



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

Dan Ryan, Commissioner  
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www.portland.gov/bds

**Date:** July 21, 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 August 4, 2021. Your comments must be e-mailed to the assigned planner listed above;** please include the Case File Number, LU 21-061006 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 21-061006 HR – FRONT PORCH ALTERATIONS**

**Applicant:** Tara Velarde | Velarde Designs  
5008 NE Multnomah Street  
Portland, OR 97213  
510-910-0025

**Owner:** Samuel Wan  
1012-1016 NE Tillamook St  
Portland, OR 97212

**Site Address:** 1016 NE TILLAMOOK ST

**Legal Description:** BLOCK 123 LOT 3, WEST IRVINGTON  
**Tax Account No.:** R893604090  
**State ID No.:** 1N1E26CD 04900  
**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@necoalition.org

**Plan District:** Albina Community  
**Other Designations:** Contributing Resource in the Irvington Historic District

**Zoning:** RM2 - Residential Multi-Dwelling 2 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 the Wan Residence, a Queen Anne style Victorian duplex built in 1894 listed as a contributing resource in the Irvington Historic District. The proposal intends to restore, through selective repair and reconstruction, the stairs and front porch of the resource. The proposed alterations include the following:

- Retain and reinstall original decorative porch elements including the turned spandrels, and decorative brackets;
- Remove and replace existing porch railings, posts, decking and stairs;
- Install new waterproofing under porch floor with new flashing;
- Rebuild porch framing as needed and rebuild stairs with new concrete footings;
- Install new vertical grain T&G Fir decking on porch;
- Install new cedar stair treads and risers;
- Install all new custom cedar porch posts and railings;
- Retain and reinstall existing upper porch trim and spandrels;
- Rebuild porch skirting with vertical T&G siding to match existing with new porch access panel; and
- Paint all new and restored porch elements.

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 June 25, 2021 and determined to be complete on July 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

Enlarged Porch Elevations

Railing, Newel &amp; Porch Post Details