



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

Carmen Rubio, Commissioner
Rebecca Esau, Director
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www.portland.gov/bds

Date: May 24, 2023
To: Interested Person
From: Hannah Bryant, Land Use Services
503-865-6520 / Hannah.Bryant@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 22-200349 HR- NEW SIDING IN IRVINGTON

GENERAL INFORMATION

Owner/Applicant: Verlin Campbell & Richard Bray
44264 Hwy 402
Kimberly, OR 97848
richbray2000@hotmail.com

Site Address: 3137 NE 14TH AVE

Legal Description: BLOCK 72 LOT 7, IRVINGTON
Tax Account No.: R420415410
State ID No.: 1N1E26BA 15000
Quarter Section: 2731

Neighborhood: Sabin Community Assoc., contact Kathleen McConnell at Kathleen.mcconnell@gmail.com, Irvington, contact Tony Greiner at tony_greiner@hotmail.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 – Single-Dwelling Residential 5,000 with a Historic Resource Overlay

Case Type: HR – Historic Resource Review
Procedure: Type II, an administrative decision with appeal to the Landmarks Commission.

Proposal:

The applicants seek Historic Resource Review approval for the following alterations to an existing one-story contributing resource in the Irvington Historic District:

- Replacement of non-original aluminum siding with cementitious lap siding with a 6-inch exposure;

- Replacement of non-original window and door casings with painted, wood brick molding to match existing original casings;
- Replacement of original rotting painted wood fascia and eave boards with matching, painted wood boards in same dimensions;
- Replacement of front porch ceiling material with painted fir beadboard;
- Addition of two new fiberglass porch columns;
- Addition of one new historic-style porch light in front porch ceiling, and
- Addition of a wood porch railing.

The applicant also notes the following exempt work may be included in the project scope:

- Replacement of wood windows with new wood or metal-clad wood windows on side and rear facades (level one and basement level) 33.445.200 D.2.a.,
- Replacement of existing front door with no change to dimensions 33.445.200 D.2.v.

Note: Since the Notice of Proposal was issued, the applicant has revised the previously proposed four porch lights to a single historic-style porch light centered above the door and revised the porch railing to be constructed of wood.

Historic Resource Review is required 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 Portland's Zoning Code, Title 33. The relevant approval criteria are:

- 33.846.060.G – Other Historic Approval Criteria

ANALYSIS

Site and Vicinity: Located mid-block on NE 14th Avenue, between NE Klickitat and NE Siskiyou Streets, the subject property is a contributing resource in the Irvington Historic District. Constructed in 1922, the one-story home is listed in the Historic District nomination as being a Colonial Revival-style bungalow. There is no builder, architect or early occupant noted in association with the property. The resource does not appear to have had any additions since its construction and is a rectangular footprint with a symmetrical front façade. A center entry door is flanked by two large picture windows, and two gable dormers project from the side gable roof, with each dormer centered above the front façade windows. The home appears to have received substantial exterior alterations in the late 20th century, with original siding replaced with aluminum siding, original windows replaced with vinyl windows, and original porch columns replaced with overscale columns. Therefore, its integrity and contribution to the historic district are based on its representation of a scale and simplicity of massing typical of its time of development, rather than its exterior material palette, architectural details or historic significance of its builder or original occupants.

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.

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 zones implement the comprehensive plan policies and designations for single-dwelling housing and provide options for infill housing that is compatible with the scale of the single-dwelling neighborhood. Generally, minimum lot size is 3,000 square feet with minimum width and depth dimensions of 36 and 50 feet, respectively, and a maximum density of 1 lot per 5,000 square feet of site area. For attached houses, minimum lot size is 1,500 square feet with minimum width and depth dimensions of 15 and 50 feet, respectively, and a maximum density of 1 lot per 1,500 square feet of site area.

The Historic Resource Overlay zone protects historic resources that have been identified as significant to the history of the city and region. The regulations implement Portland's Comprehensive Plan policies that address historic preservation. These policies recognize the role historic resources have in promoting education and enjoyment for those living in and visiting the region. The regulations foster awareness, memory, and pride among the region's current and future residents in their city and its diverse architecture, culture, and history. Historic preservation recognizes social and cultural history, retains significant architecture, promotes economic and environmental health, and stewards important resources for the use, education, and enjoyment of future generations.

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 **April 14, 2023**. The following Bureaus have responded with no issues or concerns:

- Urban Forestry (exhibit E.1)
- Life Safety (exhibit E.2)
- Site Development Section of BDS
- Fire Bureau
- Bureau of Environmental Services
- Portland Bureau of Transportation

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on April 14, 2023. A total of four written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

- Tom Cooney, April 16, 2023 – A neighbor wrote in support of the proposal. The letter notes that the proposed work appears to be focused on repairs or restoration consistent with the original architecture.
- Patti Pomerantz, April 22, 2023 – A neighbor wrote in support of the proposal. The neighbor notes that the proposed cementitious siding is an improvement over the aluminum siding it replaced; that her own home has cementitious lap siding, and that the context of this street that is jointly within both the Sabin and Irvington neighborhoods is much different than the more affluent parts of the Irvington neighborhood.
- Kathleen McConnell, May 1, 2023 – The Sabin Community Association wrote in support of the proposal.
- Tony Greiner, May 3, 2023 – The Irvington Community Association (ICA) provided a response. The ICA does not object to the cementitious siding, the replacement of rotten exterior trim, or the proposed porch columns. It has concerns about the proposed quantity of porch lights. It offered comments on the front door, the porch railing, window and door casings, and possible window replacements.

Staff Response: Staff appreciates the considerate responses to each portion of the proposal, and particularly thanks the neighbors who offered thoughtful analysis about how this street and vicinity are unique within the larger Irvington Historic District context. Staff met with the applicants to discuss the Irvington Community Association's detailed comments, and the applicant revised the proposal to address the ICA's concerns. The revised proposal has a single

historic-style porch light centered above the door; a wood porch railing to match others in the vicinity, and has changed the proposed columns to a round column style.

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 Historic Approval Criteria

- 1. Historic character.** The historic character of the landmark or contributing resource will be retained and preserved. Removal of historic materials or alteration of features and spaces that contribute to the historic significance of the landmark or contributing resource will be avoided.
- 2. Record of its time.** The landmark or contributing 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.
- 8. Architectural compatibility.** New additions, exterior alterations, or new construction will be compatible with the massing, size, scale, and architectural features of the landmark or contributing resource and, if in a district, the district as a whole. When retrofitting to improve accessibility for persons with disabilities or accommodate seismic improvements, design solutions will not compromise the architectural integrity of the landmark or contributing resource.
- 9. Preserve the form and integrity of historic resources.** New additions, exterior alterations, or new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the landmark or contributing resource and, if in a district, the district as a whole would be unimpaired.
- 10. Hierarchy of compatibility.** New additions, exterior alterations, or new construction will be designed to be compatible primarily with the landmark or contributing resource and, if located within a district, secondarily with contributing resources within 200 feet and, finally, with the rest of the district. Where practical, compatibility in districts will be pursued on all three levels.

Findings for 1, 2, 8, 9 & 10: In 2022, the owners initiated a project to replace the home's existing aluminum siding and rotten window casings on the side facades with a cementitious lap siding and casing. The work was called into Code Compliance, and a code compliance officer determined that Historic Resource Review is required before any additional work could continue. At the encouragement of staff, the owners have also included in the review some additional elements that they may want to complete within the next 3 years, but do not intend to complete immediately as part of phase one of their project. Therefore, some of the work included in the Historic Resource Review proposal scope is already completed, and other elements are not yet complete.

Staff has carefully considered each aspect of the proposal in light of the home's location, its original style, the material palette at the time of the Irvington nomination,

and how the proposal would, on balance, move the home closer or further from remaining a record of its time, maintaining its historic character and its compatibility with its neighbors and surrounding historic district. Specifically, staff has found that this approval hinges on the following elements:

- Site location & site characteristics
- Modest scale and simple architectural style of the original home
- Previous exterior material palette

Site Location & Site Characteristics

The subject property is a modest, one-story home located midblock on a narrow residential street within both the Sabin Neighborhood and the Irvington Historic District. While Irvington has many grand homes developed in the boom years after the 1905 Lewis and Clark Expedition, this part of the neighborhood developed later, with most homes constructed in the mid-1920s. These streetcar suburb homes lack the grand scale and architectural detailing typical in other parts of the Historic District.

The midblock site is set almost a full story above the street. The narrow right-of-way, combined with numerous street trees, reduces visibility of the home – especially of the side facades. The north side façade is set very close to the neighboring home and is not legible from the sidewalk. The south façade is more visible from the street, as the driveway along the south property line provides sight lines. However, a bump-out on the south side creates articulation and obscures the rear half of the south side façade. As staff weighed the visual impacts of the proposed cementitious siding, the home's raised, mid-block location set among similarly scaled, modest homes were the context upon which its compatibility was evaluated.

Staff found that the proposal to repair or replace in kind all the rotted exterior fascia and window casing will serve to preserve the form and integrity of the resource. The proposed porch columns will be more compatible with the district than the non-original previous columns that did not match the home's architectural style nor were they compatible with the block or the District. The cementitious siding is an improvement over the previous aluminum siding, and the proposed siding reveal is consistent with numerous homes on the block.

Modest Scale and Architectural Style

Set on a block of homes of similar scale and simplicity, the subject property is listed in the Irvington Historic District nomination as a Colonial Revival-style bungalow. The side gable roof form, porch columns, simple casing and unornamented front door are indicative of the more restrained development of the 1920s. During this period the remaining lots in the neighborhood were developed with middle-class housing served by the extensive local streetcar network. This style evolved to be known as the Minimal Traditional style in the 1930s. Homes of this size, simple style and location are indicative of their development area and the history of the neighborhood.

Staff finds that the modest material palette, trim and railing profiles and the centered front porch light are typical for the context and representative of the modest material palette and detailing of the original home. Just as the original home utilized a much simpler architectural and material palette than the grand houses in the neighborhood, the proposal today represents a comparable simplicity. The proposal does not introduce any conjectural features, or alter the massing, scale, architectural style or other visual elements of the original architecture.

Previous Exterior Material Palette

For the past half century, the subject property has been clad in aluminum siding (incorrectly noted as vinyl siding in the nomination). Existing vinyl windows pre-date the formation of the Historic District. The exterior of this home lacks any obvious original details or materials except for the simple wood casing around the front door and windows. Numerous other homes on the block also have aluminum siding, non-

original wrought iron porch columns, vinyl windows and other contemporary exterior materials that were installed prior to the formation of the Historic District.

With the contextual understanding provided by neighbor comments, Staff understands that the cementitious lap siding and fiberglass columns will result in the home appearing a more consistent, typical record of its time and more compatible with the broader neighborhood than when its front façade was defined by aluminum siding and oversize boxy columns. While the proposed type of cementitious lap siding is typically not supportable in the Historic District because it lacks the depth, proportions and shadow lines of historic wood siding, in this situation, the large symmetrical front windows, front door and front porch take up the majority of the front façade. The remaining lap-siding-clad wall planes are limited and are compensated by shadows cast by all the window and door casing, the covered porch roof and the south side bump out and the deep eaves.

In summary, staff finds that this modest size home was constructed in a simple style that likely lacked ornamentation or rich detailing. Many decades earlier, original siding, columns and windows were removed and replaced with materials that are incompatible with the historic context. On balance, this proposal is compatible with the modest scale, limited amount of continuous wall planes and limited visibility of the home, the simple original architecture and the similar simplicity of the homes on the block. The historic character of the home is enhanced through this proposal, an improvement from its decades with non-original aluminum siding and oversized columns, and it remains a record of its time within the Irvington Historic District.

Therefore, these criteria are met.

3. Historic changes. Most resources 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 historic feature 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 landmark or contributing resource. New work may be differentiated from the old if the differentiation does not diminish the character, features, materials, form, or integrity of the landmark or contributing resource and, if in a Historic District, the district as a whole.

Findings for 3, 4, 5, & 7: The proposal includes the replacement of exterior fascia boards, as well as the introduction of new wood window casings on the side facades to match the original wood casings on the front façade. As detailed earlier, very few original exterior materials remain on this home, and therefore the proposal is intended to remove incompatible changes (such as the aluminum siding) and to add historic features that are typical of the style and location of this resource.

The proposal intends to retain all original window and door casing on the front façade, and to match it on the side façades where the original casings no longer exist. The applicant conducted an extensive context study of typical casing dimensions and profiles along the block and provided photographs demonstrating that the proposed window casing dimension is consistent with all surrounding homes.

The rotting fascia will be replaced in kind, with painted wood boards that match the original in dimension and detailing. No sandblasting will occur. The cementitious lap siding will replace aluminum siding on all facades, with an exposure that replicates the

wood siding exposure of neighboring homes. The proposed porch railing will match the simple wood slat railings of the neighboring homes. Since this element is not required, the applicant has pursued approval at this time but may postpone installation to a future phase of the home restoration.

On balance, the proposal enhances the resource's historic features by introducing more appropriate window casing and proportional porch columns with elements that match neighboring homes in style and scale.

Therefore, these criteria 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

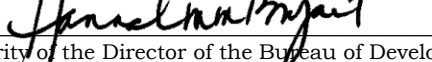
The purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. This proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of new siding, porch columns, porch railing, exterior light and trim on a contributing resource, per the approved site plans, Exhibits C-1 through C-22, signed and dated May 15, 2023, 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 22-200349 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.

Staff Planner: Hannah Bryant

Decision rendered by:  **on May 19, 2023**
By authority of the Director of the Bureau of Development Services

Decision mailed: May 24, 2023

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 November 4, 2022, and was determined to be complete on April 11, 2023.

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 November 4, 2022.

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 9, 2023.**

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 June 7, 2023.** **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 County Recorder. *Unless appealed*, the final decision will be recorded by the Bureau of Development Services.

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.

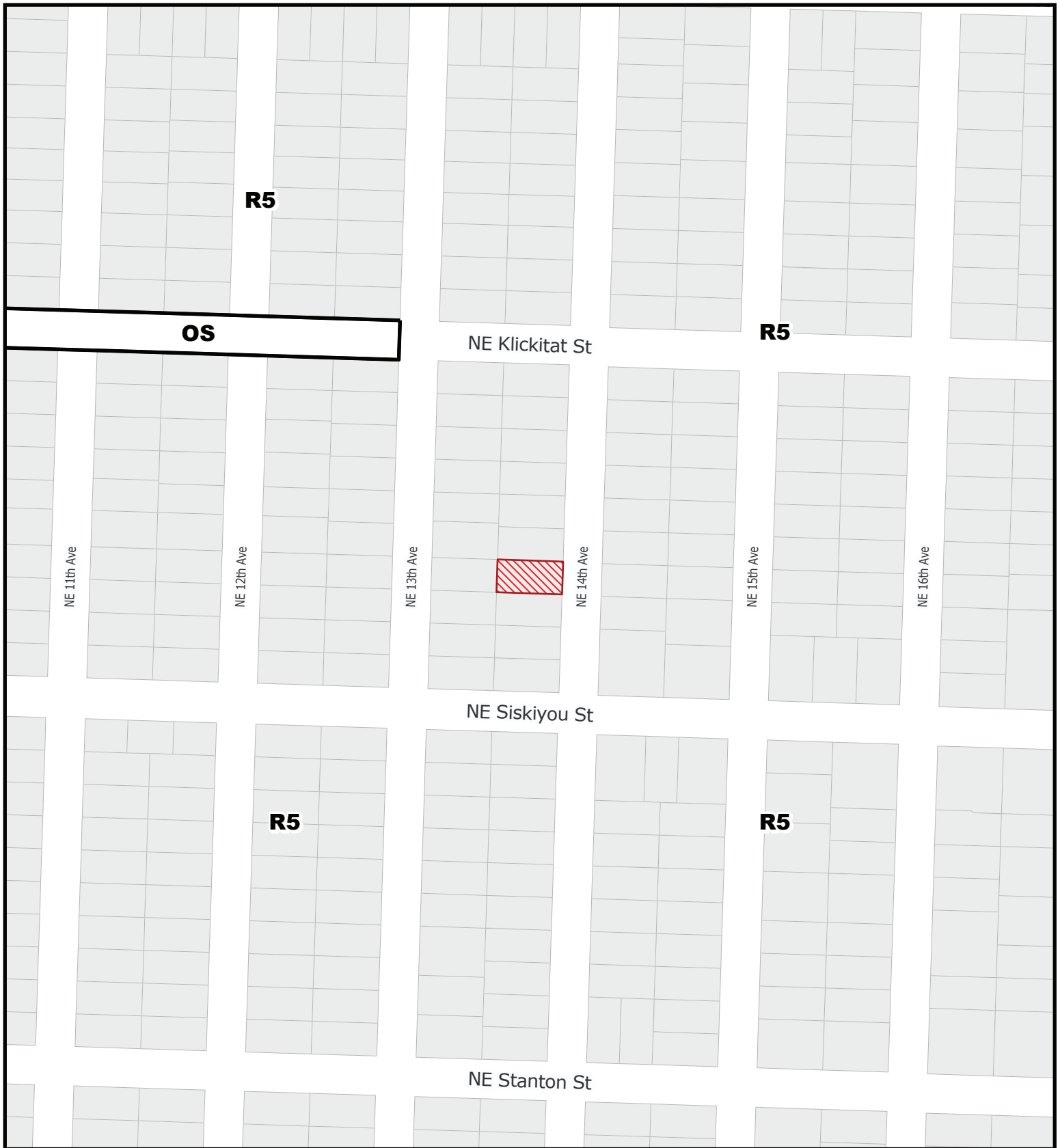
Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- 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 Submittals
 - 1. Original Submittal, November 4, 2022
 - 2. Revised Submittal, February 2023
 - 3. Revised Submittal, March 2023
 - 4. Revised Submittal, April 2023
 - 5. Final Submittal, May 2023
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Exempt Basement Windows (not stamped)
 - 2. Fascia details
 - 3. Fascia details
 - 4. Fascia details
 - 5. Fascia details
 - 6. Porch ceiling details
 - 7. Porch ceiling light
 - 8. Porch ceiling light details
 - 9. Porch railing details
 - 10. Porch column cutsheets
 - 11. Porch height photo (not stamped)
 - 12. Porch height photo (not stamped)
 - 13. Porch height photo (not stamped)
 - 14. Front door (not stamped)
 - 15. Storm door
 - 16. Window trim details
 - 17. Window trim details
 - 18. Window trim details
 - 19. Window trim details
 - 20. Window trim details
 - 21. Siding details
 - 22. Site Plan (attached)
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Urban Forestry
 - 2. Life Safety
- F. Correspondence:
 - 1. Tom Cooney, April 16, 2023 – A neighbor wrote in support of the proposal.
 - 2. Patti Pomerantz, April 22, 2023 – A neighbor wrote in support of the proposal.
 - 3. Kathleen McConnell, May 1, 2023 – The Sabin Community Association wrote in support of the proposal.
 - 4. Tony Greiner, May 3, 2023 – The Irvington Community Association (ICA) provided a response. The ICA does not object to most of the proposal and has concerns a few elements.
- G. Other:
 - 1. Original LU Application
 - 2. Incomplete Letter, November 21, 2022



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).



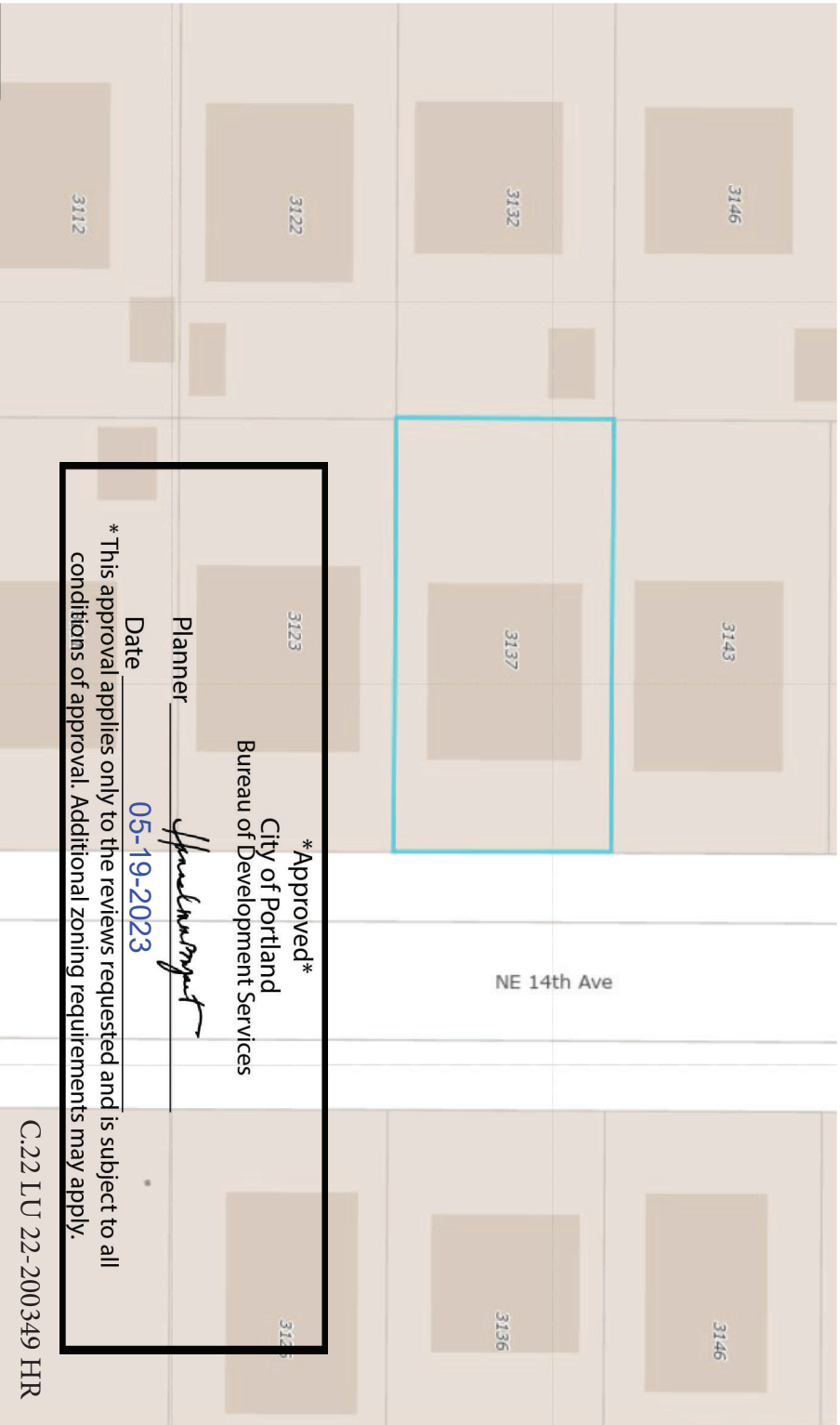
For Zoning Code in Effect Post October 1, 2022

ZONING

THIS SITE LIES WITHIN THE:
IRVINGTON HISTORIC DISTRICT

 Site
 Historic District

File No. LU 22 - 200349 HR
 1/4 Section 2731
 Scale 1 inch = 200 feet
 State ID 1N1E26BA 15000
 Exhibit B Nov 04, 2022



NE 14th Ave

* Approved*
City of Portland
Bureau of Development Services

Planner

[Handwritten signature]

Date

05-19-2023

* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

C.22 LU 22-200349 HR