



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

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Date: November 1, 2018
To: Interested Person
From: Arthur Graves, Land Use Services
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NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has approved a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 17-279980 HR – EXTERIOR ALTERATIONS TO BUILDING AND SITE

GENERAL INFORMATION

Applicant: John McCulloch | McCulloch Construction | 503.709.0035
1729 NE Siskiyou Street | Portland, OR 97212

Owner: McCulloch Construction Corp
1729 NE Siskiyou Street | Portland, OR 97212-2349

Site Address: **2216 NE 15th Avenue**

Legal Description: BLOCK 63 LOT 17, IRVINGTON
Tax Account No.: R420413710
State ID No.: 1N1E26DB 17400
Quarter Section: 2832
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: Non-Contributing Resource in the Irvington Historic District, listed in the National Register of Historic Places on October 22, 2010.

Zoning: **R5a:** Residential 5,000, Single-Dwelling Zone (R5) with Alternative Design Density Overlay (a) and 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 seeks Historic Resource Review approval for alterations to an 1892 “non-contributing” resource in the Irvington Historic District. The structure, built in a vernacular Queen Anne Style, is located in the southwest quadrant of the Historic District, at the northern

end of the block. Previously the 5000 square foot lot was heavily vegetated to the point that the house was not visible from adjacent lots or the sidewalk.

The proposal is for the rehabilitation of the existing structure and includes the following alterations:

West Elevation (Street Facing):

- New front entry and porch (approximately 6 feet by 9 feet in dimension).
- New hipped roof above the main entry porch.
- Removal of non-original gable end roof and installation of new hipped roof, thought to be the original form.
- New round wood column at the corner of the proposed porch.

North Elevation:

- New addition to the rear of the existing building, approximately 15 feet in depth, full height to match existing, with 2 new wood double-hung windows.
- Removal of two existing windows.
- New wood windows to the first and second floors of the existing structure.
- Removal of existing basement windows – no replacement basement windows proposed.
- Siding, trim, etc. to match existing.

East Elevation:

- New addition to the rear of the building, approximately 15 feet in depth, full height to match existing.
- New porch, approximately 5 feet by 12 feet in dimension.
- New shed roof above the proposed porch.
- New wood windows.
- New wood French-doors at the first floor.
- New round columns, matching the column at the front of the house, at the corners of the proposed porch.
- Egress to the proposed basement accessory dwelling unit (ADU).
- Siding, trim, etc. to match existing.

South Elevation:

- New addition to the rear of the existing building, approximately 15 feet in depth, full height to match existing.
- New wood windows at the ground floor matching existing ground floor windows on the existing building.
- New basement egress including wood windows.
- Removal of one existing non-original window.
- Siding, trim, etc. to match existing.

Site Alterations:

- Retaining walls compliant to Portland Zoning Code (PZC) 33.110.257 (exempt from Historic Resource Review per Portland Zoning Code 33.445.320.B.21)
- Access to basement ADU along the north edge of the site.
- Vehicle access is proposed from NE 15th Ave at the southwest corner of the site.

Historic Resource Review is required because the proposal is for non-exempt alterations within the Irvington Historic District.

RELEVANT APPROVAL CRITERIA:

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

- 33.846.060 Other Approval Criteria

ANALYSIS

Site and Vicinity:

The house historically known as the Sven and Cecille Miller House, a non-contributing resource in the Irvington Historic District, was constructed in 1892 in a simple vernacular Queen Anne Style. The house is located mid-block in the south-west quadrant of the district. Although the house is not in pristine condition, it is assumed that the house was determined to be “non-contributing”, with the eligibility note “Unable to determine due to foliage”, due to the degree of vegetation that had been allowed to grow on the site, which completely obscured the resource from view.

Regarding transportation surrounding the site: frequent bus service is provided to the site with the #8 bus on NE 15th Avenue. Designated City Bikeways surrounding the site include NE 14th and NE 15th Avenues as well as NE Tillamook Street. NE 15th Avenue is also designated as a City Walkway according to the Transportation Service Plan (TSP).

Zoning:

The Residential 5,000 (R5) 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. 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 lot per 5,000 square feet of site area.

The Alternative Design Density “a” overlay is in place to focus development on vacant sites, preserve existing housing and encourage new development that is compatible with and supportive of the positive qualities of residential neighborhoods. The concept for the zone is to allow increased density for development that meets additional design compatibility requirements.

The Historic Resource Protection overlay is comprised of Historic and Conservation Districts, as well as Historic and Conservation Landmarks and 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.

Irvington Historic District Platted in the late Nineteenth Century as the first addition to Portland that employed restrictive covenants, the Irvington area developed intensely with a mix of middle class housing types and sizes during the first two decades of the Twentieth Century. 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. These patterns help to lend the neighborhood the distinctive and homogeneous historic character.

Land Use History: City records indicate no prior land use reviews for the site.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **May 21, 2018**. The following Bureaus have responded with no issues or concerns:

1. Portland Bureau of Transportation: Patricia Neighbor, June 01, 2018. (Exhibit E-1). With the following concerns:
 - PBOT has no concerns with the requested adjustment.
 - However, it appears as if a curb cut/partial driveway does not access a legal parking/loading space. As a condition of Building Permit approval the applicant is required to close any curb cut that does not access a legal parking or loading space and reconstruct the curb and sidewalk at that location. The applicant may be required to reconstruct the curb as a condition of Building Permit approval.
 - Encroachment: It appears as if the existing retaining wall encroaches into the public ROW at this location. Encroachments in the right-of-way must be approved through the encroachment permit process prior to PBOT approval of the building permit. For more information, go to:
<http://www.portlandoregon.gov/transportation/encroachments>
 - Street Trees: The applicant is advised to contact Urban Forestry, City of Portland, at 503-823-8733 or trees@portlandoregon.gov regarding the requirements that are related to installing street trees adjacent to the subject property.

Staff Note: Revised drawings show that the retaining walls will not extend over the property line. See revised PBOT comments below.
2. Portland Bureau of Environmental Services: Rachel Piazza, June 05, 2018. (Exhibit E-2). With the following comments:
 - It appears that this project creates or redevelops less than 500 square feet of impervious area, therefore pollution reduction and flow control requirements of the Stormwater Management Manual (SWMM) are not triggered. However, a safe stormwater disposal location that does not impact adjacent properties and/or structures must be shown at the time of building permit submittal. BES does not object to the requested historic resource review.
3. Portland Bureau of Development – Site Development: Mitchell Schaub, June 07, 2018. (Exhibit E-3). With the following comment regarding geotechnical information:
 - Applicant: It may be determined that additional geotechnical information is required following a Site Development review of the building permit application.
4. Life Safety – Bureau of Development Services: Chanel Horn: June 11, 2018. (Exhibit E-4). With the following conditions to be addressed:
 - Oregon Residential Specialty Code R302.1
 - ORSC R302.1 requires that exterior walls that are parallel to, and less than three feet to a property line be one-hour fire-rated with no openings, such as windows, doors, or vents allowed. Projections may not project closer than two feet to a property line. Projections that are less than three feet to a property line must be provided with one-hour fire resistance rating to the underside.
 - The shading in the provided documents makes the drawings illegible and difficult to read. It is unclear from the provided drawings the proposed scope of work and the dimension of the built features to the property line.
 - In order to approve the request, the existing building and proposed work must be shown to comply or the conflicting building code requirements must be resolved. Please provide the following:

- Provide drawings that are easy to read with text and line quality that are of high contrast. Clear black and white drawings are best.
 - Update the Site Plan to clearly dimension the built features to the property lines. Label all exterior built features (walkways, stairs, retaining walls, etc.). Clearly distinguish between the new proposed work versus the existing permitted construction. Verify Existing and Proposed Elevations coordinate with the Site Plan.
 - No built feature may cross a property line. Verify the details of the proposed new retaining walls are fully dimensioned, show location of property line in relation to the retaining wall and the Details are keyed on the Site Plan at the all applicable locations.
5. Water Bureau: Mari Moore, June 13, 2018. (Exhibit E-5). With no concerns.
6. Life Safety – Bureau of Development Services: Chanel Horn: June 29, 2018. (Exhibit E-6). With the following conditions to be addressed:
- A separate Building Permit is required for the work proposed and the proposal must be designed to meet all applicable building codes and ordinances. More information regarding building code requirements can be obtained by visiting the Bureau of Development Services Center - 1900 SW 4th Ave, 1st floor. The Development Services Center is open Monday through Friday from 8:00 a.m. to 3:00 p.m. (close at noon on Thursday). No appointment is necessary. Building Code information is also available online at: <http://www.portlandonline.com/bds/>, or by calling (503) 823-1456.
 - It is recommended the applicant visit the Development Services Center for more information at 1900 SW 4th Ave, 1st floor.
 - Where a new wall and floor-ceiling assembly is constructed to create separation between the primary residence and an accessory dwelling unit, such new walls and floor-ceiling shall be constructed to the one-hour fire-resistive standards and sound requirements for unit separations in new buildings. For more information, please reference the Accessory Dwelling Unit Code Guide in the following link: <https://www.portlandoregon.gov/bds/article/68689>
 - The construction as proposed will not meet prescriptive lateral design requirements. A lateral design analysis by an Architect or Engineer licensed in Oregon and based on the Oregon Structural Specialty Code is required. ORSC R104.11 and R301.2.2.2.2
7. Portland Bureau of Transportation: Patricia Neighbor, October 29, 2018. (Exhibit E-7). With the following comments:
- Encroachment: The retaining wall and stair in the original site plans appear to encroach into the public ROW. However, the applicant provided a revised site plan that shows the retaining wall to be located behind the property line. PBOT approves of the stair and retaining wall located behind the property line. If the plans change and the stair or retaining wall are relocated in front of the property line, the applicant is required to obtain an Encroachment Permit prior to Building Permit approval. For more information, go to: <http://www.portlandoregon.gov/transportation/encroachments> PBOT has no concerns with the requested adjustment.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on May 21, 2018. One written response has been received from either the Neighborhood Association or notified property owners in response to the proposal.

- Dean P. Gisvold, Committee Chair of the Irvington Community Association (ICA), June 11, 2018, with concerns regarding the applicant doing work on the property prior to the submittal and completion of the required Historic Resource Review, and with the clarity and quality of the drawings submitted for the proposal. (Exhibit F-1)

Staff response: These issues have been a concern with staff as well. Although the applicant is enrolled in the Field Issuance Program (FIR) program work should not have been performed prior to the completion of the Historic Resource Review. After meeting with the FIR inspector for the project it was understood that the new foundation was allowed due to the tenuous structural integrity of the resource. However, construction on the rear elevation had not been supported so a Stop Work Order was levied until the completion of the Historic Resource Review. Staff has worked extensively with the applicant to achieve drawings that meet at least the basic requirements for clarity and consistency.

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.
- 4. Historic features.** Generally, deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and other visual qualities and, where practical, in materials. Replacement of missing features must be substantiated by documentary, physical, or pictorial evidence.
- 5. Historic materials.** Historic materials will be protected. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials will not be used.

Findings for 1, 2, 3, 4 and 5:

The proposed alterations to the 1892 non-contributing resource, which has received a number of undocumented alterations over the years prior to this review, maintains many of the previous changes while attempting to rectify others in an effort to preserve

the original form and style of the structure. Previous changes to the resource such as the existing wood windows on the west (street facing), north and south facades, have been maintained both because they are wood construction and because it is not clear what was installed previously. Previous alterations that have been removed to better reveal the original form and character of the building include the deconstruction of portions of the upper roof (at the western end) so that the original gable and hip roof form can be exposed. New construction that is replacing old, such as the foundation and front entry porch are consistent with what was previously built regarding materials, form and design and are essentially replacing features/areas on the building that have structurally failed. Construction that is altogether new to the resource includes the 2-story, 15-foot addition to the rear (east elevation) of the building. While not visible from the sidewalk right-of-way and not impacting the front façade of the building, this addition does increase the overall mass of the building. Materials on the addition will match existing materials on the resource: siding will be wood and match in profile and dimension, new windows will be aluminum clad wood and match the existing windows in regard to inset or “punch” and trim. In addition, historic materials will be protected and chemical or physical treatments, such as sandblasting, that cause damage to historic materials will not be used. Collectively, the historic character of the resource is maintained while the overall living area of the resource is enlarged (including the proposed ADU in the basement).

These criteria are met.

6. Archaeological resources. Significant archaeological resources affected by a proposal will be protected and preserved to the extent practical. When such resources are disturbed, mitigation measures will be undertaken.

Findings:

Because the proposal includes significant excavation of previously undisturbed soil, there is increased potential that archaeological resources could be impacted.

With a condition of approval that, in the event of any archaeological discovery, work will be stopped and the State Archaeologist will be notified, this criterion is 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.

Findings:

As previously mentioned, many of the existing features on the 1892 non-contributing resource, such as windows, trim, door(front) and siding, are structurally sound and are to be maintained. New windows and doors (rear) are consistent with existing regarding material, proportion, trim and installation (inset or “punch”) but will clearly read as new (in contrast to those existing) by virtue of their having not been installed and exposed to the elements for over a century.

The proposed addition to the east elevation borrows design elements from the existing house, such as materials, roof pitch, and trim detailing, in an effort to integrate with the design style of the original resource. A vertical wood band is proposed to be installed on the north and south elevations at the interface of the original structure and the new addition.

This criteria is met.

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.

9. Preserve the form and integrity of historic resources. New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic resource and its environment would be unimpaired.

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 8, 9 and 10:

The form and integrity of the existing non-contributing 1892 Queen Anne style resource will not be lost with the proposed alterations to the building. When viewed from the sidewalk right-of-way (NE 15th Avenue) proposed alterations to the house will not be readily apparent. This is because the street facing façade will remain intact regarding massing and details such as the existing siding, banding detailing, ground floor and 2nd-story windows and front door. New construction to the street facing façade includes the replacement (within the same footprint as existing) of the front steps and railings, porch, and porch roof. All front porch replacement features mentioned will be compatible with existing and will be wood construction, including: steps, railings, columns, newel posts, porch floor, and siding. The additional alteration to the front façade including the removal of portions of the existing non-original upper roof to reveal the original hipped roof form preserves the original form and integrity of the resource. Additional alterations to the original form and mass of the house are to the rear (east elevation) and will be minimally visible from the sidewalk right-of-way. This includes the access to the proposed basement ADU and construction of the 2-story, 15-foot addition to the resource. As mentioned previously, the rear addition will be compatible with the existing structure in form and mass in the following ways: maintaining the existing roofline, matching existing wood siding, matching existing trim detailing, matching proposed wood windows on the south elevation with existing wood windows on this same elevation, installing double-hung wood windows on the north and east elevations, and integrating a new porch to the rear elevation that is in scale and character with the house.

Proposed alterations to the site including landscaping, paths, retaining walls (which are exempt from Historic Resource Review per 33.445.320.B.21) and driveway, are a significant departure from what has been on site due to neglect, and organize the site to be compatible with the Historic District, if not the immediate neighboring lots.

Collectively, the proposed alterations to the resource will enhance and improve site and structure and ensure that it remain an accurate record of its time and continue to be a valuable resource to the immediate adjacent neighborhood and the Irvington Historic District as a whole.

These criteria are met.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all requirements of Title 11 can be met, and that all development standards of Title 33 can be met or have received an Adjustment or Modification via a land use review, prior to the approval of a building or zoning permit.

CONCLUSIONS

The proposed alterations to the resource historically known as the Sven and Cecille Miller House and site in the Irvington Historic District maintains the original 1892 Queen Anne structure and architectural integrity of the building while adding square footage to the rear of the resource. Site improvements largely resulting from the removal of much of the existing vegetation on the lot further reveal the use and potential of the site.

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 indicated in detail in the findings above, this proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

Historic Resource Review approval of exterior alterations to the non-contributing 1892 Queen Anne resource and site in the Irvington Historic District.

Approval, per the approved site plans, Exhibits C-1 through C-6, signed and dated October 24, 2018, 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 17-279980 HR." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. 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.
- C. In the event of archaeological discovery during excavation, work will be stopped and the State Archaeologist will be notified.
- D. NO FIELD CHANGES ALLOWED.

Staff Planner: Arthur Graves

Decision rendered by:  **on October 24, 2018.**

By authority of the Director of the Bureau of Development Services

Decision mailed: November 01, 2018.

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on December 6, 2017 and was determined to be complete on May 14, 2018.

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. Therefore, this application was reviewed against the Zoning Code in effect on December 6, 2017.

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 waived or extended at the request of the applicant. In this case, the applicant requested that the 120-day review period be extended by 118 days, as stated with Exhibits A-12, A-14, A-15, A-17, A-18 and A-22. Unless further extended by the applicant, **the 120 days will expire on: January 11, 2019.**

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appealing this decision. This decision may be appealed to the Landmarks Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on November 15, 2018** at 1900 SW Fourth Ave. Appeals can be filed at the 5th floor reception desk of 1900 SW 4th Avenue Monday through Friday between 8:00 am and 4:30 pm. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

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.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Landmarks Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Landmarks Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.

If this Land Use Review is approved the final decision will be recorded with the Multnomah County Recorder.

- *Unless appealed*, the final decision will be recorded on or after **November 16, 2018** by the Bureau of Development Services.

The applicant, builder, or a representative does not need to record the final decision with the Multnomah County Recorder.

For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

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

- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- 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 Submittal

1. Initial Submittal and Applicant's Statement: December 06, 2017 (superseded)
2. Precedent Images
3. Structural Calculations
4. Revised Submittal: January 09, 2018 (superseded)
5. Response to Comments: February 28, 2018.
6. Cost Estimate
7. Revised Submittal: March 02, 2018 (superseded)
8. Revised Submittal: April 27, 2018 (superseded)
9. Email Correspondence, east elevation drawing, retaining wall: May 13, 2018
10. Email Correspondence, regarding house height not changing: May 15, 2018
11. Revised Submittal: May 15, 2018 (superseded)
12. Waiver: Received June 18, 2018
13. Revised Submittal: June 28, 2018 (superseded)
14. Waiver: Received July 09, 2018
15. Waiver: Received July 26, 2018
16. Revised Submittal: July 30, 2018 (superseded)
17. Waiver: Received August 24, 2018
18. Waiver: Received September 26, 2018
19. Revised Submittal: September 27, 2018
20. Retaining Wall Detail: October 11, 2018 (superseded)
21. Retaining Wall Detail: October 15, 2018
22. Waiver: Received October 26, 2018

B. Zoning Map (attached)

- C. Plans/Drawings:
 - 1. Vicinity Map and Site Plan (attached)
 - 2. Elevations: East and North (attached)
 - 3. Elevations: West and South (attached)
 - 4. Floor Plans
 - 5. Roof Plans
 - 6. Details/Manufactures Cut Sheets
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Portland Bureau of Transportation: Patricia Neighbor, June 01, 2018.
 - 2. Portland Bureau of Environmental Services: Rachel Piazza, June 05, 2018.
 - 3. Portland Bureau of Development – Site Development: Mitchell Schaub, June 07, 2018.
 - 4. Life Safety – Bureau of Development Services: Chanel Horn: June 11, 2018.
 - 5. Water Bureau: Mari Moore, June 13, 2018.
 - 6. Life Safety – Bureau of Development Services: Chanel Horn: June 29, 2018.
 - 7. Portland Bureau of Transportation: Patricia Neighbor, October 29, 2018.
- F. Correspondence:
 - 1. Dean P. Gisvold, on behalf of the Irvington Neighborhood Association: June 11, 2018.
- G. Other:
 - 1. Original LU Application
 - 2. Historic Information
 - 3. Site Pictures
 - 4. Incomplete Letter: December 17, 2017
 - 5. Memorandum #1: January 25, 2018
 - 6. Memorandum #2: March 12, 2018
 - 7. Memorandum #3: June 08, 2018
 - 8. Memorandum #4: July 06, 2018
 - 9. Memorandum #5: August 17, 2018
 - 10. Email Correspondence: Dean Gisvold, March 19, 2018
 - 11. Email Correspondence: Dean Gisvold, March 27, 2018
 - 12. Email Correspondence: Dean Gisvold, April 13, 2018
 - 13. Email Correspondence: Dean Gisvold, April 14, 2018
 - 14. Email Correspondence: Nathan Corser, May 08, 2018
 - 15. Email Correspondence: Dean Gisvold, July 05, 2018
 - 16. Email Correspondence: Dean Gisvold, August 09, 2018

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).



ZONING

THIS SITE LIES WITHIN THE:
IRVINGTON HISTORIC DISTRICT



Site



Conservation Landmarks



Historic Landmark

File No.	LU 17-279980 HR
	2832
Scale	1 inch = 200 feet
State ID	1N1E26DB 17400
Exhibit	B Dec 08, 2017

1/4 Section

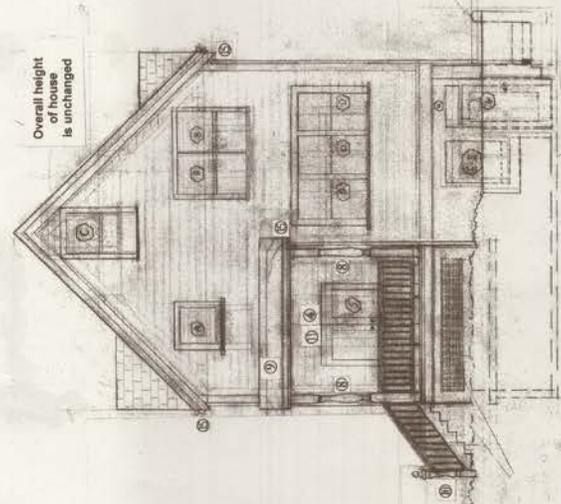
McCULLOCH construction
 DESIGN BY JOHN MCCULLOCH
 DRAFT BY LUCY AMBERSON

Approved
 City of Portland
 Bureau of Development Services
 Planner: [Signature]
 Date: 02/21/18
 This approval applies only to the project reviewed and is not valid for other projects.

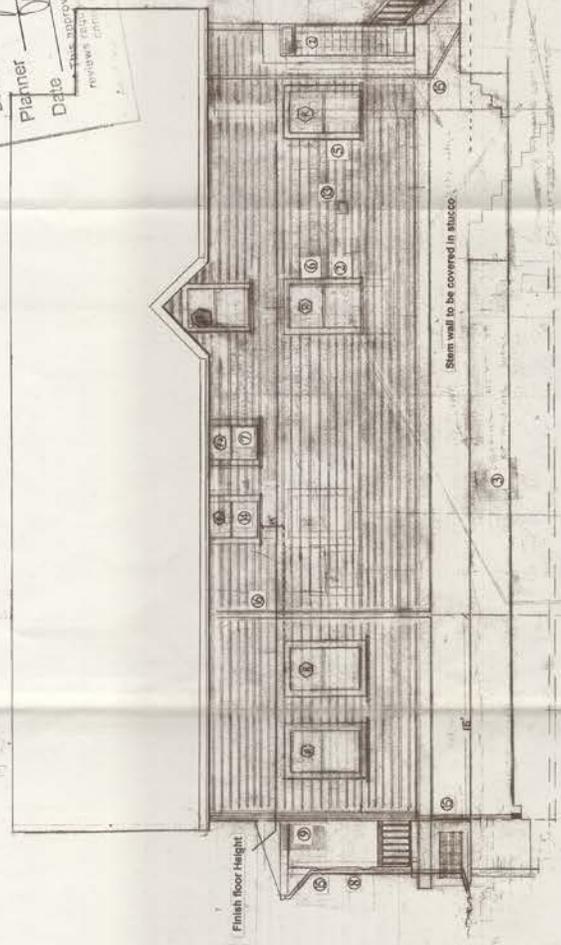
PROPOSED North and East
 ELEVATIONS
 Site Address:
 2216 NE 15th Ave.
 Portland, Or 97212

CASE Number: LU 17-279980

SCALE 1/8"=1'
 EX-4 C-2
 LU 17-279980 HL A-3



PROPOSED EAST ELEVATION AND ADDITION



PROPOSED NORTH ELEVATION

PROPOSED ADDITION

Ref. Letter	Nominal Size	Head Height	Type/Operation	Notes
A	2'6" x 2'5"	7'3"	Casement	New, wood construction
B	3'0" x 5'0"	8'3"	Double hung	New, wood construction
C	3'0" x 5'0"	8'3"	Double hung	New, wood construction
D	2'8" x 5'0"	8'0"	Double hung	New, wood construction
E	3'0" x 4'5"	7'0"	Divided light	New, wood construction
F-2	3'0" x 4'5"	7'0"	Egress, Casement	New, wood construction
F	2'6" x 5'0"	5'0"	Egress, Casement	New, wood construction
F-2	2'6" x 3'0"	5'0"	Double hung	New, wood construction
G	3'0" x 6'10"	6'10"	Door, full light	New, wood construction
H	2'10" x 7'2"	7'6"	Fixed transom	New, wood construction
I	2'10" x 6'0"	6'0"	Divided light, fixed transom	New, wood construction
I-2	6'x6'5"	8'6"	Divided light, fixed transom	Existing, wood construction, matches 'I'
J	3'0" x 7'0"	7'0"	Door, half light	Existing, detail on A9
K	5'11" x 2'6"	7'2"	Door, double hung, partial divided light	Existing
L	3'2" x 3'5"	3'11"	Casement	Existing, to be removed
M	3'5" x 2'5"	5'0"	Fixed, Stain Glass	Existing, to be removed
N-2	3'5" x 6'0"	8'	Fixed, divided light	Existing
O	2'10" x 2'4"	5'0"	Fixed	Existing, to be removed
P	2'10" x 4'4"	7'1"	Double hung	Existing
R	3'0" x 5'0"	5'1"	Double hung	Existing
S	6'0" x 7'2"	7'2"	Door, double out swing, full light	New, wood construction

Window Notes:
 • Head height refers to the distance between the bottom of head jamb at the top of the window or door to the top of the subfloor.
 • All operable windows are to be provided with insulated glazing. Window U-Value is 0.40 max.
 • All operable windows are to be provided with closure hardware. Coordinate finish and style with owner.
 • Existing windows are made of wood with the same historic inset and punch as existing windows

- Notes:
- Dashed line indicates ground level. Steps to ADU are less than 2'-1/2" above ground level and therefore not shown.
 - Replace window into existing frame revealed inside of wall. See figure A4.5 Figure 15
 - Existing window to remain in wall.
 - French door window added as per comments made in BDC Memorandum #4 (7/6/15)
 - Dimensions changes to match 'R' window as per comments made in 7.
 - 'F-2' window added as per Memorandum 34 (6/3/15)
 - Columns changed from square to 'lumed' as per comments from ICA (7/6/15). See figure A2 on sheet A4.
 - Newest porch as per ICA comments (7/6/15)
 - French doors centered in porch as per comments made in Memorandum #3 (7/6/15)
 - Kitchen windows centered on north half of east as per comments made 13.
 - Exhaust for gas fireplace
 - Window F moved from 1st floor to second floor; see 'Existing North Elevation' on A2
 - Dimensions show as per comments from ICA (7/6/15)
 - Differentiation strip. See cross sections for detail.

