



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

Ted Wheeler, Mayor  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** June 4, 2018  
**To:** Interested Person  
**From:** Jill DeCoursey, Land Use Services  
503-823-7314/Jill.DeCoursey@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 June 25, 2018.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-169557 HR, in your letter. It also is helpful to address your letter to me, Jill DeCoursey. You can also e-mail your comments to me at my e-mail address identified above.

## **CASE FILE NUMBER: LU 18-169557 HR – NEW REAR PORCH**

**Applicant:** Colin Jensen | Thesis Studio  
1620 SE Hawthorne Boulevard  
Portland, OR 97214  
[colin@thesisstudio.com](mailto:colin@thesisstudio.com)

**Owner:** Kathryn M Williams & Erskine A Williams  
2726 NE 19th Avenue  
Portland, OR 97212-3318

**Architect:** David Horning | Moa Architecture, LLC  
1620 SE Hawthorne Boulevard  
Portland, OR 97214

**Site Address:** **2726 NE 19<sup>th</sup> Avenue**

**Legal Description:** BLOCK 32 LOT 13 S 10' OF LOT 14, IRVINGTON  
**Tax Account No.:** R420406910  
**State ID No.:** 1N1E26AD 07200  
**Quarter Section:** 2732

**Neighborhood:** Irvington, contact Dean Gisvold at 503-284-3885.  
**Business District:** Soul District Business Association, contact at [outreach@nnebaportland.org](mailto:outreach@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:** **R5** – Residential 5,000 with Historic Resource Protection Overlay  
**Case Type:** **HR** – Historic Resource Review  
**Procedure:** **Type II**, an administrative decision with appeal to the Landmarks Commission.

**Proposal:**

The applicant is seeking Historic Resource Review approval for alterations to a contributing single-family house in the Irvington Historic District. The proposal includes the following:

- Removal of a non-original porch and trellis on the east (rear) elevation.
- Installation of a new porch with hipped roof in the location of the removed porch. New porch to match detailing of the existing home.

Historic Resource Review is required because the proposal is for non-exempt exterior alterations to a home 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:

- Criteria in Section 33.846.060.G of the Portland Zoning Code

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 11, 2018 and determined to be complete on May 29, 2018.

**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](http://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

Proposed Elevations



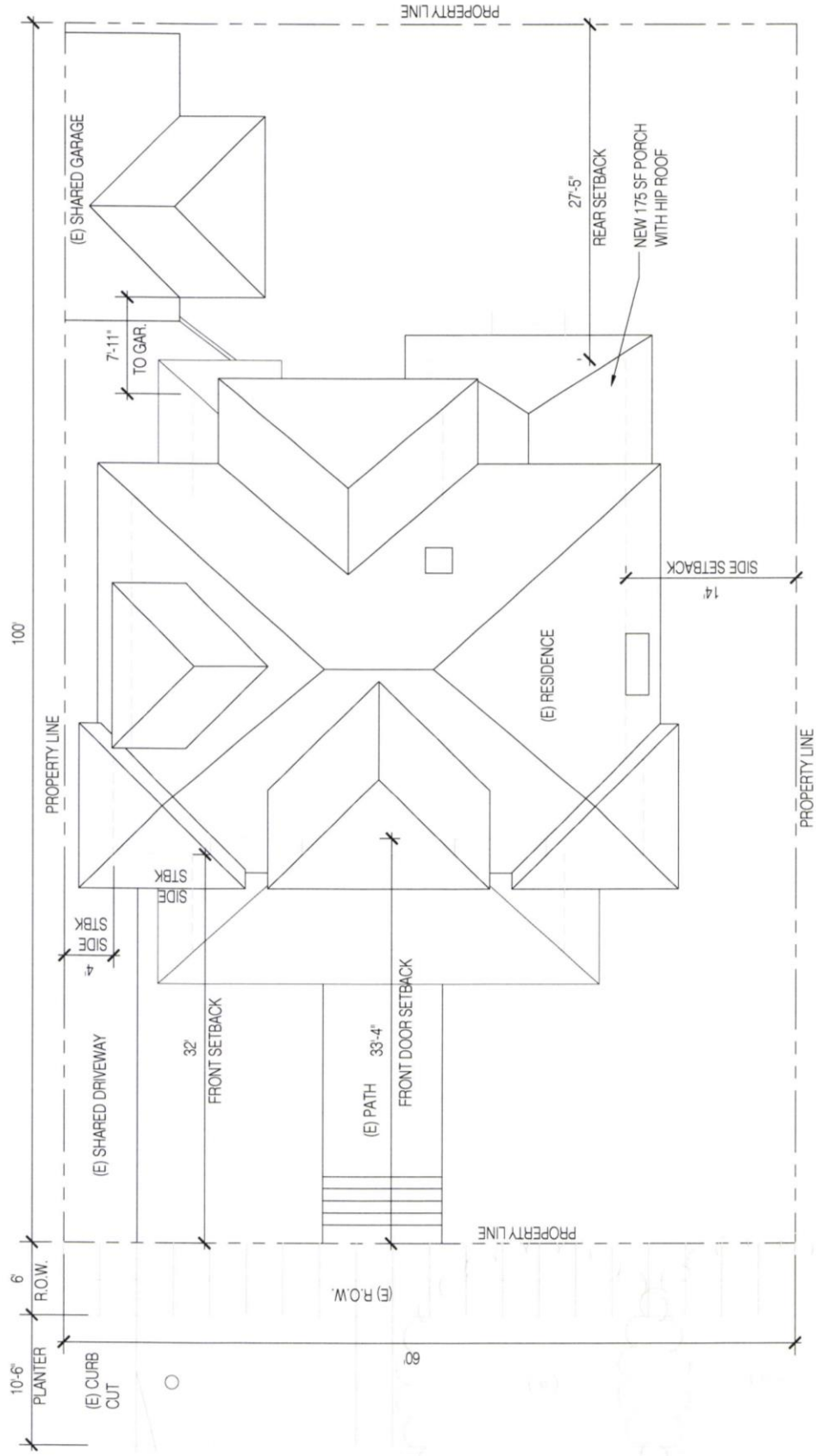
# ZONING

NORTH

THIS SITE LIES WITHIN THE:  
IRVINGTON HISTORIC DISTRICT

-  Site
-  Historic Landmark

File No.	LU 18-169557 HR
1/4 Section	2732
Scale	1 inch = 200 feet
State ID	1N1E26AD 7200
Exhibit	B May 15, 2018

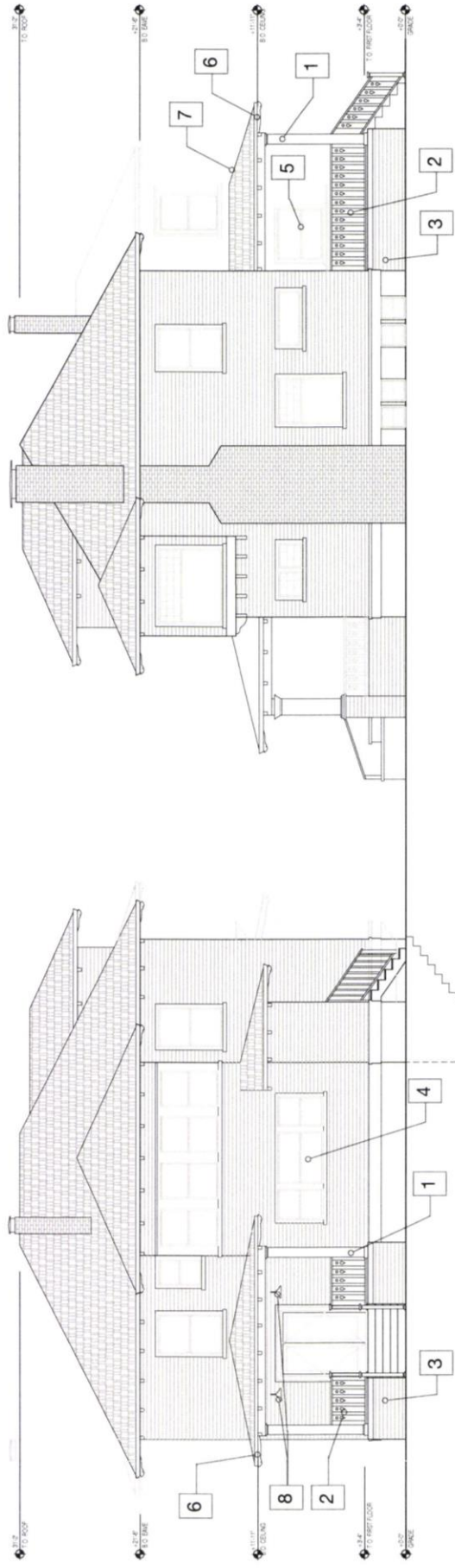


David M. [Name]  
 2-301 [Address]  
 1-541 [Phone]



**WILLIAMS RESIDENCE**  
 Proposed Site Plan

LU 18-169557 HR



PROPOSED SOUTH ELEVATION

PROPOSED EAST ELEVATION

**KEY NOTES**

- 1. New 8x8 porch posts matching garage
- 2. New 36" wood railing matching front porch
- 3. New horizontal lap siding matching original siding
- 4. Existing window centered on facade
- 5. Existing double hung window, typ
- 6. Rafter tails and eave projection matching original house construction
- 7. Roof pitch and hip roof style matching original construction
- 8. New exterior sconce lighting see spec



**WILLIAMS RESIDENCE**  
Proposed Elevations

LU 18-169557HR