



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: April 8, 2019
To: Interested Person
From: Benjamin Nielsen, Land Use Services
503-823-7812/Benjamin.Nielsen@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 within 21 days, by 5 p.m. on April 29, 2019.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 19-130063 HR, in your letter. It also is helpful to address your letter to me, Benjamin Nielsen. 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 19-130063 HR – EXTERIOR ALTERATIONS

Applicant/ Representative: David Spitzer, DMS Architects
2325 NE 19th Ave, Portland, OR 97212

Owners: Tess & Kevin Healey
2514 NE 18th Ave, Portland, OR 97212

Owner on Record: Midtown Properties LLC
1631 NE Broadway PMB 333, Portland, OR 97232

Site Address: **1720 NE 25TH AVE**

Legal Description: BLOCK 4 S 1/2 OF LOT 3&4, CARTERS ADD TO E P
Tax Account No.: R140200250
State ID No.: 1N1E25CC 06500
Quarter Section: 2833

Neighborhood: Irvington, contact Dean Gisvold at 503-284-3885.
Business District: Northeast Broadway Business Association, contact Michael Chronister at 503-288-1500.
District Coalition: Northeast Coalition of Neighborhoods, contact Laura Becker at 503-388-6088.

Plan District: Albina Community
Other Designations: Contributing Resource in the Irvington Historic District
Zoning: R2a – Residential 2,000 with Alternative Design Density and Historic Resource Protection Overlays
Case Type: HR – Historic Resource Review

Procedure: Type II – an administrative decision with appeal to the Landmarks Commission.

Proposal:

The applicant requests Historic Resource Review for proposed exterior alterations to a contributing resource in the Irvington Historic District and Albina Community Plan District.

Proposed exterior alterations include:

- Installation of a new, aluminum-clad wood egress window and window well in the basement of the front (west) elevation;
- Removal of an existing window in the basement on the rear (east) elevation and installation of a new, aluminum-clad wood egress window and window well in its place;
- Replacement of two (2) existing basement windows with new, aluminum-clad wood casement windows on the north elevation and the installation of new, non-egress window wells;
- Replacement of two (2) existing basement windows with new, aluminum-clad wood awning windows on the south elevation;
- Removal of one existing window in an addition to the original house on the ground floor of the south elevation;
- Removal of one existing window in the gambrel roof on the south elevation in an addition to the original house;
- Removal of two existing windows on the rear (east) elevation of an addition to the original house and replacement with a pair of new, aluminum-clad wood French doors and sidelights on either side; and,
- Removal of a secondary eave on the south elevation, which is located under a primary eave on an addition to the original house. The roof above will be extended about 12 inches to the south and the existing wall extended up to the underside of the roof to complete the building enclosure.

Additional exterior alterations that are exempt from Historic Resource Review are also proposed. These include:

- Removal of the existing cement/asbestos siding on all elevations of the house to expose the original cedar lap siding underneath. Repair of existing cedar siding may be needed in some areas (33.445.320.B.6);
- Removal of existing window trim associated with the cement/asbestos siding to expose existing historic 5/4 x 5 wood jamb and head trims. Existing wood sills will need to be extended by about 1/2" to align with the newly-exposed, historic 5/4 x 5 wood trim (33.445.320.B.6);
- Replacement of existing, damaged concrete porch and stairs with new concrete porch and stair to match existing (33.445.320.B.6);
- Repair of existing concrete foundation at the existing addition to the original house (33.445.320.B.6);
- Construction of a new deck, less than 30 inches in height, in the rear yard (33.445.320.B.2); and,
- Installation of a new washer/dryer vent, new furnace vent, and new hot water heater vents on the north elevation (33.445.320.B.10).

Historic Resource Review is required for non-exempt exterior alterations to existing buildings in 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.G – Historic Resource Review, 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 March 8, 2019 and determined to be complete on April 2, 2019.

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 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.

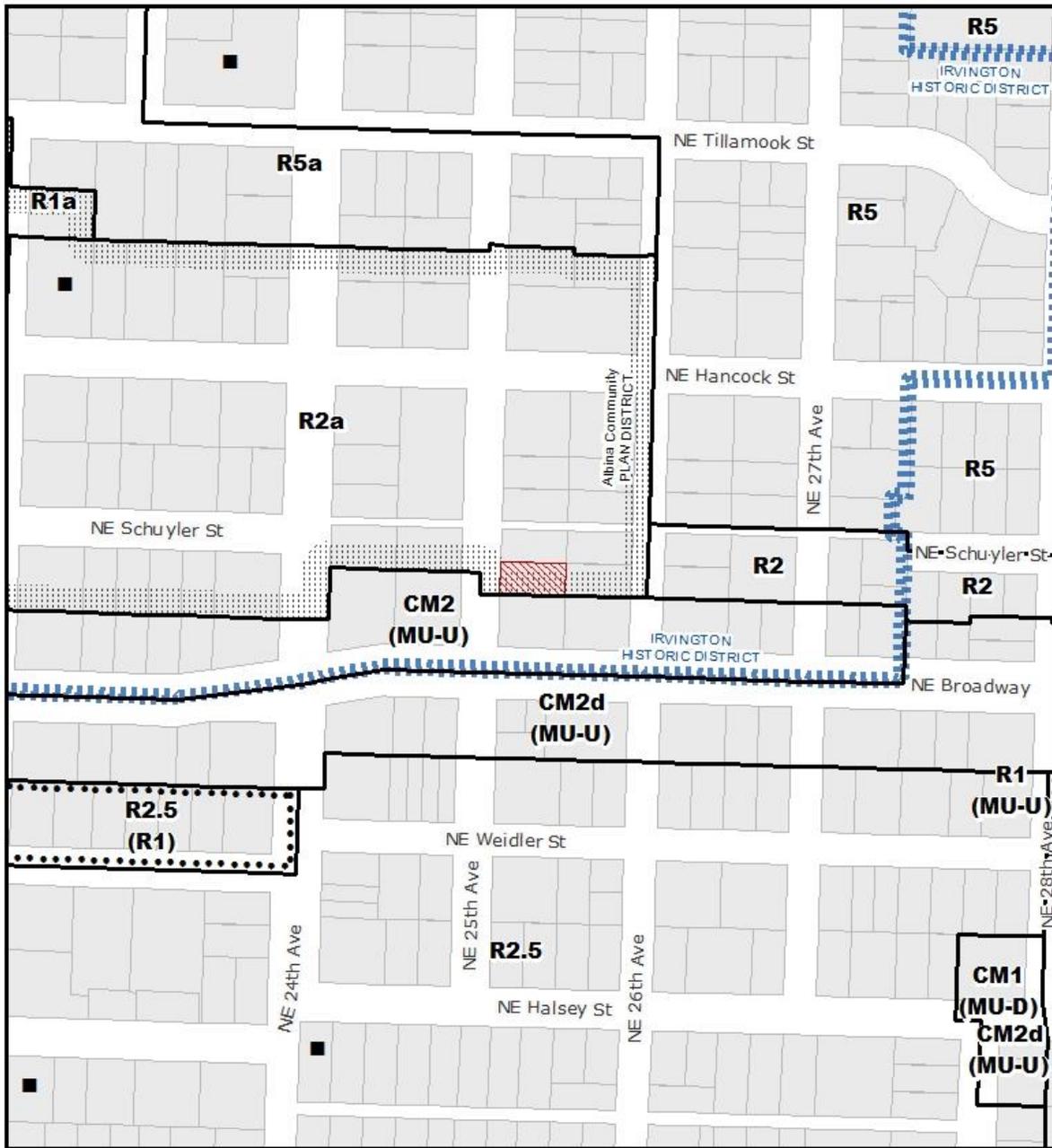
APPEAL OF THE FINAL CITY DECISION

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, Floor Plans, Exterior Elevations



ZONING 
 NORTH
 THIS SITE LIES WITHIN THE:
 ALBINA COMMUNITY PLAN DISTRICT
 IRVINGTON HISTORIC DISTRICT

 Site
 Historic Landmark

File No.	LU 19-130063 HR
1/4 Section	2833
Scale	1 inch = 200 feet
State ID	1N1E25CC 6500
Exhibit	B Mar 12, 2019

