



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

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Date: February 09, 2022
To: Interested Person
From: Arthur Graves, Land Use Services
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NOTICE OF A REVISED TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

Revisions to the original decision (date June 2, 2021) are throughout this decision and underlined for clarity.

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 21-027089 HR: ALTERATIONS TO GARAGE AND HOUSE

GENERAL INFORMATION

Applicant: Lynne Smith | Lynne Smith Design LLC
4025 NE 13th Avenue | Portland OR 97212
503.928.0771 | lynnesmithllc@gmail.com

Owner: Karen Aiguier
3322 NE 14th Ave | Portland, OR 97212

Site Address: 3322 NE 14th Avenue

Legal Description: BLOCK 70 LOT 13, IRVINGTON
Tax Account No.: R420415110
State ID No.: 1N1E26AB 08700
Quarter Section: 2732
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 info@necoalition.org
Plan District: None
Other Designations: Contributing Resources (house and garage) in the Irvington Historic District, listed in the National Register of Historic Places on October 22, 2010.

Zoning: R5: Residential 5,000 with Historic Resource Overlay
Case Type: HR: Historic Resource Review
Procedure: Type II, an administrative decision with appeal to the Landmarks Commission.

Proposal:

The applicant seeks Historic Resource Review approval for the following revisions to the Decision originally dated June 02, 2021, for alterations to the house and garage on site in the NW quadrant of the historic district. Both structures, built in 1922, are contributing resources in the Irvington Historic District. Proposed revisions are to the ADU only and are to comply with fire separation building code requirements not previously disclosed by Life Safety.

The original Decision was for the following:

- **House: North Elevation:** New stairwell and door for basement access.
- **Garage:** Conversion to an Accessory Dwelling Unit (ADU). The footprint and foundation of the existing garage will not be changed. Existing walls will not be removed, although additions to the existing walls are proposed to increase the height of the garage by approximately 1.5 feet (to not greater than 10'). The new roof slope will match existing. The non-original garage door will be removed from the west (street facing) elevation and be replaced with a wood person door and two double hung all-wood windows. All-wood windows will also be added to the south elevation. No windows are proposed for the north and east elevations. Window trim detailing will match the primary contributing resource. Existing deteriorating non-original T-11 siding is proposed to be removed and replaced with all-wood siding matching the primary contributing resource.

The Revised Decision proposes the following alterations to the ADU due to Life Safety comments not included in previous Bureau comments and then raised at permit:

- Garage: To comply with fire separation building code requirements not previously disclosed by Life Safety the following alterations to the west elevation (street facing elevation) of the garage to be converted to an ADU are required:
 - The southern most window (on the west elevation) must be removed, this area will now include wood lap cladding;
 - The pitch of the new roof trusses are to match existing and not include an overhang;
 - 5/8" Type X Gypsum on exterior of the ADU beneath proposed siding for 1-hour fire rating.

Historic Resource Review is required for proposals including non-exempt exterior alterations on a resource in the Irvington Historic District.

Note: In the public notice for this proposal the following was stated: "Existing walls will not be removed, although additions to the existing walls are proposed to increase the height of the garage by approximately 2 feet (from 10'-5.5" to 12'-4")." To propose this while maintaining the existing roof slope and form would cause the walls to be greater than 10' in height, which would not be consistent with Portland Zoning Code (PZC) 33.110.250.C.2.b.(4) and would not be allowed outright. A "Modification" to the code would be required. The applicant's intent has always been to comply with all aspects of PZC 33.110.250.C.2.b. To further clarify this and to avoid confusion, staff has added a *Condition of Approval* (see findings below) that the walls of the proposed ADU be a maximum height of 10' to comply with PZC 33.110.250.C.2.b.(4).

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 Other Approval Criteria

ANALYSIS**Site and Vicinity:**

The subject property is located on a 5,000 square foot corner lot in the north-west quadrant of the Irvington Historic District. The site fronts NE 14th Avenue to the west and is two lots north

of NE Klickitat Street to the south. The property includes a single-story Craftsman Style bungalow and a utilitarian garage, both have been evaluated as contributing resources in the 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. Other deed restrictions excluded minority groups, established uniform front setbacks, and required minimum expenditure on new buildings. 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 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.

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.

- **LU 13-111859 HDZ:** Historic Resource Review approval for a single story addition to the rear of the house (248 square feet in footprint) with new siding, windows, and roof pitch to match those on the existing house; alter six window openings by raising or lowering sill levels and installing new or relocated wood windows; add three new excavated concrete window wells, with two on the south side of the home and one on the north side; remove the existing paved driveway strips east of the new window well on the north side of the home, and convert the former garage to a storage-only use; and cut a new opening and install a new wooden basement egress window on the north side of the house.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **April 23, 2021**. The following Bureaus responded:

1. **Bureau of Environmental Services:** Watershed and Source Control: Rachel Weatherly, April 26, 2021. (Exhibit E-1). With no concerns.
2. **Water Bureau:** Michael Puckett, May 10, 2021. (Exhibit E-2). With no concerns.
3. **Bureau of Development Services Life Safety/Building Code Section:** Tara Carlson, May 11, 2021. (Exhibit E-3). With the following comments:
 - A separate Building Permit is required for the work proposed and the proposal must be designed to meet all applicable building codes and ordinances. More information regarding building code requirements can be obtained by contacting the Bureau of Development Services Development Services Center - Building Code information is available online at: <http://www.portlandonline.com/bds/>, or by calling (503) 823-1456.
 - The construction as proposed will not meet prescriptive lateral design requirements. A lateral design analysis by an Architect or Engineer licensed in Oregon and based on the Oregon Structural Specialty Code is required. ORSC R104.11 and R301.2.2.2.2
 - Exterior walls less than three feet to a property line shall be one-hour fire-rated with no openings allowed. Roofs and eaves may project not closer than two feet to a property line. Eaves less than three feet to a property line must be protected on the underside as required for one-hour fire-rated construction. ORSC R302.1
4. **Bureau of Environmental Services: Development:** Ella Indarta, May 11, 2021. (Exhibit E-4). With the following comments:
 - 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. However, a safe stormwater disposal location that does not impact adjacent properties and/or structures must be shown at the time of building permit submittal. BES does not object to the requested historic resource review.
5. **Fire Bureau:** Dawn Krantz, May 12, 2021. (Exhibit E-5). With no concerns.
6. **Bureau of Development Services- Site Development:** Jason Butler-Brown: May 12, 2021. (Exhibit E-6). With no concerns.
7. **Portland Bureau of Transportation:** Robert Haley: May 18, 2021. (Exhibit E-7). With no concerns.
8. **Bureau of Environmental Services:** Watershed and Source Control: Rachel Weatherly, April 26, 2021. (Exhibit E-8). With no concerns.
9. **Bureau of Development Services Life Safety/Building Code Section:** Guy Altman, check-sheet. October 15, 2021. (Exhibit E-9).

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on April 23, 2021. One written response has been received from either the Neighborhood Association or notified property owners in response to the proposal.

- Dean Gisvold, Chair of the Irvington Community Association (ICA) Land Use Committee, wrote on May 14, 2021, with no objections to the proposal. (Exhibit F-1)

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:

Proposed alterations to the primary resource and the detached garage will not damage or negatively affect the historic character of either contributing resource on site. Other than slightly raising the roof of the existing garage so that it can be better used as living space, both resources will maintain their overall form, mass, building footprints, and rooflines.

Alterations to the primary contributing resource (the house) are limited to a new exterior staircase to provide a below grade entry on the north elevation. The proposed staircase does not impact existing siding or basement windows and maintains the existing driveway configuration. In addition, the proposed staircase is located behind an existing wood fence and so will not be visible from the sidewalk to the west.

Alterations to the contributing garage are for its eventual use as an Accessory Dwelling Unit (ADU). Proposed alterations remove the deteriorating non-original T-11 siding and non-original street facing (west elevation) doors, while maintaining the existing foundation, walls, and roof form and slope. Alterations also include raising the walls of the structure slightly (approximately 1.5') while maintaining the existing roof slope and form. A new single wood person-door and one all-wood double-hung window is proposed for the west elevation. Two new wood awning windows are also proposed on the south elevation. New windows will match the trim and inset of the primary contributing resource. Collectively, the proposed wood siding (with 4.75" reveal) and all-wood windows help the structure better align with the original material palette, as well as the architectural and historic character of the primary contributing resource.

There are no historic changes or historic features that will be impacted on the primary resource or garage. Historic materials will be protected and no chemical or physical treatments, such as sandblasting, that cause damage to historic materials will be used.

This proposal is compatible and complimentary to this site, the adjacent properties and the neighborhood at large. The proposed alterations will not negatively impact the contributing resources on site, adjacent neighbors or the Irvington Historic District as a whole.

Note: As mentioned previously, in the public notice for this proposal the following was stated: "Existing walls will not be removed, although additions to the existing walls are proposed to increase the height of the garage by approximately 2 feet (from 10'-5.5" to 12'-4")." To propose this while maintaining the existing roof slope and form would cause the walls to be greater than 10' in height, which would not be consistent with Portland Zoning Code (PZC) 33.110.250.C.2.b.(4) and would not be allowed outright. A "Modification" to the code would be required. The applicant's intent has always been to comply with all aspects of PZC 33.110.250.C.2.b. To further clarify this and to avoid confusion, staff has added the following *Condition of Approval* that the walls of the proposed ADU be a maximum height of 10' to comply with PZC 33.110.250.C.2.b.(4) – per the applicant's revised elevation on Exhibit C-4 (clouded in red).

Additional Revised Decision comments: Because the existing garage (to be converted to an ADU) is setback behind the primary existing contributing resource from NE 14th Avenue to the west, with the area of ADU requiring addition alterations to comply with recent Life Safety check-sheet comments (Exhibit E-9) being fully obscured from the sidewalk right-of-way by the primary resource, the removal of the south window and entrance overhang on the west elevation will continue to allow for the proposed ADU to maintain the mass, size and form of the original contributing garage without noticeable effect to the street facing façade.

Therefore, with the Condition of Approval that walls of the proposed ADU be a maximum height of 10' to comply with PZC 33.110.250.C.2.b.(4) - per the applicant's revised elevation on Exhibit C-4 (clouded in red), these criteria are met.

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:

Because the proposal to add a new staircase to the north elevation of the contributing resource includes limited excavation, there is the potential that archaeological resources could be impacted.

With a condition of approval that, in the event of any archaeological discovery, work will be stopped, and the State Archaeologist will be notified, this criterion is 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 alterations to the contributing garage and contributing house maintain the architectural integrity of both buildings while providing additional use and improved integrity to both structures.

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. As indicated in detail in the findings above, this proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

Historic Resource Review approval of exterior alterations to the primary contributing resource and contributing garage in the Irvington Historic District.

Revised approval, per the approved site plans, Exhibits C-1 through C-8, signed and dated February 07, 2022, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through E) 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 21-027089 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. In the event of any archaeological discovery, work will be stopped and the State Archaeologist will be notified, this criterion is met.

D. The walls of the proposed Accessory Dwelling Unit (ADU) are to be a maximum height of 10' to comply with PZC 33.110.250.C.2.b.(4), per the applicant's revised elevation on Exhibit C-4 (clouded in red).

E. NO FIELD CHANGES ALLOWED.

Staff Planner: Arthur Graves



Revised Decision rendered by: _____ **on February 07, 2022.**

By authority of the Director of the Bureau of Development Services

Revised Decision mailed: February 09, 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 March 19, 2021, and was determined to be complete on April 13, 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 March 19, 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 did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: August 11, 2021.**

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 February 23, 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 **February 23, 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. Initial Submittal: 03.19.2021 (superseded)
 2. Revised Drawings: 04.07.2021
 3. Revised Drawings: 04.08.2021
 4. Revised Drawings: 04.11.2021
 5. Revised Drawings: 04.12.2021
 6. Revised Drawings: 04.13.2021
 7. Revised Drawings: 05.28.2021
 8. Revised Drawings: 02.02.2022
 9. Revised Drawings: 02.07.2022
 10. Exhibits C.1-C.5 previously approved in June 2, 2022 Historic Resource Review
- B. Zoning Map (attached)
- C. Plans/Drawings:
1. Site Plan (attached)
 2. Site Plan – Fire Rating Requirements shown
 3. Elevations (North) - House: (attached)
 4. Elevations - ADU (attached)
 5. Elevations – Life Safety Revisions
 6. Sections – ADU
 7. Sections – ADU - Life Safety Revisions (attached)
 8. Manufactures Cut Sheets
- D. Notification information:
1. Mailing list
 2. Mailed notice
- E. Agency Responses:
1. Bureau of Environmental Services: Watershed and Source Control: Rachel Weatherly, April 26, 2021.
 2. Water Bureau: Michael Puckett, May 10, 2021.
 3. Bureau of Development Services Life Safety/Building Code Section: Tara Carlson, May 11, 2021.
 4. Bureau of Environmental Services: Development: Ella Indarta, May 11, 2021.
 5. Fire Bureau: Dawn Krantz, May 12, 2021.
 6. Bureau of Development Services- Site Development: Jason Butler-Brown: May 12, 2021.
 7. Portland Bureau of Transportation: Robert Haley: May 18, 2021.
 8. Bureau of Environmental Services: Watershed: Rachel Weatherly, April 26, 2021.
 9. Bureau of Development Services Life Safety/Building Code Section: Guy Altman, check-sheet. October 15, 2021.
- F. Correspondence:
1. Dean Gisvold, Chair of the Irvington Community Association (ICA) Land Use Committee, May 14, 2021.
- G. Other:
1. Original LU Application
 2. Incomplete Letter: April 02, 2021
 3. Historic Information: HRI
 4. Emails with applicant
 5. Email from applicant with Life Safety checksheet

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).