



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

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

Date: October 2, 2018
To: Interested Person
From: Tanya Paglia, Land Use Services
503-823-4989 / 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 October 16, 2018.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-235401 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. Please note that all correspondence received will become part of the public record.

CASE FILE NUMBER: LU 18-235401 HR – REAR ALTERATIONS

Applicant: Jodi L. Morris
2937 NE 20th Avenue | Portland, OR 97212
jodi.morris@gmail.com

Owners: Jodi L. Morris & Jared D. Morris
2937 NE 20th Avenue | Portland, OR 97212

Architect: Chris Bixby | Weil Bixby Architecture
1620 SE Hawthorne Boulevard | Portland, OR 97214

Site Address: **2937 NE 20th Avenue**

Legal Description: BLOCK 31 LOT 7, IRVINGTON
Tax Account No.: R420406640
State ID No.: 1N1E26AD 05600
Quarter Section: 2732

Neighborhood: Irvington, contact Dean Gisvold at 503-284-3885.
Business District: Soul District Business Association, contact at info@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 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 renovate the back of the *Henry and Eva Jagger House*, a contributing resource in the Irvington Historic District. The subject house is a single-family, two and a half-story Craftsman with horizontal board cladding and a gable roof with brackets. It was built in 1911 by Herbert L Camp & Co. The house sits slightly back from the street on a 5,000 SF lot facing east onto NE 20th Ave.

The proposed alterations are all located on the rear (west) façade of the house and include the following:

- First floor:
 - Replace non-original double patio door with 2 double-hung, wood windows to match existing windows on the house;
 - Add 30" multi-pane door to side of existing bump out.
- Second floor:
 - Replace balcony with shed roof featuring scroll cut rafters and outrigger bracket to match existing roof over bay window on south elevation;
 - Replace non-original double patio door with new double-hung, wood window to match the existing original second floor window on the same façade.
- Third floor:
 - Replace non-original casement window with new double-hung, wood window to match existing windows on the house;
 - Add new opening with new double-hung, wood window to match the other new third floor window.

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 Title 33, Portland Zoning Code. The relevant approval criteria are:

- 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 September 10, 2018 and determined to be complete on September 28, 2018.

Decision Making Process

The Bureau of Development Services will make a decision on this proposal. After we consider your comments we will do one of the following:

- Approve the proposal;
- Approve the proposal with conditions; or
- 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 by making a request online or contacting me.

- Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. Copies of all information in the file can be obtained for the cost of making copies during the appointment.
- If you would like to request a copy of the file online, please visit <https://www.portlandoregon.gov/bds/54732>. The fee for this service varies based on the size of the case file and how long it would take to scan or copy documents.
- I can provide some information over the phone or through email.

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.portlandoregon.gov.

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. 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.

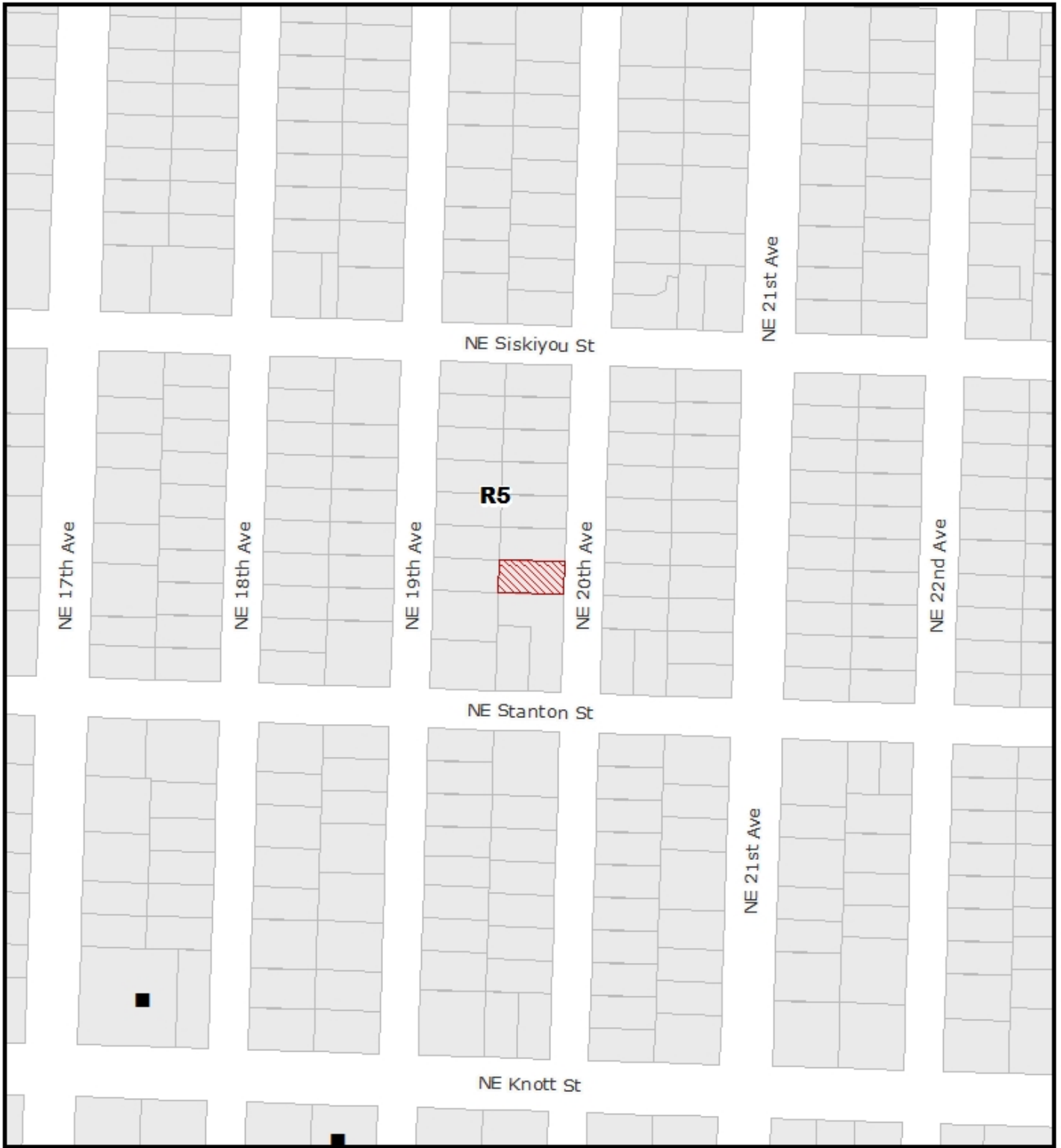
The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

Enclosures:

Zoning Map

Site Plan

West Elevation (*including* Section at Deck Stairs *and* Existing Building Partial Section)



ZONING



THIS SITE LIES WITHIN THE:
IRVINGTON HISTORIC DISTRICT



Site

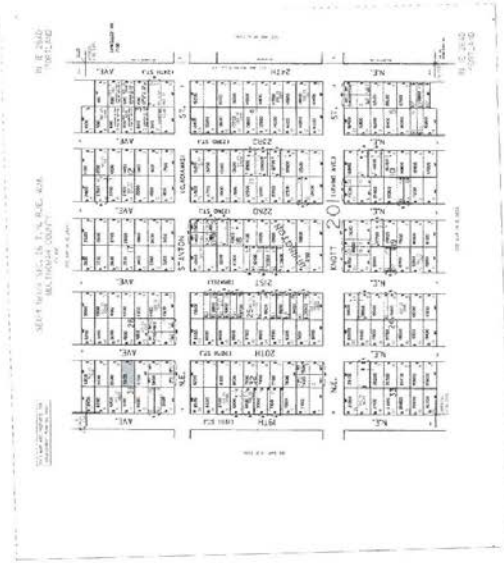


Historic Landmark

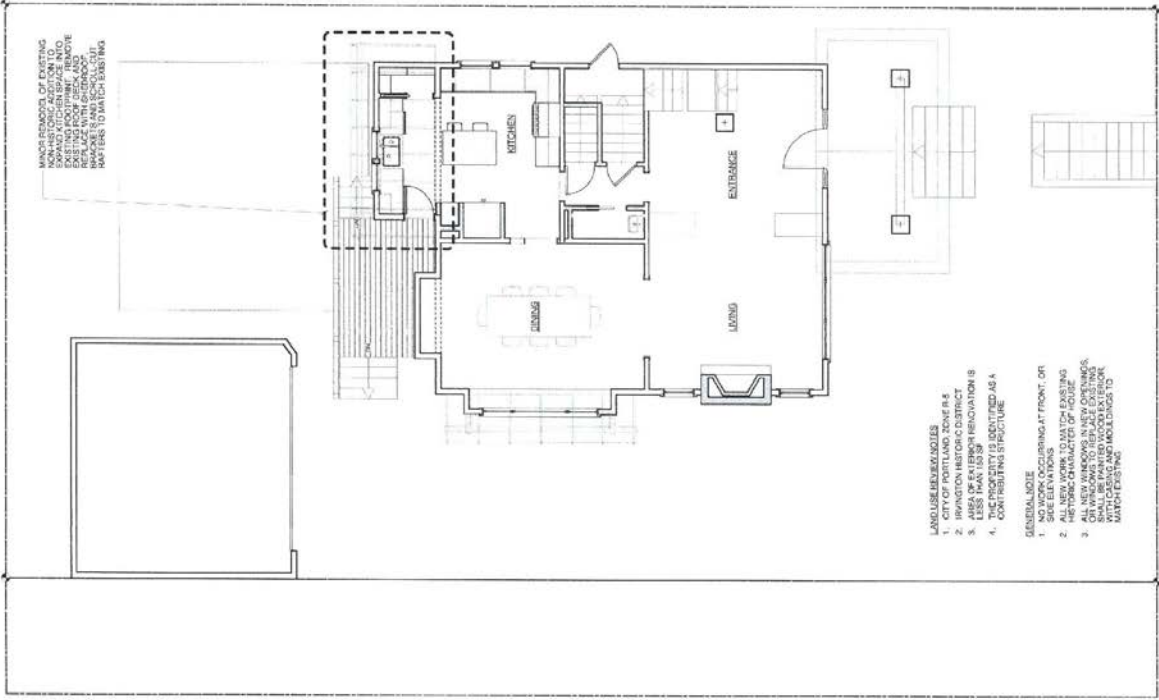
File No.	LU 18-235401 HR
1/4 Section	2732
Scale	1 inch = 200 feet
State ID	1N1E26AD 5600
Exhibit	B Sep 12, 2018



1 AERIAL SITE PHOTO
Scale: 3/32" = 1'-0"



3 TAX MAP



MAJOR REMOVAL OF EXISTING
STRUCTURE TO BE REBUILT
ONWARD WITH NEW DESIGN
EXISTING ROOF JOIST AND
BRACKETS TO BE REMOVED
AND REPLACED WITH NEW
ROOFERS TO MATCH EXISTING

- LAND USE REGULATIONS
1. CITY OF PORTLAND ZONE R-4
 2. IRVINGTON HISTORIC DISTRICT
 3. AREA OF EXTERIOR RENOVATION IS
 4. THE PROPERTY IS IDENTIFIED AS A CONTRIBUTING STRUCTURE
- GENERAL NOTE
1. NO WORK OCCURRING AT FRONT OR SIDE ELEVATIONS
 2. HISTORIC CHARACTER OF HOUSE
 3. ALL NEW WORKS IN NEW OPENINGS SHALL BE MATCHED TO EXISTING MATERIALS TO MATCH EXISTING

Irvington House Renovation - LU REVIEW

2937 NE 20th
Portland, Oregon 97212

STEP PLAN

WBA
ARCHITECTURE & INTERIORS
1000 N. BROADWAY
PORTLAND, OREGON 97227
503.251.1111

1/15/2020, 12:00PM
Scale: Sheet Size:
Date: 5/19/19
Drawn: DMB/BJB

A1.0

20TH AVENUE

LU 18-235401 HR

2 SITE PLAN
Scale: 3/16" = 1'-0"

