



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

Ted Wheeler, Mayor
Rebecca Esau, Director
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Date: August 12, 2020
To: Interested Person
From: Rodney Jennings, Land Use Services
503-823-5088 / Rodney.Jennings@portlandoregon.gov

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 19-267565 HR

GENERAL INFORMATION

Applicant: Don Titus
Residential Designer LLC
5138 SE 115th Ave
Portland OR, 97266
phone: 503-621-6085; email: don@donrtitus.com

Owner: JLO Investments LLC
16869 SW 65th Ave #317
Lake Oswego OR 97035

Site Address: 2218 NE 9TH AVE

Legal Description: BLOCK 105 LOT 17, WEST IRVINGTON
Tax Account No.: R893601930
State ID No.: 1N1E26CA 18600
Quarter Section: 2831

Neighborhood: Irvington, contact Dean Gisvold at deang@mcewengisvold.com
Business District: Soul District Business Association, contact at info@nnebaportland.org
District Coalition: Northeast Coalition of Neighborhoods, contact Jessica Rojas at jessica@necoalitionorg.

Plan District: None
Other Designations: Contributing Resource in the Irvington Historic District

Zoning: R5a, Residential 5000 with an Alternative Design Density Overlay 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 has proposed exterior alterations to an existing home at 2218 NE 9th Avenue, which is a contributing structure in the Irvington Historic District. The proposal includes:

- A new uncovered deck facing the backyard off the east façade, including horizontal wood siding and lattice on the skirting below the deck matching the house and front porch and new exterior french doors;
- A new covered landing and stairway on the south façade with new exterior door;
- A new wood window on the first level of the north façade;
- two new sliding egress wood windows and the north basement level façade and three new sliding egress wood windows on the south basement level façade for a proposed basement ADU; and
- Demolition and removal of an existing carport and attached storage shed on the south façade and replacement with a new detached garage located near the southeast corner of the site with a footprint of 20 feet by 20 feet, with two side by side single-wide garage doors, and horizontal wood siding and wood windows matching the house.

Relevant Approval Criteria:

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

- Section 33.846.060.G Other Approval Criteria

ANALYSIS

Site and Vicinity: The subject property is a two-story single-family house built in 1907. It is located on NE 9th Avenue, between NE Thompson Street and NE Tillamook Street in an area of mostly one and two story houses. There is also two-story multi-unit building northwest of the subject property on the west side of NE 9th St. The house is listed as a contributing resource in the Irvington Historic District.

Zoning:

This property is zoned R5. The Residential 5,000 high-density 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. The R5 zone allows attached and detached single-dwelling structures and duplexes. 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 living unit per 5,000 square feet of site area.

The Historic Resource Protection overlay zone 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 there are no prior land use reviews for this site.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **January 17, 2020**. The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services (Exhibit E.1);
- Bureau of Transportation (Exhibit E.2);
- Water Bureau (Exhibit E.3);
- Fire Bureau (Exhibit E.4);
- Site Development Section of BDS (Exhibit E.5);
- Life Safety Section of BDS (Exhibit E.6).

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on January 17, 2020. A total of 7 written responses have been received from either the Neighborhood Association or notified property owners in opposition to the proposal. A summary of the issues raised in these written responses, followed by a staff response to each issue follows.

- The proposal is unacceptably lacking in detail of what is proposed regarding the alteration of doors, roofing, deck stairs and stair railings and other details.
Staff response: the applicant submitted details of these future after the end of the comment period listed in the Notice of Proposal (Exhibits A.3 and A.4).
- Replacement of existing windows with vinyl windows is not acceptable.
Staff response: the applicant submitted a revised proposal which maintains all existing windows and proposes new non-vinyl windows that are similar to existing windows.
- Replacement of existing siding is not necessary as repair is possible.
Staff response: the applicant submitted a revised proposal that proposes repair of existing siding and, where necessary, like for like replacement of damaged siding.
- Replacement of roofing materials should be like for like.
Staff response: the applicant submitted a revised proposal that clarifies that replacement of roofing materials will be like for like.
- The suburban style of the proposed deck at the rear of the house is not compatible with the historic character of the house.
Staff response: The applicant submitted a revised deck proposal that include features and materials better detailed to match the existing house including guardrails, and skirting beneath the deck similar to the house’s existing front porch.
- The size and appearance of the proposed garage are a concern, as is the double-wide garage door. Siding on the garage should match the house. No variance should be granted to allow the garage in required setbacks.
Staff response: The applicant submitted a revised garage proposal that includes exterior siding that matches the exterior house and that replaces the double-wide garage door with two side by side single-wide doors. Detached garages that comply with the standards of Zoning Code Section 33.110.250.C.2.b are allowed in side and rear setbacks and this garage design meets those standards.
- Please limit high-intensity lighting that could cause light pollution on neighboring properties.
Staff response: Zoning Code Chapter 33.262 (Off-site Impacts) regulates glare from lighting. Concerns and complaints about glare should be made to the City’s Code Compliance Section at (503) 823-2633 [823-CODE].
- The cherry tree should be protected during construction.
Staff response: The cherry tree is located on a neighboring property. Tree removal and protection on this site is subject to the standard in Title 11, the Tree Code. The applicant has indicated the intent to engage the services of an arborist to protect the tree roots during construction.

- The proposal underutilizes the possible density on this site, which allows an Accessory Dwelling unit (ADU).
Staff response: ADUs are allowed but not required at this site. However, the applicant clarified that a new ADU is proposed in the basement level of the house. The 2 proposed egress windows on the north basement façade and the 3 proposed egress on the south basement façade are related to the proposed ADU.

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.

Findings for 1, 2, 3 & 4: The applicant has proposed exterior alterations to an existing home at 2218 NE 9th Avenue, which is a contributing structure in the Irvington Historic District. The proposal includes:

- A new uncovered deck facing the backyard off the east façade, including horizontal wood siding and lattice on the skirting below the deck matching the house and front porch and new exterior french doors;
- A new covered landing and stairway on the south façade with new exterior door;
- A new wood window on the first level of the north façade;
- Two new sliding egress wood windows on the north basement level façade and three new sliding egress wood windows on the south basement level façade associated with a proposed basement ADU;
- And demolition and removal of an existing carport and attached storage shed on the south façade and replacement with a new detached garage located near the southeast corner of the site with a footprint of 20 feet by 20 feet, with two side by side single-wide garage doors, and with horizontal wood siding and wood windows matching the house.

The features to be added, the uncovered deck facing the backyard, the covered landing and stairway on the south façade, and the new garage retain the historic character of the house and are not conjectural because:

- The new uncovered deck includes horizontal wood siding and lattice on the skirt below the deck that matches the existing house and the horizontal wood siding on the skirt below the existing front porch, guardrails that match those that will be replaced on the front porch and new locally sourced and compatibility designed exterior french doors; and
- The new detached garage includes horizontal wood siding that matches the horizontal wood siding on the existing house. The new garage includes two new wood windows on the north façade that match the existing wood windows that are being retained on the exterior of the house, and that include wood trim that matches those existing windows, and that are inset the same depth as those existing windows. The garage also includes two side by side wood garage doors that soften the monolithic appearance of the garage as viewed from the street, instead breaking up the façade to appear as two smaller common wall garages.

The carport was a later addition to the house. The demolition of the carport and replacement with a detached garage with horizontal wood siding, and windows echoing the existing siding and windows of the house are consistent with the intent of preserving changes that have acquired historic significance.

The applicant's proposal includes retaining existing wood windows, only replacing siding when damaged beyond repair with comparable siding, and replacing roofing materials with asphalt shingles similar to the existing roof. There is a note on the house elevation plans (Exhibit C.#) that states that only siding that is damaged beyond repair will be replaced. Replacement of up to 50% of the siding that is damaged beyond repair would qualify as normal maintenance. A condition of approval is necessary to limit replacement of the siding to no more than 50% of the total.

With the above described condition of approval limiting replacement of damaged siding to no more than 50%, these guidelines are met.

- 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.
- 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 5, & 6: These guidelines are not applicable. The proposal does not include repair or removal of historic features, chemical or physical treatments such as sandblasting, and there are no known archaeological resource on site.

- 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.
- 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 7, 8, 9 & 10: The proposed exterior alterations have been designed to be compatible with the original resource and the district, in the following ways:

- The new uncovered deck facing the backyard off the east façade, includes horizontal wood siding and lattice on the skirt below the deck that matches the existing house and on the skirt on the existing front porch, guardrails that match those that will be replaced on the front porch and new locally sourced and compatibility designed exterior french doors; and
- The new covered landing and stairway on the south façade with new exterior door includes a hipped roof, fascia boards, and rafter tails that match the existing house; and
- The new wood window on the first level of the north façade is the same style as the existing wood windows on the exterior of the house, it includes wood trim that matches the trim around those windows, and it is inset the same depth as those windows; and
- The two new sliding egress wood windows on the north basement level façade and three new sliding wood egress windows on the south basement level façade that are associated with the proposed basement ADU are mostly below grade within the foundation wall, are inset, and include trim compatible with existing trim on the house; and
- The new detached garage located near the southeast corner of the site includes:
 - Horizontal wood siding that matches the siding on the existing house,
 - Two new wood windows on the north façade that match the existing wood windows being retained on the exterior of the house and that are inset the same depth as those windows,
 - Wood trim around the new garage windows that matches the trim around the existing wood windows being retained on the exterior of the house,
 - Two side by side garage doors that soften the monolithic appearance of the garage as viewed from the street, instead breaking up the façade to appear as two smaller common wall garages.

These guidelines 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 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 exterior alterations to the property at 2218 NE 9th Ave in the Irvington Historic District include:

- A new uncovered deck facing the backyard off the east façade, including horizontal wood siding and lattice on the skirting below the deck matching the house and front porch and new exterior french doors;
- A new covered landing and stairway on the south façade with new exterior door;
- A new hung window on the first level of the north façade;

- Two new sliding windows on the north basement level façade and three new sliding windows on the south basement level façade associate with a proposed basement ADU; and
- Demolition and removal of an existing carport and attached storage shed on the south façade and replacement with a new detached garage located near the southeast corner of the site with a footprint of 20 feet by 20 feet, with horizontal wood siding and windows matching the house.

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. This proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

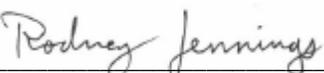
Approval of exterior alterations to the existing house, a contributing resource in the Irvington Historic District. These include:

- A new uncovered deck facing the backyard off the east façade, including horizontal wood siding and lattice on the skirting below the deck matching the house and front porch and new exterior french doors;
- A new covered landing and stairway on the south façade with new exterior door;
- A new wood window on the first level of the north façade;
- Two new sliding egress wood windows on the north basement level façade and three new sliding egress wood windows on the south basement level façade for a proposed basement ADU;
- And demolition and removal of an existing carport and attached storage shed on the south façade and replacement with a new detached garage located near the southeast corner of the site with a footprint of 20 feet by 20 feet, with horizontal wood siding and wood windows matching the house.

Approved per the approved site plans, Exhibits C.1 through C.9, 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 19-267565 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. Only exterior siding on the house that is damaged beyond repair may be replaced, and no more than 50% of the total siding may be replaced.
- D. All new windows are required to be wood frame.
- E. No field changes allowed.

Staff Planner: Rodney Jennings

Decision rendered by:  **on August 10, 2020.**

By authority of the Director of the Bureau of Development Services

Decision mailed: August 12, 2020

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 20, 2019, and was determined to be complete on January 15, 2020.

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 20, 2019.

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 150 days. Unless further extended by the applicant, **the 120 days will expire on: October 11, 2020.**

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, and if appealed a hearing will be held. The appeal application form can be accessed at <https://www.portlandoregon.gov/bds/45477>. Appeals must be received by 4:30 PM on August 26, 2020. **Towards promoting social distancing during the COVID-19 pandemic, the completed appeal application form must be e-mailed to LandUseIntake@portlandoregon.gov and to the planner listed on the first page of this decision.** If you do not have access to e-mail, please telephone the planner listed on the front page of this notice about submitting the appeal application. An appeal fee of \$250 will be charged. Once the completed appeal application form is received, Bureau of Development Services staff will contact you regarding paying the appeal fee. The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations for the appeal of Type II and IIX decisions on property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Please contact the planner listed on the front page of this decision for assistance in filing the appeal and information on fee waivers. Please see the appeal form for additional information.

If you are interested in viewing information in the file, please contact the planner listed on the front of this decision. The planner can provide some information over the phone. Please note that due to COVID-19 and limited accessibility to files, only digital copies of material in the file are available for viewing. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at <https://www.portlandoregon.gov/citycode/28197>.

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 after **August 26, 2020** 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.

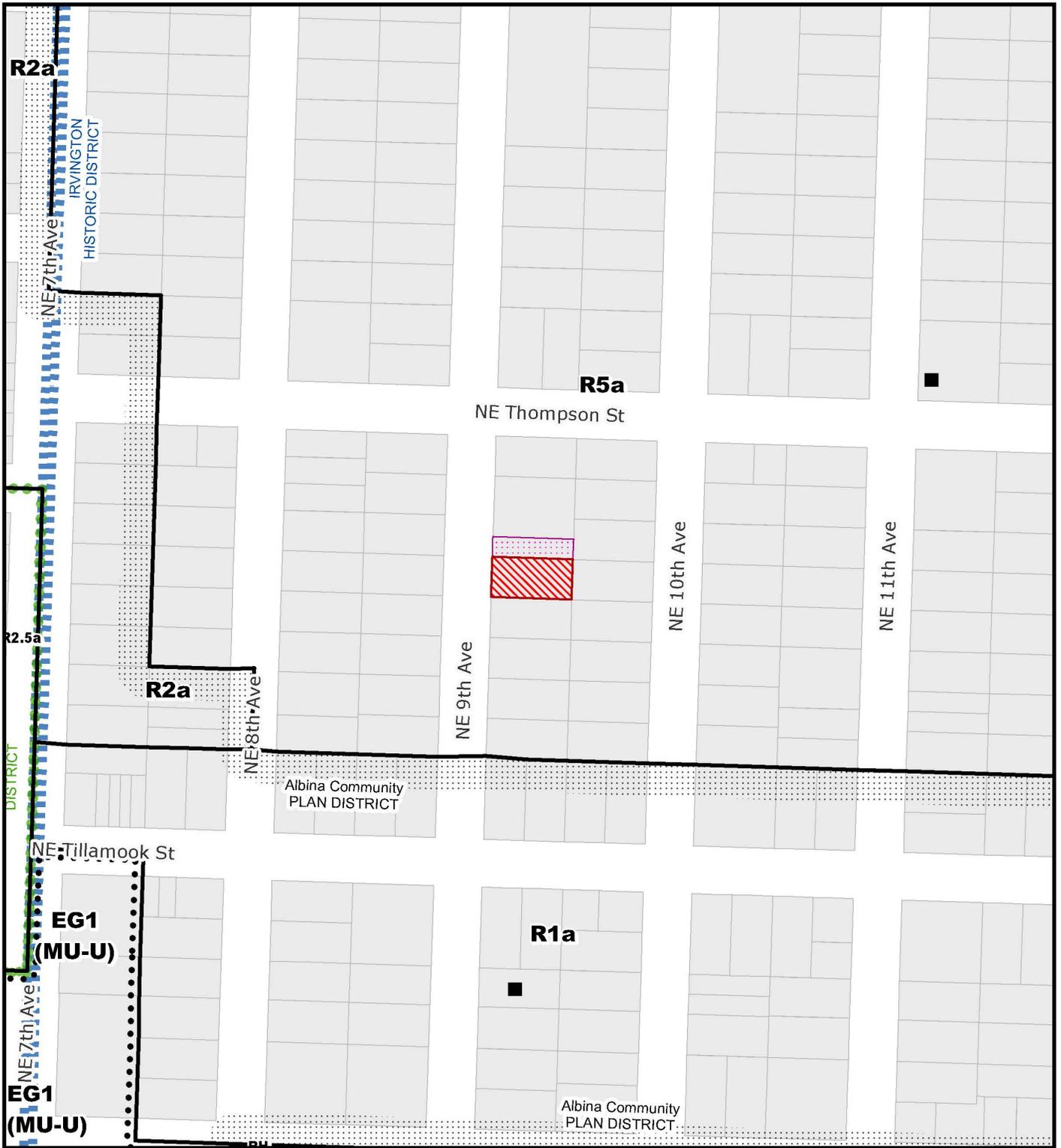
Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- 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 Statement
 - 1. Narrative
 - 2. Original Drawing Set- Not approved, for reference only
 - 3. Applicant response to issues raised in public comment period, submitted 6/25/20
 - 4. Revised Drawing Set, submitted 6/25/20. Not approved, for reference only
 - 5. Revised Drawing Set, submitted 8/06/20. Not approved, for reference only
 - 5. Revised Drawing Set, submitted 8/07/20. Not approved, for reference only
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. House Elevations – Proposed (attached)
 - 3. Garage Elevations – Proposed (attached)
 - 4. Trim, Siding and Guardrail Details
 - 5. Basement Level Sliding Window Specifications
 - 6. Main and Upper Level Double Hung Window Specifications
 - 7. Deck French Door Specifications
 - 8. Side Sash Door Specifications
 - 9. Garage Door Specifications
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Environmental Services
 - 2. Bureau of Transportation
 - 3. Water Bureau
 - 4. Fire Bureau
 - 5. Site Development Review Section of BDS
 - 6. Life Safety Review Section of BDS
- F. Correspondence:
 - 1. Dean Gisvold, Irvington Community Association, January 27, 2020, opposed
 - 2. Gordon Oliver and Patricia Cary, January 27, 2020, opposed
 - 3. Brenda Mallory, January 30, 2020, opposed
 - 4. Tom Lux, February 4, 2020, opposed
 - 5. Chavienne Gruber and Nicholas Chope, February 6, 2020, opposed
 - 6. Dean Gisvold, Irvington Community Association, February 6, 2020, opposed
 - 7. Arcto, February 7, 2020, opposed
- G. Other:
 - 1. Original LU Application, received
 - 2. 60-day extension of 120-day review timeline
 - 3. 60-day extension of 120-day review timeline
 - 4. 30-day extension of 120-day review timeline
 - 5. 60-day extension of 120-day review timeline

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
-  Also Owned Parcels
-  Historic Landmark

File No.	LU 19 - 267565 HR
1/4 Section	2831
Scale	1 inch = 163 feet
State ID	1N1E26CA 18600
Exhibit	B Dec 26, 2019

GARAGE ELEVATION NOTES
 1. QUALITY WOOD DOORS AND TRIM TO MATCH
 10818 WOOD BENDS AND TRIM.



CONSTRUCTION DOCUMENTS

9TH AVE REMODEL
 2218 NE 9TH AVE PORTLAND OR 97212

NO.	REVISION	DATE

4.2
 GARAGE PLAN & ELEVATIONS

