



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: May 9, 2019
To: Interested Person
From: Staci Monroe, Land Use Services
503-823-0624 / staci.monroe@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 5/23/19**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 19-130992 HR, in your letter. It also is helpful to address your letter to me, Staci Monroe. 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 19-130992 HR *RESIDENTIAL ALTERATION*

Applicant: Anne Dewolf + Stephyn Meiner
Arciform LLC
2303 N Randolph Ave
Portland, OR 97227
503.493.7344 | anne@arciform.com

Owner: Nicolas C. G. Von Borries + Allison L Knowles
1808 NE Knott St
Portland, OR 97212

Site Address: 1808 NE KNOTT ST

Legal Description: BLOCK 38 LOT 19&20 HISTORIC PROPERTY, POTENTIAL ADDITIONAL TAX, IRVINGTON

Tax Account No.: R420408270
State ID No.: 1N1E26AC 14700
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 Laura Becker at 503-388-6088.

Plan District: None
Other Designations: Contributing Resource in Irvington Historic District
Zoning: R5 – Residential 5,000 Single-Dwelling Zone
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 seeks a Historic Resource Review for alterations to the residence and site at 1808 NE Knott, which contains a contributing resource in the Irvington Historic District. The proposed alterations include:

South façade:

- Adding a wood egress windows in the basement
- Adding a wood window on the 2nd floor
- Adding wood French doors and flanking windows
- Adding light fixtures

West façade:

- Adding a copper awning over an existing side door
- Adding light fixtures

Site

- Adding wood landings and decks off the side door on the west façade and the new French doors on the south façade.

The proposal includes non-exempt alterations and therefore are subject to Historic Resource Review per Section 33.445.320 of the Portland Zoning Code.

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:

- Section 33.846.060.G

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 11, 2019 and determined to be complete on May 7, 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.

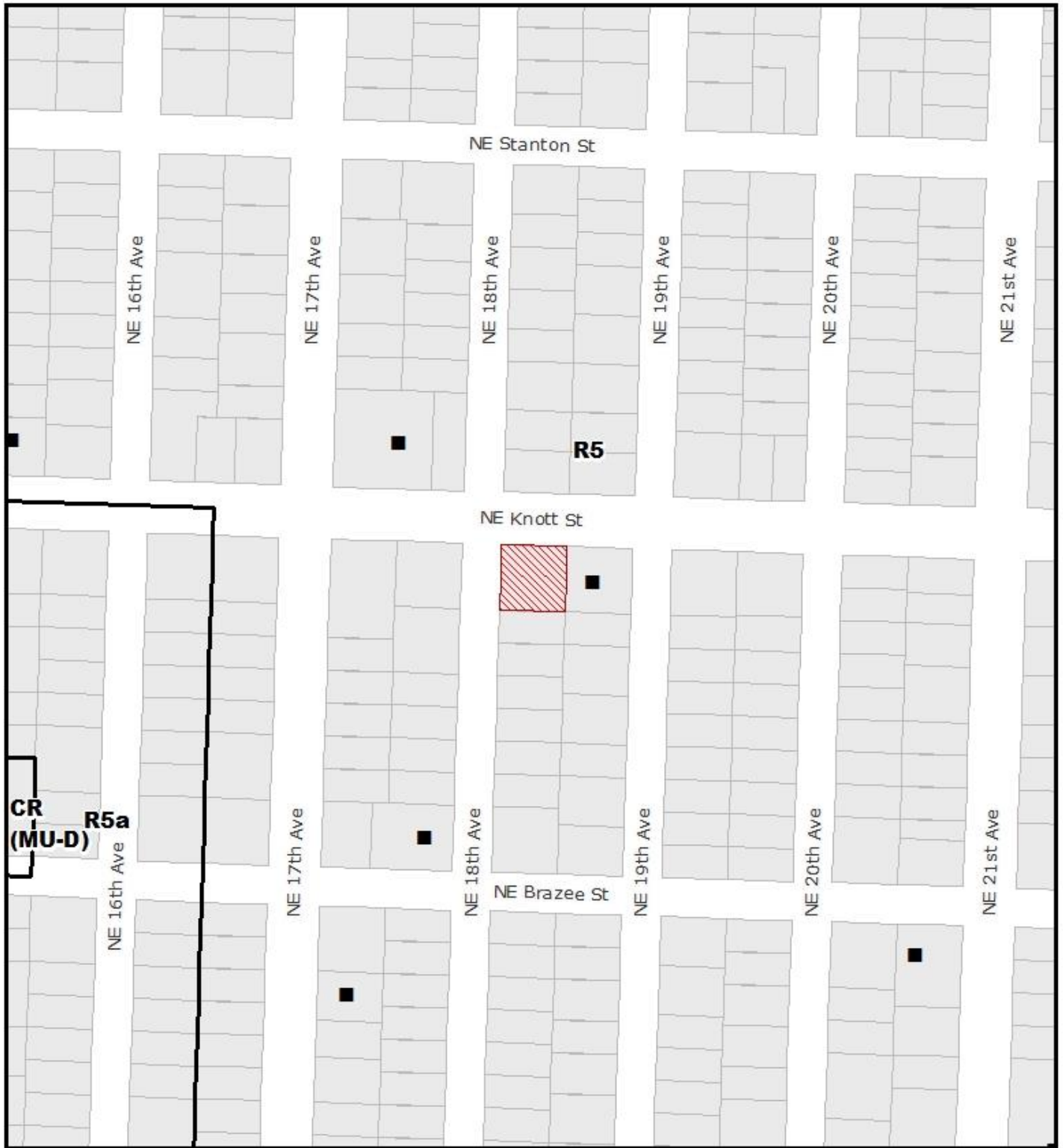
Appeal Process

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the 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
Elevations

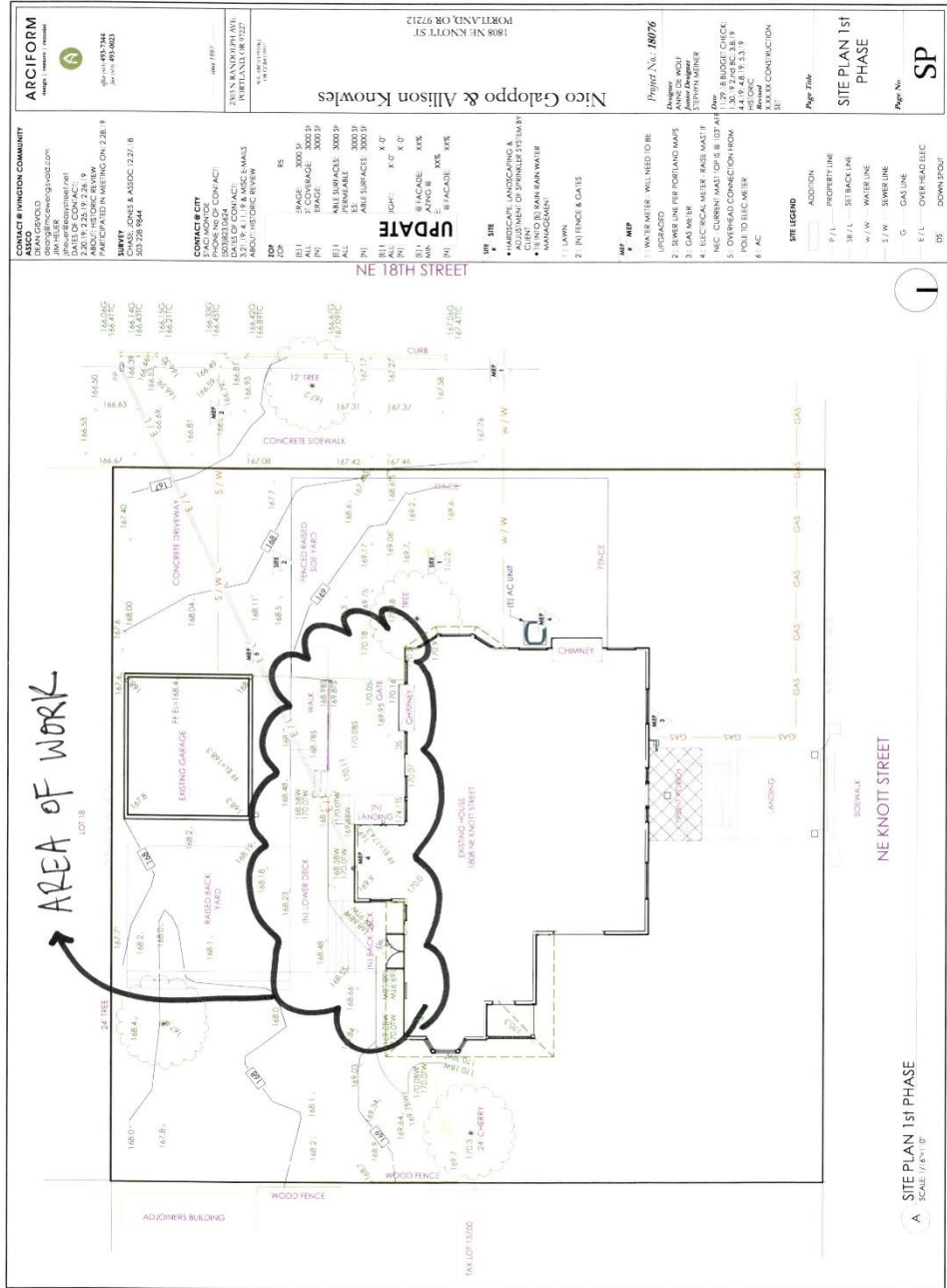


ZONING

THIS SITE LIES WITHIN THE:
IRVINGTON HISTORIC DISTRICT

-  Site
-  Historic Landmark

File No.	LU 19-130992 HR
1/4 Section	2732
Scale	1 inch = 200 feet
State ID	1N1E26AC 14700
Exhibit	B Mar 13, 2019



ARCIFORM
 1500 NW 73RD AVE, SUITE 101
 PORTLAND, OR 97212
 503.278.9444

CONTRACT & DESIGN COMMUNITY
 ASICO DESIGN
 george@asico.org
 503.278.9444
 503.278.9444
 503.278.9444
 503.278.9444
 503.278.9444
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 503.278.9444
 503.278.9444
 503.278.9444
 503.278.9444

CONTACT CITY
 S'AC MONITOR CONTACT:
 503.828.3904
 503.828.3904
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UPDATE

1808 NE KNOTT ST
 PORTLAND, OR 97212

Nico Galoppo & Allison Knowles

Project No. 18076

Drwyer:
 JUSTIN RAY
Senior Designer:
 STEPHEN MINER

1. CONCURRENCE
 2. CONTRACT ADMINISTRATION
 3. PRELIMINARY DESIGN
 4. DESIGN DEVELOPMENT
 5. PERMITTING
 6. CONSTRUCTION ADMINISTRATION

UP DATE
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Printed @ half scale

A SITE PLAN 1st PHASE
 SCALE: 1/8" = 1'-0"

NE KNOTT STREET

NE 18TH STREET

WOOD FENCE

WOOD CHERRY

ADJACENT BUILDING

CONCRETE DRIVEWAY

CONCRETE SIDEWALK

RAISED BACK YARD

EXISTING GARAGE

EXISTING HOUSE

WOOD CHERRY

WOOD CHERRY

WOOD CHERRY

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LU 19-130992-HR

LW 19-130992 HG

ARCIFORM
ARCHITECTURE & INTERIORS

2018 N RANDOLPH AVENUE
PORTLAND, OREGON 97227
TEL: 503.281.9400
WWW.ARCIFORM.COM

Nico Galoppo & Allison Knowles

1808 N. SCOTT ST
PORTLAND, OR 97212

Project No.: 18076

Architect:
ANNE DOLY
STEPHEN MERRER

Date: 18 AUGUST 2018
1:00 PM - 2:30 PM
18 AUGUST 2018
11:00 AM - 1:30 PM
18 AUGUST 2018
11:00 AM - 1:30 PM

Page Title:
**(N) EXTERIOR
ELEVATIONS
& DETAILS**

Page No.:
A3.2

GENERAL EXTERIOR

1. RE GARAGE
2. FIN LANDING & STAIRS
3. FIN COVER AWNING

ROOFING & GUTTERS

1. REPAIR GUTTER

WINDOWS

- 1. FIN WINDOWS BY VIEW

DOORS

- 1. FIN HARDWARE

EXTERIOR MILLWORK

- 1. PATCH/REPAIR SANDING CASING & OTHER MILLWORK AS NEEDED TO CLOSELY MATCH ADJAC. REMODELED AREAS
- 2. REPAIR/REPLACE/REPLACE WITH 3" ANGLE STEEL SCREWS
- 3. REPAIR/REPLACE/REPLACE WITH 3" ANGLE STEEL SCREWS
- 4. REPAIR/REPLACE/REPLACE WITH 3" ANGLE STEEL SCREWS
- 5. REPAIR/REPLACE/REPLACE WITH 3" ANGLE STEEL SCREWS
- 6. REPAIR/REPLACE/REPLACE WITH 3" ANGLE STEEL SCREWS
- 7. REPAIR/REPLACE/REPLACE WITH 3" ANGLE STEEL SCREWS
- 8. REPAIR/REPLACE/REPLACE WITH 3" ANGLE STEEL SCREWS
- 9. REPAIR/REPLACE/REPLACE WITH 3" ANGLE STEEL SCREWS
- 10. REPAIR/REPLACE/REPLACE WITH 3" ANGLE STEEL SCREWS
- 11. REPAIR/REPLACE/REPLACE WITH 3" ANGLE STEEL SCREWS
- 12. REPAIR/REPLACE/REPLACE WITH 3" ANGLE STEEL SCREWS
- 13. REPAIR/REPLACE/REPLACE WITH 3" ANGLE STEEL SCREWS
- 14. REPAIR/REPLACE/REPLACE WITH 3" ANGLE STEEL SCREWS
- 15. REPAIR/REPLACE/REPLACE WITH 3" ANGLE STEEL SCREWS
- 16. REPAIR/REPLACE/REPLACE WITH 3" ANGLE STEEL SCREWS
- 17. REPAIR/REPLACE/REPLACE WITH 3" ANGLE STEEL SCREWS
- 18. REPAIR/REPLACE/REPLACE WITH 3" ANGLE STEEL SCREWS
- 19. REPAIR/REPLACE/REPLACE WITH 3" ANGLE STEEL SCREWS
- 20. REPAIR/REPLACE/REPLACE WITH 3" ANGLE STEEL SCREWS

ELECTRICAL

1. FIN SCHEDULE IN RE LOC
2. FIN SCHEDULE IN RE LOC - ADD CLIP IF BELOW BELLY BOND & COVER OVER SIDING

(E) EXTERIOR FIXTURES
NO. 13 SCALE

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

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

INSPIRATION FOR PAUSED BACKYARD DECK & RETAINING SYSTEM TO BE IN WITH STONEWORK @ FRONT OF HOUSE

EXTERIOR FINISHING, STAINING & PAINTING

- 1. FINISH ONE COLOR
- 2. FINISH TWO COLOR
- 3. FINISH THREE COLOR
- 4. FINISH FOUR COLOR
- 5. FINISH FIVE COLOR
- 6. FINISH SIX COLOR
- 7. FINISH SEVEN COLOR
- 8. FINISH EIGHT COLOR
- 9. FINISH NINE COLOR
- 10. FINISH TEN COLOR
- 11. FINISH ELEVEN COLOR
- 12. FINISH TWELVE COLOR
- 13. FINISH THIRTEEN COLOR
- 14. FINISH FOURTEEN COLOR
- 15. FINISH FIFTEEN COLOR
- 16. FINISH SIXTEEN COLOR
- 17. FINISH SEVENTEEN COLOR
- 18. FINISH EIGHTEEN COLOR
- 19. FINISH NINETEEN COLOR
- 20. FINISH TWENTY COLOR

Printed @ half scale

ARCIFORM
1808 N. KNOTT ST
PORTLAND, OR 97217

Nico Galoppo & Allison Knowles

Project No.: 18076
 Designer: Nico Galoppo
 Architect: Allison Knowles
 EIRPN #0886
 Date: 8/18/2018
 1:30, 9:20 AM, 3:30, 11:30
 11:30, 1:30, 3:30, 5:30
 8:30 AM CONSTRUCTION
 SET

Page Title: (N) EXTERIOR ELEVATION & INSPIRATION
Page No.: A3.3

UT GENERAL EXTERIOR

- 1: (N) LANDING & STAIRS
- 2: (N) ROOFING & GUTTERS
- 3: (N) MATCH PAIR ROOF LINES, GUTTERS & DOWN SPOUTS TO MATCH ADJC. & REMODELED AREAS
- 4: (N) WINDOWS
- 5: (N) DOORS
- 6: (N) EXTERIOR NETWORK
- 7: (N) ELECTRICAL
- 8: (N) MECHANICAL
- 9: (N) FURNISHING

NEW DOOR, WINDOW, LANDINGS, DECK, & AWNING

A SOUTH-FACING ELEVATION
SCALE: 1/8" = 1'-0"

UT GENERAL EXTERIOR

- 1: (N) LANDING & STAIRS
- 2: (N) ROOFING & GUTTERS
- 3: (N) MATCH PAIR ROOF LINES, GUTTERS & DOWN SPOUTS TO MATCH ADJC. & REMODELED AREAS
- 4: (N) WINDOWS
- 5: (N) DOORS
- 6: (N) EXTERIOR NETWORK
- 7: (N) ELECTRICAL
- 8: (N) MECHANICAL
- 9: (N) FURNISHING

(N) EXTERIOR ELEVATION & INSPIRATION

- 1: (N) FURNISHING, FINISHING & DECORATING
- 2: (N) ALL WORK COORD. SHEET LAYS TO BE ANOTHER COLOR
- 3: (N) CEILING OVER A THIRD COLOR
- 4: (N) FLOORING TO BE READ

LW 19-130992 HR.