY ID: R187858
- TAX LOT: IRVINGTON, BLOCK 22, LOT 13&14
- STATE ID: IN1E26DA 14200
- ZONING: R5
- PROPERTY AREA: 100x100' = 10,000 SQ. FT. (.23 ACRES)
- LIVING AREA: 3347 SQ. FT. NO CHANGE FROM EXISTING
- BUILDING COVERAGE: 1620 SQ. FT. = 16.2% OF LOT AREA
- NO CHANGE FROM EXISTING
- IMPERVIOUS SURFACES: ROOF: 2041 SQ. FT., CONCRETE: 222 SQ. FT.
- 2263 TOTAL = 22.6% OF LOT AREA
- NO CHANGE FROM EXISTING
- OWNER: MARGARET MESIROU, 2136 NE 20TH AVENUE, PORTLAND, OR 97212
- DESIGNER: KIMBERLY DAHLEN DESIGN, INC., 2973 N. WILLAMETTE BLVD., PORTLAND, OR 97217
- ATTN: KIMBERLY DAHLEN
- TEL: (503) 961-3295
- EMAIL: kimberlydahlendesign@gmail.com



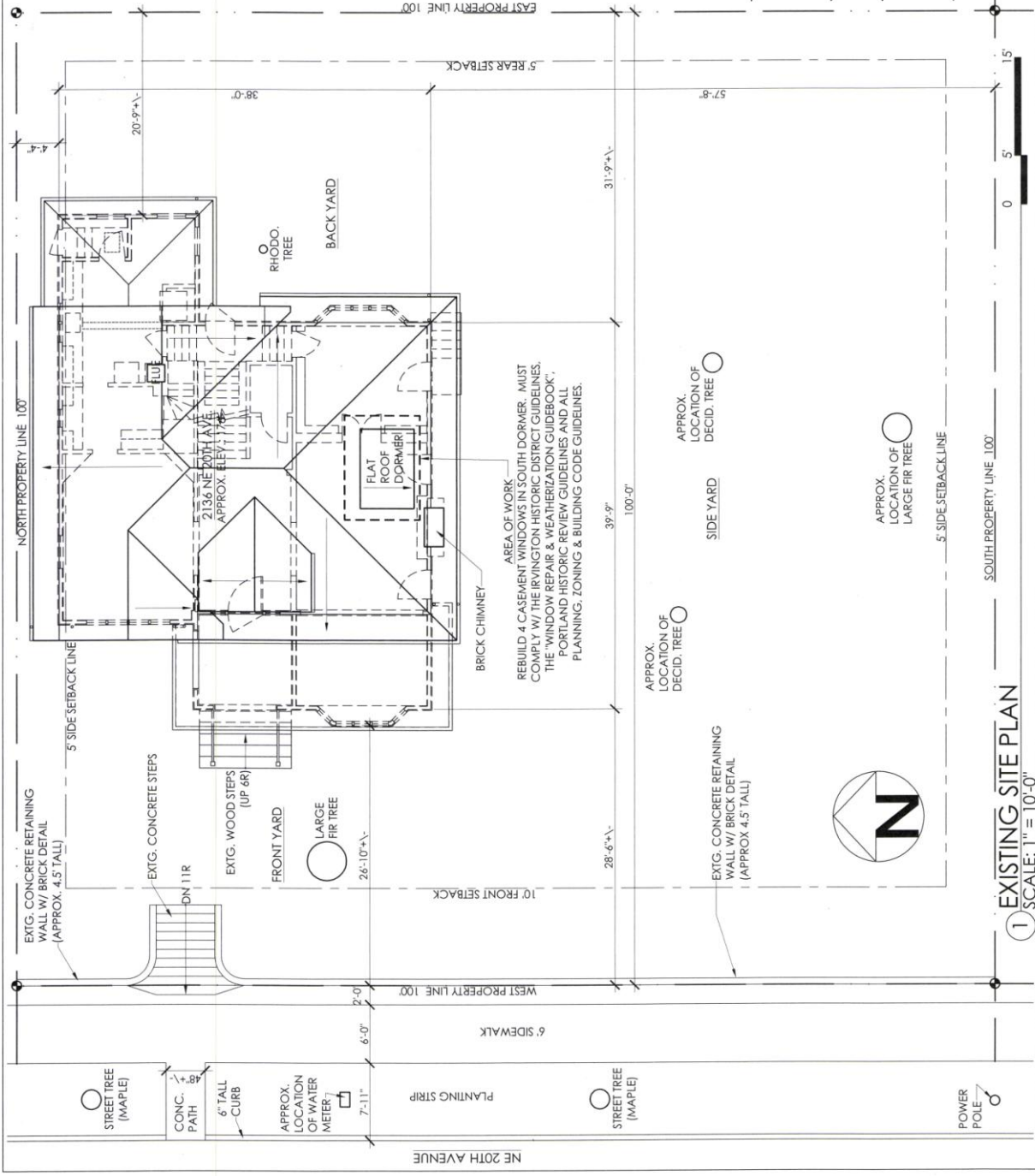
**INDEX TO DRAWINGS:**

- SITE PLAN, VICINITY MAP & NOTES
- ATLIC PLAN & SOUTH DORMER DETAILS
- ROOF PLAN
- EXISTING EXTERIOR ELEVATIONS

**MESIROU RESIDENCE**  
 SOUTH DORMER WINDOW REPLACEMENT  
 2136 NE 20TH AVENUE, PORTLAND, OR 97212

DATE: 5.12.17  
 SCALE: AS NOTED

SHEET NUMBER  
**1**



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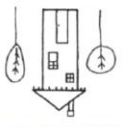
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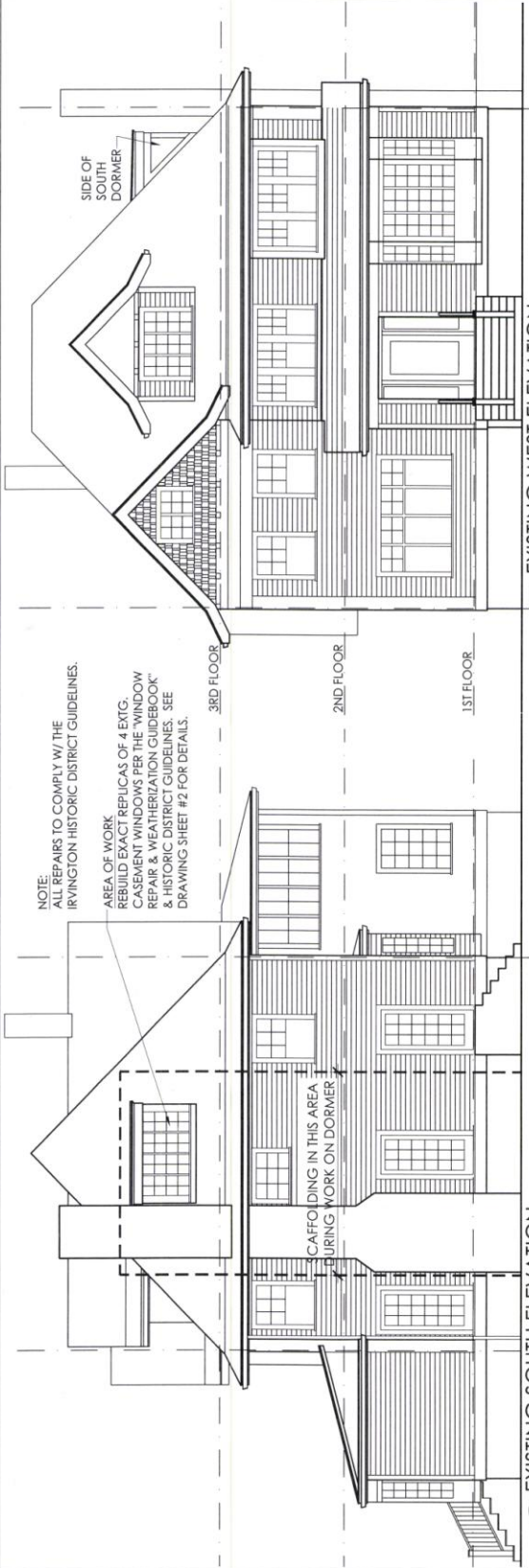
**KIMBERLY DAHLEN DESIGN**  
INCORPORATED  
2973 N WILLAMETTE BLVD, PORTLAND, OR 97217  
OFFICE/MOBILE: 503-961-3295  
EMAIL: kimberlydahlendesign@gmail.com  
WEB: www.kimberlydahlendesign.wordpress.com



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**EXISTING EXTERIOR ELEVATIONS**

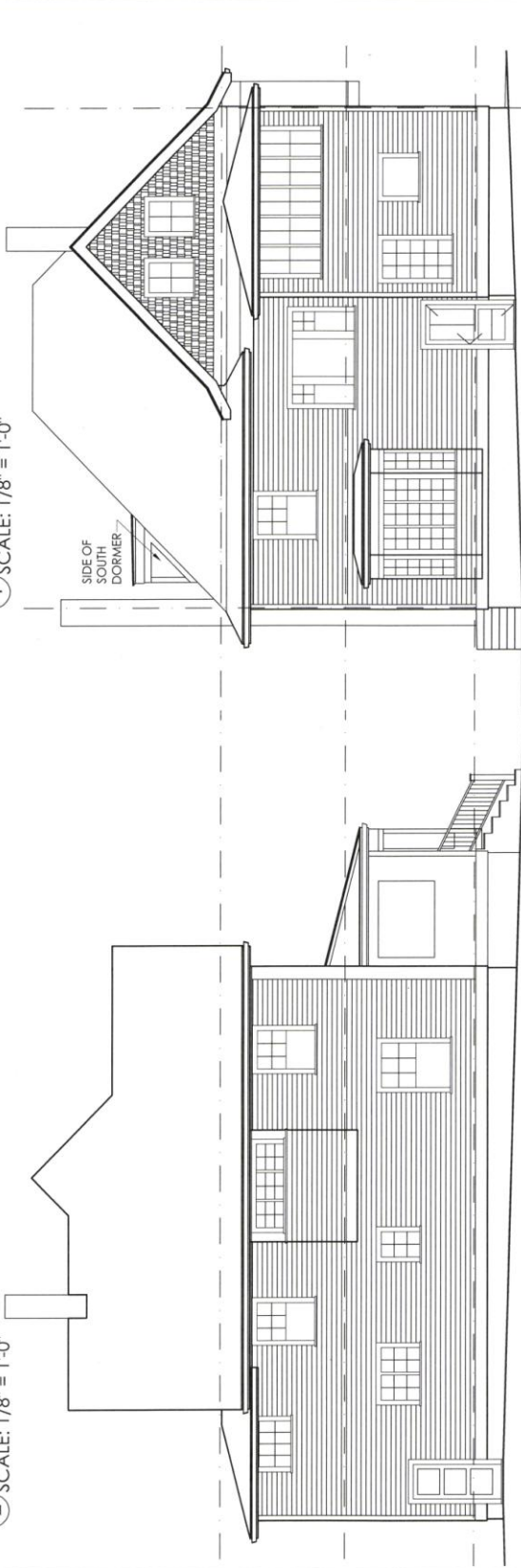
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SHEET NUMBER

**4**



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

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



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

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

CONSTRUCTION SET