



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

Dan Ryan, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portland.gov/bds

Date: April 23, 2021
To: Interested Person
From: Megan Sita Walker, Land Use Services
503-865-6515 / MeganSita.Walker@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 May 7, 2021. Your comments must be e-mailed to the assigned planner listed above**; please include the Case File Number, LU 21-032303 HR, in your e-mail.

If you do not have access to e-mail, please telephone the planner listed above about submitting comments. Please note that all correspondence received will become part of the public record.

CASE FILE NUMBER: LU 21-032303 HR – WINDOW REPLACEMENT

Applicant: Susan Collard | In-House Architecture
3734 SE Morrison St
Portland, OR 97214
503-238-6871

Owner(s): Thomas Balmer & Mary McClintock
2521 NE 24th Ave
Portland, OR 97212-4831

Site Address: 2521 NE 24TH AVE

Legal Description: BLOCK 5 S 1/2 OF LOT 7 LOT 8, N 10' OF LOT 9, IRVINGTON
Tax Account No.: R420400910
State ID No.: 1N1E26DA 00100
Quarter Section: 2732, 2832

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@necoalition.org

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

Zoning: R5 – Residential 5,000 with Historic Resource Protection Overlay
Case Type: HR – Historic Resource Review
Procedure: Type I, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

The applicant is seeking Historic Resource Review approval for alterations to a contributing resource in the Irvington Historic District. The proposed alterations subject to review include the removal and replacement of an existing seemingly original wood double-hung window with a new all-wood double hung window within the same opening on the north (side) elevation. The proposal also includes the installation of a new roof-mounted vent for a range at the northwest corner of resource.

The scope of work also includes alterations which are exempt from Historic Resource Review, such as the installation of dual pane glazing within existing casement window frames on the north and west elevation and the replacement of glazing within an existing window from to remain at the basement level on the north elevation.

Historic Resource Review is required for non-exempt exterior alterations within a Historic District.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria specified in Title 33, Portland Zoning Code. The relevant approval criteria are:

- 33.846.060.G *Other approval criteria*

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. This application was submitted on April 1, 2021 and determined to be complete on April 15, 2021.

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.

If you are interested in viewing information in this file, please contact the planner listed on the front of this notice. The planner can email you documents from the file. A fee would be required for all requests for paper copies of file documents. Additional information about the City of Portland, and city bureaus is available online at <https://www.portland.gov>. A digital copy of the Portland Zoning Code is available online at <https://www.portlandoregon.gov/zoningcode>.

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).

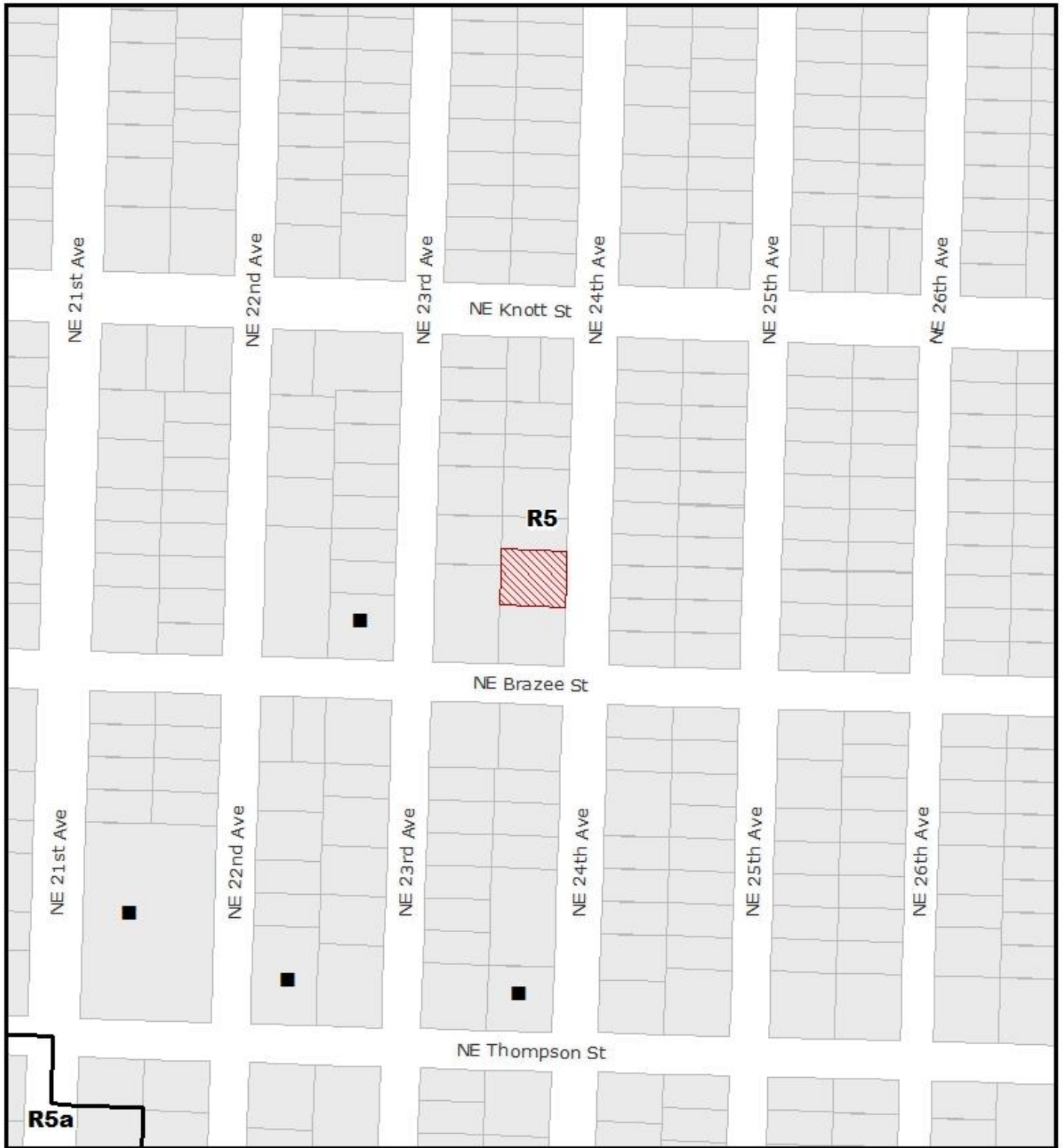
Enclosures:

Zoning Map

Site Plan

Elevations

Details



ZONING

NORTH

THIS SITE LIES WITHIN THE:
IRVINGTON HISTORIC DISTRICT

-  Site
-  Historic Landmark

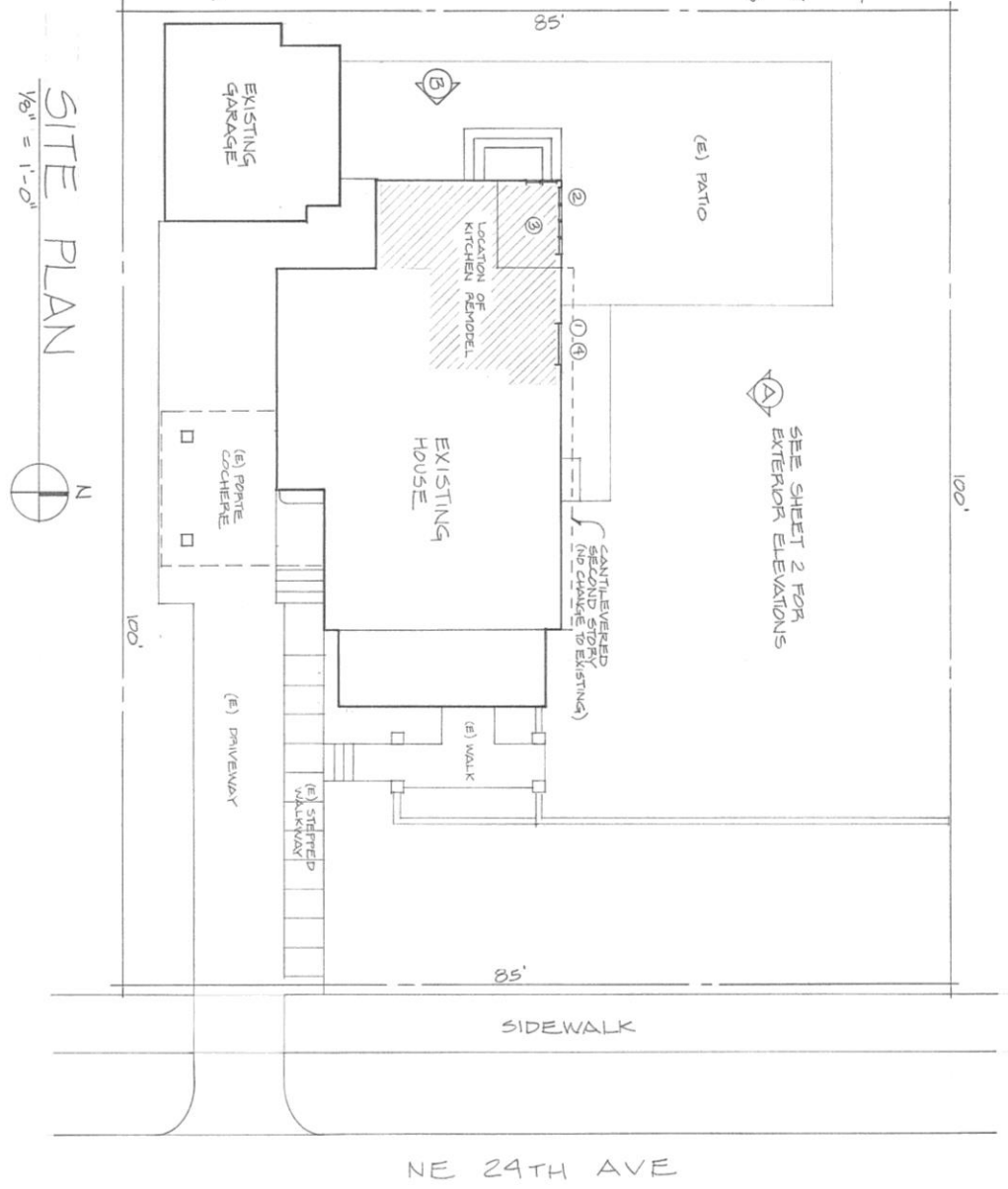
File No.	LU 21 - 032303 HR
1/4 Section	2732, 2832
Scale	1 inch = 200 feet
State ID	1N1E26DA 100
Exhibit	B Apr 02, 2021

SCOPE OF EXTERIOR WORK:

- ① REPLACE WINDOW IN EXISTING OPENING
- ② REPLACE GLAZING IN EXISTING WINDOWS
- ③ INSTALL NEW ROOFTOP VENT FOR RANGE HOOD
- ④ RESTORE GLAZING IN BASEMENT WINDOW

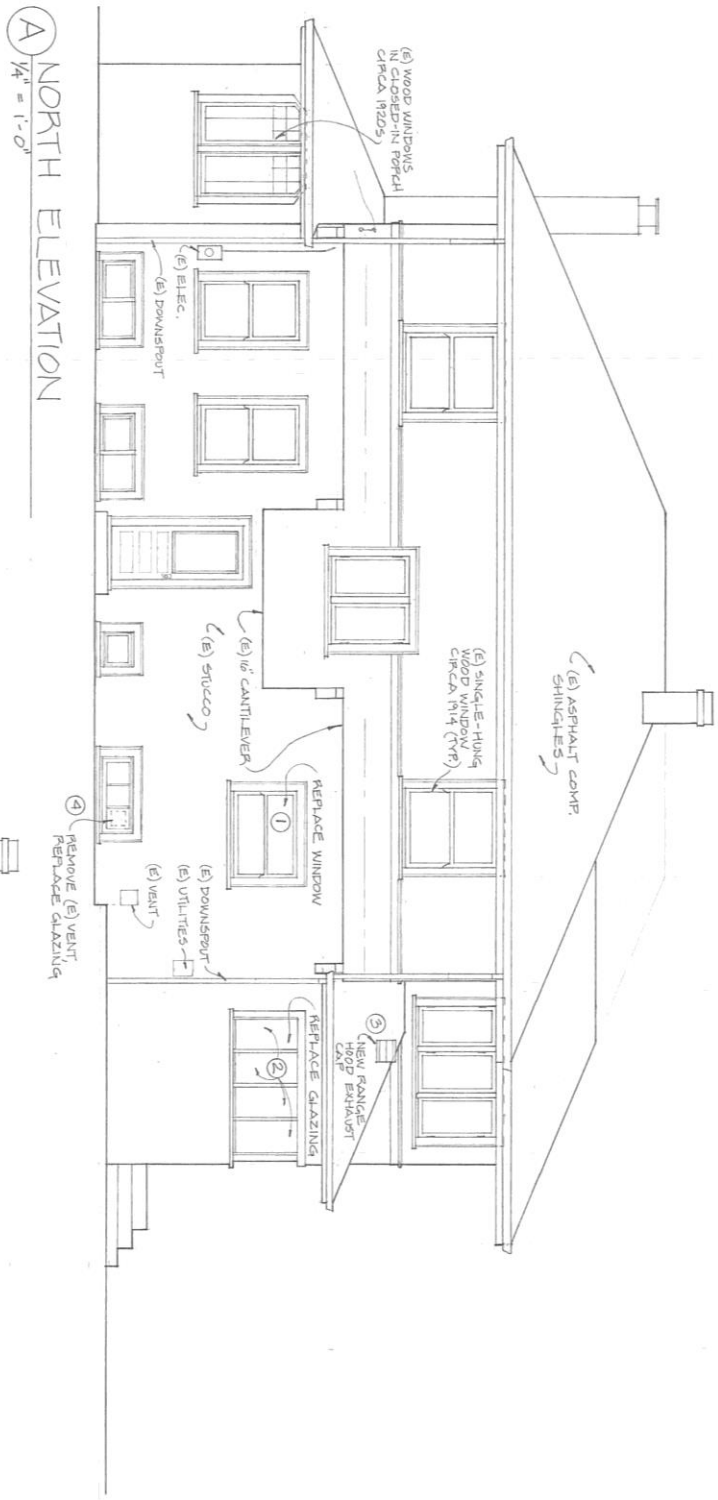
SITE INFO:

IRVINGTON BLOCK 5,
S 1/2 OF LOT 7, LOT 8,
N 1/2 OF LOT 9,
R187579
CONTRIBUTING STRUCTURE
BUILT 1914



SITE PLAN
1/8" = 1'-0"

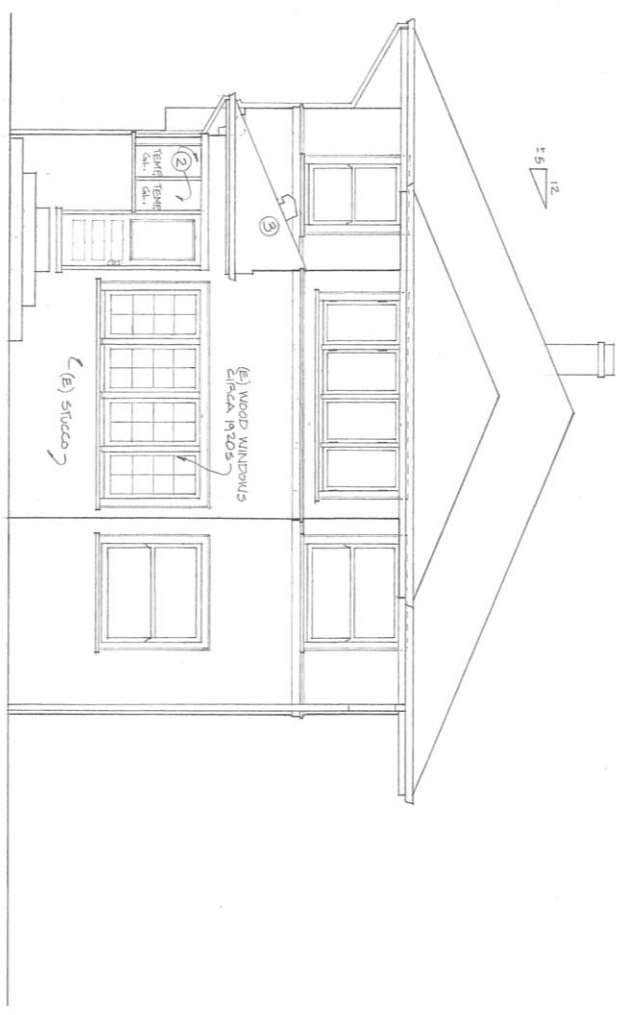
OF 3	SITE PLAN	<p>Kitchen Remodel for Tom Balmer and Mary Louise McClintock 2521 NE 24th Ave Portland, OR 97212</p>	<p>3-30-21 HISTORIC RESOURCE REV.</p>		<p>in-house architecture</p> <p>Susan Collard 3734 SE Morrison Street, Portland OR 97214 (503) 238-6871</p>
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A NORTH ELEVATION
1/4" = 1'-0"

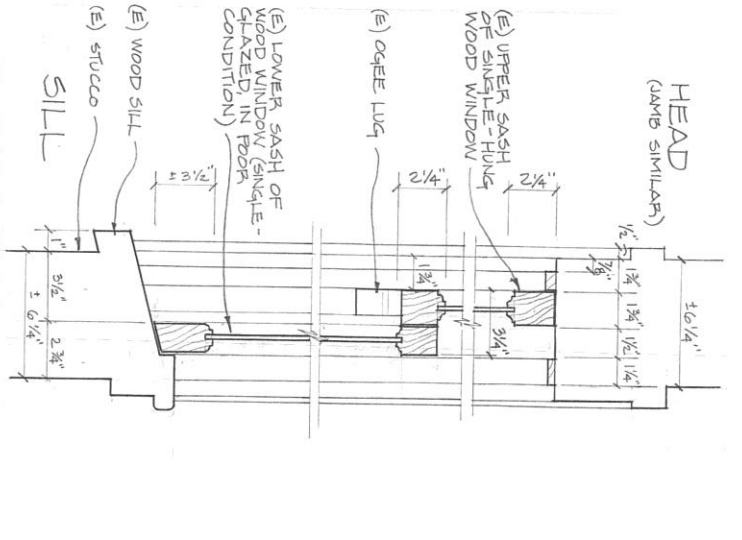
DESCRIPTION OF EXTERIOR CHANGES

- 1 Replace kitchen window on north side elevation. Remove existing angle-hung wood window in poor condition. Provide new double-hung wood replacement window in existing opening. Keep exterior wood trim and sill. Match existing dimensions and appearance as closely as feasible. Provide operable lugs at upper sash to match appearance of original 1914 windows.
- 2 Replace glazing in six fixed windows at back corner, four panes on the north elevation, and two panes on the rear elevation. Remove existing single-pane glass and verify that existing wood sill, mullions, and trim are in good condition. Provide new low-E insulating glass, with lite or no change to exterior appearance. No change to adjacent wood screen door at back entrance.
- 3 Provide new vent for range hood in existing one-story roof at back corner of the house. Provide jesse neck, exhaust cap, approximately 15" x 13" x 9" high, appropriately sized for the duct. Vent will be black galvanized steel to blend with existing gray asphalt composition roofing. Vent will terminate a minimum of three feet from second-floor windows, per Oregon Residential Specialty Code, and will be a minimum of three feet from the nearest eaves.
- 4 Remove existing downdraft vent, currently terminating in a basement window. Remove vent panel, and provide new glazing to restore appearance of the existing impractic wood window.

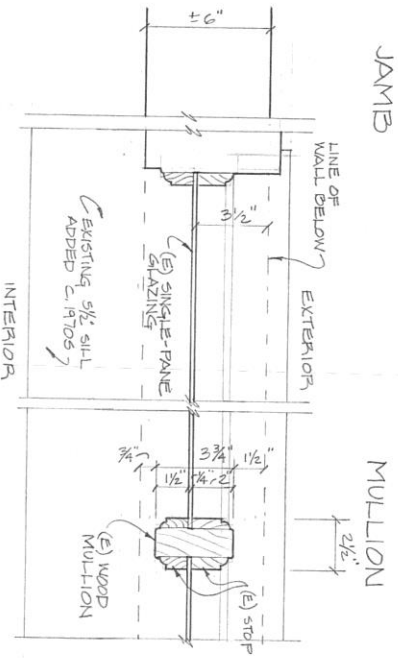


B REAR ELEVATION
1/4" = 1'-0"

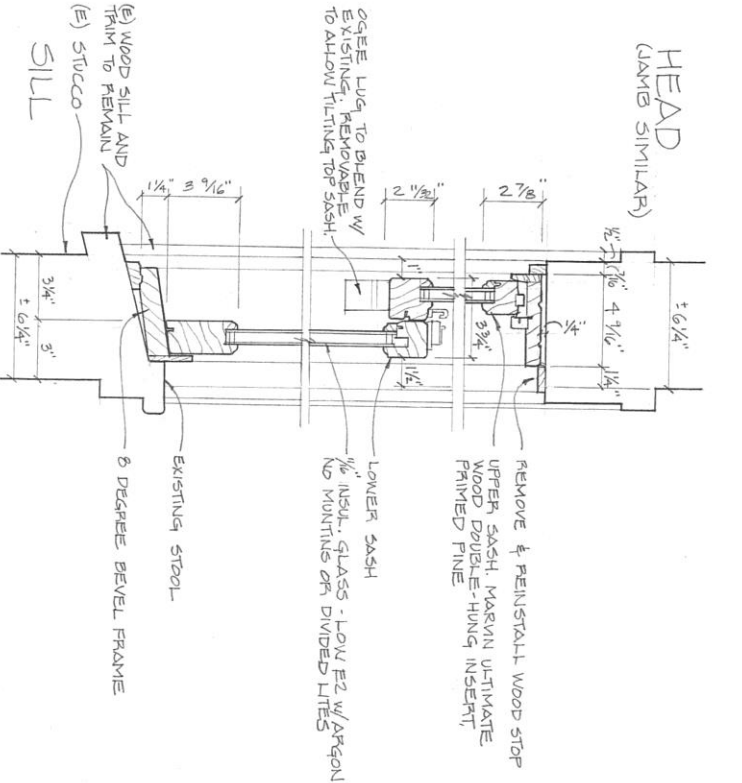
EXTERIOR ELEVATIONS 2 OF 3	Kitchen Remodel for Tom Balmer and Mary Louise McClintock 2521 NE 24 th Ave Portland, OR 97212	3-30-21		in-house architecture Susan Collard 3734 SE Morrison Street, Portland OR 97214 (503) 238-6871
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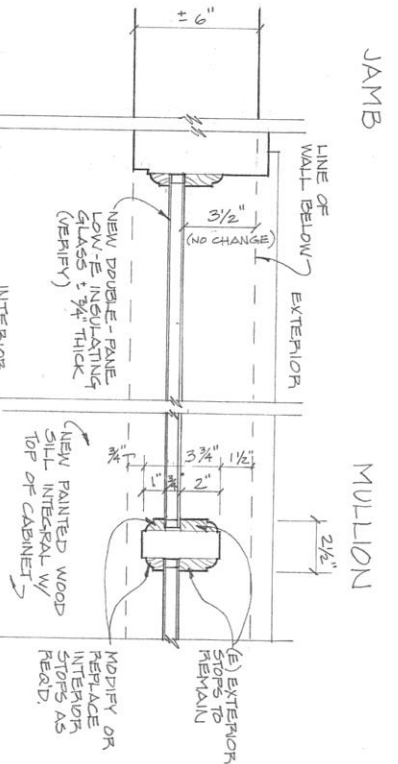
1 EXISTING WINDOW
3" = 1'-0"



2 EXISTING FIXED WINDOWS
3" = 1'-0"



1 REPLACEMENT WINDOW
3" = 1'-0"



2 REGLAZING AT FIXED WINDOWS
3" = 1'-0"