



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

Dan Ryan, Commissioner
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Date: 1/26/2022
To: Interested Person
From: Tanya Paglia, Land Use Services
503-865-6518 / Tanya.Paglia@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 21-092441 HR – REMOVE UNPERMITTED ADDITION, NEW ADDITION, WINDOW REPLACEMENT

GENERAL INFORMATION

Applicant: Asmund Tweto | Asmund Tweto Architect
3727 NE 7th Ave | Portland, OR 97212
asmund@asmundtwetoarchitect.com

Owner: Karla Hansen
3333 NE 14th Ave | Portland, OR 97212-2214

Site Address: 3333 NE 14TH AVE

Legal Description: BLOCK 71 S 47' OF LOT 7, IRVINGTON
Tax Account No.: R420415210
State ID No.: 1N1E26BA 00700
Quarter Section: 2731

Neighborhood: Sabin Community Assoc., contact Rachel Lee at rach.c.lee@gmail.com & 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 at info@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 II**, an administrative decision with appeal to the Landmarks Commission.

Proposal:

The applicant is seeking Historic Resource Review approval for a proposal to make exterior alterations to a contributing resource in the Irvington Historic District. The proposed exterior alterations include:

- Removing an existing unpermitted addition at SW of the home;
- Adding a two-story, approximately 322 SF addition to the rear of home;
- Replacing deteriorated existing windows on the South and North (side) elevations with wood windows to match profiles and depth within wall plane;
- Either restoration of existing windows on the East (front) elevation or optional replacement with wood windows to match profiles and depth within wall plane; and

Note: The following was not noted in the Notice of Proposal, dated December 1, 2021, but is now included in the scope of work: Optional replacement of existing vinyl siding on entire house with wood lap siding to match original.

Historic Resource Review is required because the proposal is for non-exempt exterior alterations 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 approval criteria are:

- 33.846.060.G *Other approval criteria*

ANALYSIS

Site and Vicinity: The subject house is a single-family, one-and-a-half-story house in the English Cottage style built in 1925 and it is a contributing resource in the Irvington Historic District. The house was clad in vinyl siding at an unknown date. A limited inspection by the applicant indicates that the original wood cladding on the entire home was likely fully removed when the vinyl siding was installed. The house sits on a 4,700 SF lot facing east onto NE 14th Ave.

Irvington Historic District Platted in the late Nineteenth Century, today's Irvington Historic District represents the first additions to Portland that employed restrictive covenants from the outset. These included the exclusion of most non-residential uses from the interior of the neighborhood, and where non-residential uses were allowed, such as the fire station and the telephone exchange, the buildings were purposely disguised to appear more residential in character. The area developed generally from southwest to northeast and its growth was greatly influenced by the installation of streetcar lines that introduced an easy commuting option to downtown.

The Irvington area developed intensely with a mix of middle class housing types and sizes during the first two decades of the Twentieth Century. 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. Original development in many cases included garages or other accessory structures, typically facing side streets on corner lots and accessed by a variety of driveway types on mid-block sites. Garages that were added within the historic period were sometimes built at the sidewalk and/or out of architectural character with the house. These patterns help to lend the neighborhood the distinctive and homogeneous historic character.

Zoning: The Residential 5,000 (R5) 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. 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 lot per 5,000 square feet of site area.

The Historic Resource Protection overlay is comprised of Historic and Conservation Districts, as well as Historic and Conservation Landmarks and 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.

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 **December 1, 2021**. The following six Bureaus, Divisions and/or Sections responded with no objections and two of these included written comments found in Exhibits E-1 and E-2:

- Life Safety Division of the Bureau of Development Services (Exhibit E-1)
- Portland Bureau of Transportation (Exhibit E-2)
- Fire Bureau
- Site Development Section of BDS
- Water Bureau
- The Bureau of Environmental Services responded with the following comment:

It appears that this project creates or redevelops less than 500 square feet of impervious area, therefore pollution reduction and flow control requirements of the Stormwater Management Manual (SWMM) are not triggered. BES does not object to the requested historic resource review.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on December 1, 2021. Five written response have been received from either the Neighborhood Association or notified property owners in response to the proposal.

- Tony Greiner, Member of Irvington Community Association Land Use Committee, wrote on December 8, 2021 and December 26, 2021 with comments noting that the windows could be repaired and do not have to be replaced.
- Dean Gisvold, Chair of the Irvington Community Association Land Use Committee, wrote on December 22, 2021 with general support for the rear addition and removal of the side non-original addition, and with concerns about adding back vinyl siding where the addition is being removed to match-up with the bulk of the house which is currently clad in vinyl and also noting a preference for window repair over replacement.
- Rachel Lee, Chair of the Sabin Community Association Land Use and Transportation Committee, wrote on December 22, 2021 in support of the project, and noting a preference that a first floor window be added on the north elevation of the proposed addition.
- Nathan Corser, Member of Irvington Community Association Land Use Committee, wrote on December 25, 2021 with comments noting that the windows could be repaired and do not have to be replaced, and noting the preference for repair based on window character and environmental impact.

Staff Response:

- Regarding windows: The applicant provided a window survey documenting the existing conditions which showed significant deterioration. The applicant also provided a statement noting that the homeowner contacted three window repair companies. The consensus was that the windows were mostly beyond repair and would have to be

completely rebuilt. With the level of rebuilding anticipated, the rebuilt windows would each be a “Ship of Theseus” with little to no original components. The homeowner contacted the following three experts (Exhibit A-5):

- *Fresh Air Sash*
- *East Portland Sash*
- *Sash Wright*
- **Regarding siding:** The applicant stated that the house was clad in vinyl siding at an unknown date. A limited inspection by the applicant indicated that the original wood cladding on the entire home was likely fully removed when the vinyl siding was installed. The approved project includes an optional reclad with wood lap siding in the future (would be allowed if undertaken within 3 years prior to approval expiration). In the interim period, the removal of the addition in the SW corner of the house will leave a section of the façade that needs to be clad to match the rest of the house, which is vinyl siding. There will be vinyl siding removed to add the rear addition, some of which can be relocated to patch the area on the south façade. The new addition will be clad in high quality cedar lap and if any original siding is discovered during the project, the new wood siding will match the original in reveal and plank thickness.

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.
- 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.

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 1, 2, 3, 4, 5, 7, 8, 9 and 10: The proposed alterations will not detract from the historic character of this English Cottage style contributing resource in the Irvington Historic District. The proposal includes a compatible design and high-quality materials that are well integrated with the existing building as well as the neighborhood. The visual impact of the proposed alterations on the public realm will not be extensive with the larger changes occurring at the rear of the house where a new addition will be built. The proposed addition will expand the existing 2-bedroom / 1-bathroom home into a 3-bedroom / 2-bathroom home with a code stairway. These changes will facilitate the continued care, maintenance, and preservation of the historic resource by adapting the home for modern needs while preserving the important historical elements and appearance of the home.

While the removal of an unpermitted addition at the south side of the house will be visible from the street, its removal greatly improves the historic character of the building by subtracting a non-original element. The element to be removed is not compatible with the overall form of the home and the architectural details do not match or integrate well with the original structure. The windows and door in this addition are vinyl and pressed steel, respectively, and appear to be of the same era as a 1990's kitchen remodel. The foundation is separate from the main foundation and incomplete. The roofline is not well-integrated with the main house roof line. The historic character of the original house will be improved by the proposed removal. As the house is currently clad in vinyl, the project will utilize vinyl siding to patch where the SW addition was removed for consistency unless or until all siding on the house is replaced with cedar lap.

The proposal will affect both original and non-original windows. While the proposed rear addition primarily affects non-original windows, other windows to be replaced are original to the house. The project proposes replacement of these original windows with new windows in the same position as the originals using the existing openings. The new windows will match the old in design, material, and grid pattern thus the visual impact of the alterations will be negligible. All the existing windows proposed to be replaced show indication of poor maintenance and care over the years and have significant mold, rot, and missing glazing putty replaced haphazardly with caulking. Much of the original form of the mullions has eroded and several of the lites are broken. The applicant provided a detailed survey of the deteriorated conditions. Additionally, information communicated between the homeowner and multiple window restoration specialists was shared as part of the review. This information indicated that the opinion of the historic window experts was that the windows would need to be fully rebuilt, rather than just repaired. The proposal includes new compatible wood windows detailed to match the appearance of the existing windows. This includes matching them in materiality, profile, and location within the wall plane. The replacement windows will have simulated

divided lites with interior and exterior muntins and spacer bars to visually match the original windows. The new windows will also provide an opportunity to create safe, legal egress from the existing second level bedroom. Because the applicant has requested either restoration or replacement of windows on the east (front) façade, this indicates that restoration is possible. As such, a condition has been added requiring the east (front) façade windows to be retained and that if replacement is desired, a separate Historic Resource Review must be filed and must include detailed documentation of deterioration of these windows.

The proposed addition will be compatible with the massing, scale, and architectural features of the existing home and the English Cottage style while being secondary in form to the main home. The addition will only affect the rear elevation where minimal existing character defining features are present. Two of the three existing windows are vinyl windows which appear to be of the same period as the previously noted 1990's remodel. The west elevation of the unpermitted SW addition, a radon system, and a poorly constructed and detailed wood deck further detract from this elevation, all of which will be mitigated as part of the proposed work.

In its compatibility and in its placement, the proposed rear addition will allow the historic character of this contributing house to be retained while also allowing the property to modernize to meet the needs of the current occupants. The addition will not be visible from the street and its massing is set back from both the north and south walls of the home to preserve the hierarchy of the original to the addition. The roof ridge will be lower than the main roof ridge in order to maintain the original, essential form and integrity of the house and set the addition apart as an additive, distinct addition. The apparent scale is reduced through stepping of the volumes to break up the massing, and the architectural detail and fenestration further reduce the apparent scale. The proposed addition will match the eave details and door/window trim of the main house and the new fenestration is designed to be in similar proportion to wall area as the rest of the house, and houses of this type and era.

The entire house was clad in ~5" exposure vinyl siding at an unknown date. A limited inspection by the applicant indicated that the original wood cladding on the entire home was likely fully removed when the vinyl siding was installed. The vinyl siding covers all further detail, so the design looks to nearby structures to help inform exterior detailing not visible. For the siding, the associated, contributing, garage has cedar lap siding with ~5" exposure. The design for the addition will thus utilize cedar lap siding to match the garage (and typical siding for this era and area). If any remnants of the existing siding are discovered during demolition the new siding exposure and plank thickness would match the remnants discovered. The existing vinyl siding includes corner board-like trim, but it is assumed that the original siding would have had metal corners as the neighboring homes and general pattern of the homes in this area from this era. The proposed addition will thus utilize metal corners with fidelity to what is believed to be the original condition. The existing siding conceals any rake edge frieze board, but examination of nearby homes and general design language of homes of this style and age would include a small frieze board. The design for the addition thus includes a small frieze board detail. Additionally, the applicant has requested approval to replace the existing vinyl siding with new cedar siding within three years of this approval. Replacement of the vinyl siding would bring the resource closer to its original condition and is therefore encouraged. Provided all new cedar and window details would match those shown on Exhibit C-7 and the proposed elevations on C-4 and C-5, this optional aspect of the proposal is approvable. If the siding cannot be replaced within three years, staff encourages the applicant to pursue another Historic Resource Review when the siding can be replaced.

The integrity of the resource will be preserved with the proposed alterations, and the house will remain a physical record of its time, place and use and the project will not alter any changes made over time that have acquired historic significance. Conjectural features or architectural elements from other buildings that create a false sense of historical development will not be added. If the new features were to be removed in the

future, the general form and integrity of the building would remain intact. This includes the new addition whose massing is additive and discreet from the main home. The proposed alterations respect the original character and design of the subject house and will not adversely impact the character defining features of the property. The proposed addition and other alterations will not compromise the architectural integrity of the 1925-built house and will be harmonious in size, scale and features. The proposed design is compatible with the original resource's features, with the adjacent properties and with the rest of the district. Overall, the proposed work will not visually detract from the historic aesthetic of the house, adjacent properties and district. The proposed addition will add to the continued viability of this historic resource over time, while not significantly diminishing its historic character.

With the following two conditions of approval, these criteria are met:

- *the east (front) façade windows shall be retained; if replacement is desired, a separate Historic Resource Review shall be filed and shall include detailed documentation of deterioration of these windows; and*
- *if the vinyl siding is replaced, all new cedar and window details shall match those shown on Exhibit C-7 and the proposed elevations on C-4 and C-5,*

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 alterations are sympathetic to the architectural vocabulary of the home and will not adversely impact the character defining features of the property. The addition will be secondary in form and scale to the main home and will allow for expansion of the kitchen, living area and stair downstairs; and the addition of a full bath and third bedroom upstairs. The project will employ high quality materials designed to be well integrated with the building as well as the neighborhood. The project will not detract from the house's role as a contributing resource in the Irvington Historic District. 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 a contributing resource in the Irvington Historic District, per the approved site plans, Exhibits C-1 through C-13, signed and dated 1/21/2022, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through C) 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 21-092441 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. No field changes allowed.

- D. The east (front) façade windows shall be retained; if replacement is desired, a separate Historic Resource Review shall be filed and shall include detailed documentation of deterioration of these windows.
- E. *If the vinyl siding is replaced, all new cedar and window details shall match those shown on Exhibit C-7 and the proposed elevations on C-4 and C-5.*

Staff Planner: Tanya Paglia



Decision rendered by: _____ **on 1/21/2022**

By authority of the Director of the Bureau of Development Services

Decision mailed: 1/26/2022

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 October 4, 2021, and was determined to be complete on November 29, 2021.

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 October 4, 2021.

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 extended the 120-day review period by 7 days. Unless further extended by the applicant, **the 120 days will expire on: 4/5/2022.**

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 to the Landmarks Commission, 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 2/9/2022. The completed appeal application form must be emailed 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 Office of Community and Civic Life 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 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>.

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 **2/9/2022** 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 Submittal
 - 1. Applicant's Project Description and Response to Approval Criteria
 - 2. Applicant's Original Plan Set – NOT APPROVED/reference only
 - 3. Updated Plan Set – NOT APPROVED/reference only, 11/11/2021
 - 4. Window Inventory
 - 5. Email from Applicant Detailing Feedback from Window Experts
 - 6. Updated Elevations – NOT APPROVED/reference only, 1/13/2022
 - 7. Request for Extension of 120-Day Review Period for 7 days dated 1/14/2022
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. East and North Elevations – Existing (attached)
 - 3. East and North Elevations – Proposed (attached)
 - 4. East and North Elevations – Proposed Optional
 - 5. West and South Elevations – Existing
 - 6. West and South Elevations – Proposed
 - 7. West and South Elevations – Proposed Optional
 - 8. Floor Plans – Main and Second
 - 9. Window, Eave and Rake Details
 - 10. Porch Details and Section
 - 11. Rendering
 - 12. Window Information
 - 13. Door Information
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Life Safety Division of the Bureau of Development Services
 - 2. Portland Bureau of Transportation
- F. Correspondence:
 - 1. Tony Greiner, Member of Irvington Community Association Land Use Committee, wrote on December 8, 2021 and December 26, 2021 with comments noting that the windows could be repaired and do not have to be replaced. tony_greiner@hotmail.com
 - 2. Dean Gisvold, Chair of the Irvington Community Association Land Use Committee, wrote on December 22, 2021 with general support for the rear addition and removal of the side non-original addition, and with concerns about adding back vinyl siding where the addition is being removed to match-up with the bulk of the house which is currently clad in vinyl and also noting a preference for window repair over replacement. deang@mcewengisvold.com
 - 3. Rachel Lee, Chair of the Sabin Community Association Land Use and Transportation Committee, wrote on December 22, 2021 in support of the project, and noting a preference that a first-floor window be added on the north elevation of the proposed addition. rachel.lee@stoel.com
 - 4. Nathan Corser, Member of Irvington Community Association Land Use Committee, wrote on December 25, 2021 with comments noting that the windows could be repaired and do not have to be replaced, and noting the preference for repair based on window character and environmental impact. nathanclark.corser@gmail.com
- G. Other:
 - 1. Original LU Application
 - 2. Oregon Historic Site Record
 - 3. Incomplete Letter

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).