



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

Ted Wheeler, Mayor  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** August 21, 2019  
**To:** Interested Person  
**From:** Hannah Bryant, Land Use Services  
503-823-5353/Hannah.Bryant@portlandoregon.gov

## **NOTICE OF A TYPE II PROPOSAL IN YOUR NEIGHBORHOOD**

Development has been proposed in your neighborhood. The proposed development requires a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map is attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

Because we must publish our decision within 28 days, **we need to receive your written comments by 5 p.m. on September 11, 2019**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 19-167393 HR , in your letter. It also is helpful to address your letter to me, Hannah Bryant. You can also e-mail your comments to me at my e-mail address identified above. Please note that all correspondence received will become part of the public record.

## **CASE FILE NUMBER: LU 19-167393 HR – EXTERIOR RENOVATIONS IN IRVINGTON**

**Applicant/Owner:** Sabrina Smith + Douglas Smith  
16711 NE 98th St  
Vancouver, Wa 98682-1275

**Site Address:** **3241 NE 11TH AVE**

**Legal Description:** BLOCK 97 LOT 1, IRVINGTON  
**Tax Account No.:** R420421830  
**State ID No.:** 1N1E26BA 09600  
**Quarter Section:** 2731  
**Neighborhood:** Irvington, contact Dean Gisvold at 503-284-3885.  
**Business District:** Soul District Business Association, contact at [info@nnebaportland.org](mailto:info@nnebaportland.org)  
**District Coalition:** Northeast Coalition of Neighborhoods, contact Laura Becker at 503-388-6088.  
**Plan District:** None  
**Other Designations:** Contributing Resource in Irvington Historic District  
**Zoning:** R5 – Residential 5,000  
**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 for exterior alterations to a Contributing Resource in Irvington. Constructed in 1927, this English Cottage style home is primarily shake siding and stucco siding. Due to significant disrepair, the applicant seeks to replace existing

aluminum windows with wood windows; to replace existing wood rake trim and window trim with new wood trim, and to replace the existing cedar siding with new cedar siding. The large, multi-pane windows on the upper stories of the gable ends are proposed to be retained and repaired. Existing stucco on the chimney and front entry is proposed to be retained and repaired. Repair work is exempt from Historic Resource Review.

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 Title 33, Portland's Zoning Code. The relevant criteria are:

- *Other Approval Criteria – 33.846.060.G*

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. This application was submitted on May 20, 2019 and determined to be complete on August 15, 2019.

**DECISION MAKING PROCESS**

The Bureau of Development Services will make a decision on this proposal. After we consider your comments, we will do one of the following:

- Approve the proposal;
- Approve the proposal with conditions; or
- Deny the proposal.

The neighborhood association listed on the first page of this notice may take a position on this application. They may also schedule an open meeting prior to making their recommendation to the Bureau of Development Services. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

The file and all evidence on this case are available for your review by appointment by making a request online or contacting me.

- Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. Copies of all information in the file can be obtained for the cost of making copies during the appointment.
- If you would like to request a copy of the file online, please visit <https://www.portlandoregon.gov/bds/54732>. The fee for this service varies based on the size of the case file and how long it would take to scan or copy documents.
- I can provide some information over the phone or through email.

Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at [www.portlandoregon.gov](http://www.portlandoregon.gov).

**APPEAL PROCESS**

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Landmarks Commission. This review body will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and information on how to file an appeal will be included. If you do not send any comments, you can still appeal the decision. There is a 14-day deadline to file an appeal beginning on the day the decision is mailed. The reason for the appeal must be specifically defined in order for the

review body to respond to the appeal. If an appeal is filed, you will be notified of the time and location of the appeal hearing.

There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

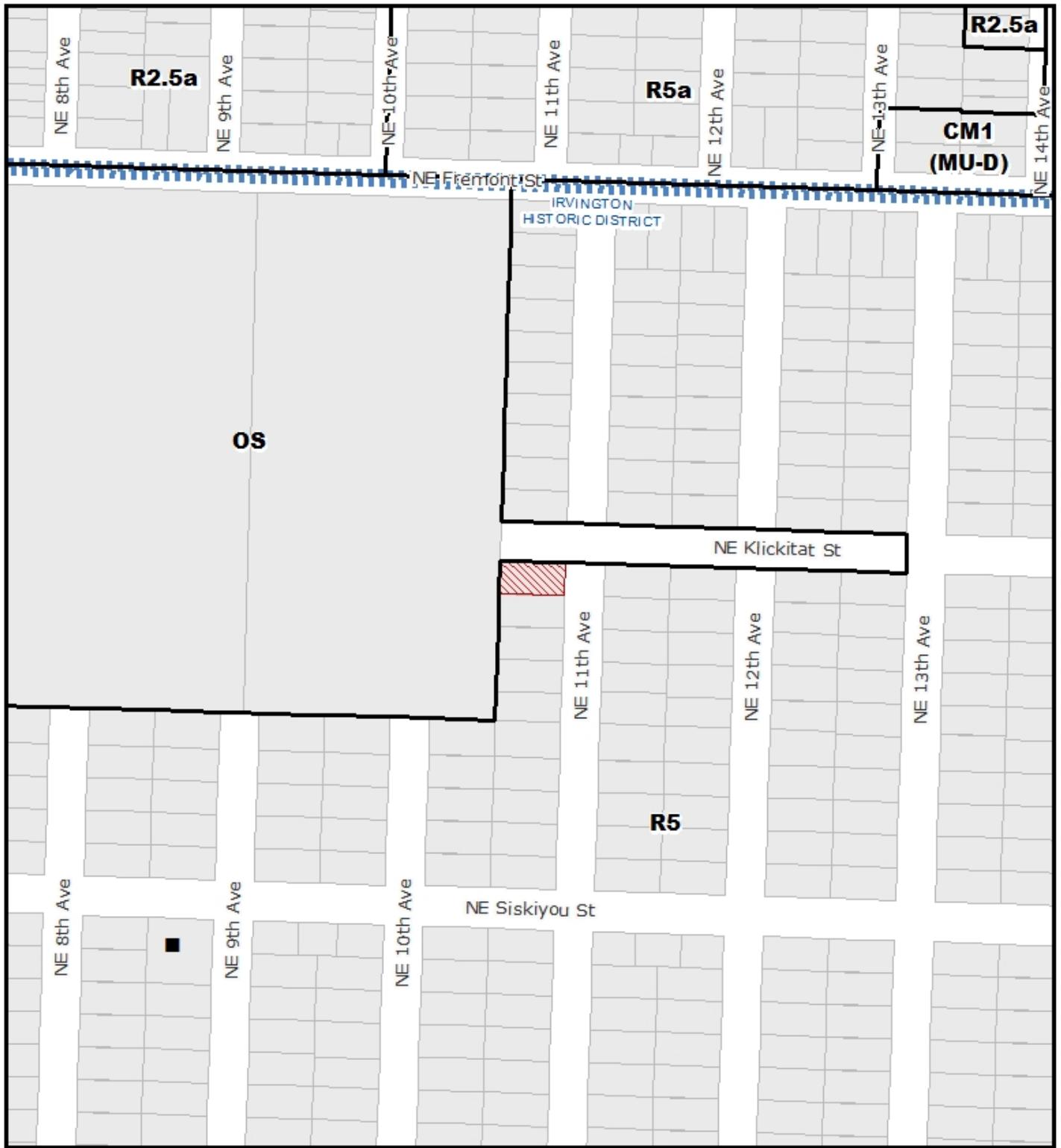
**APPEAL OF THE FINAL CITY DECISION**

After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the comment deadline or prior to the conclusion of the hearing if a local appeal is requested. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that may also preclude an appeal to LUBA on that issue.

**The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).**

**Enclosures:**

Zoning Map  
Site Plan  
Front Elevation



# ZONING

THIS SITE LIES WITHIN THE:  
IRVINGTON HISTORIC DISTRICT

-  Site
-  Historic Landmark

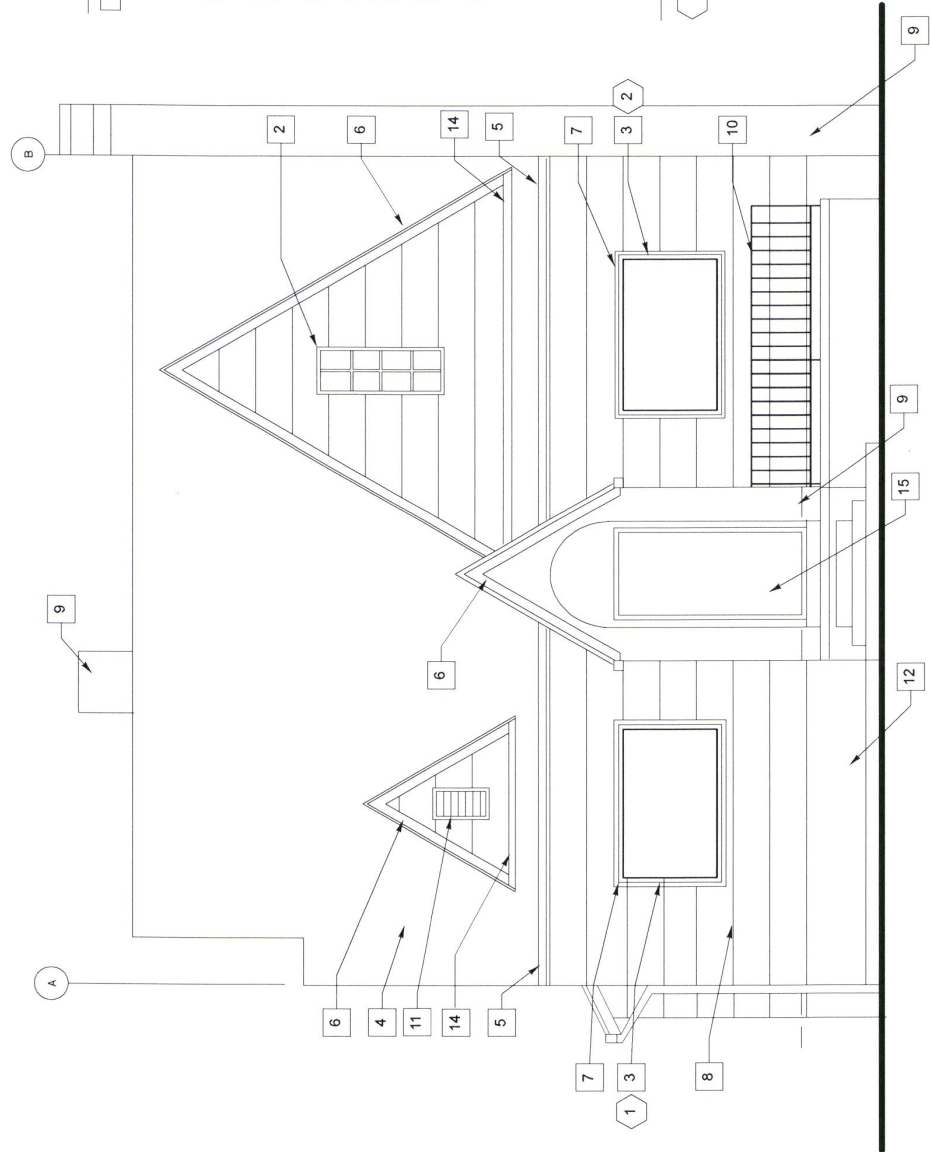
File No.	LU 19-167393 HR
1/4 Section	2731
Scale	1 inch = 200 feet
State ID	1N1E26BA 9600
Exhibit	B May 22, 2019



**KEYNOTES**

- 1 - NEW METAL FRAMED WINDOW, "WESTERN WINDOW SYSTEMS". REPLACE EXISTING WINDOW. SEE DETAIL 1/A5
- 2 - EXISTING WINDOW TO REMAIN. REPAIR.
- 3 - NEW WOOD FRAME PICTURE WINDOW. MARVIN. REPLACE EXISTING WINDOW. SEE DETAIL 2/A5
- 4 - REPLACE EXISTING ROOFING, "CERTAINTED LANDMARK AR SHINGLES". NEED UNDERLAYMENT. NEW METAL VENTS. NEW SHEET METAL FLASHING. NEW DRIP EDGES.
- 5 - REPLACE SHEET METAL GUTTERS AND DOWNSPOUTS WITH NEW. REPLACE 2 X 6 FASCIA. TYPICAL
- 6 - REPLACE WOOD ROOF RAKE TRIM. 5.5" WIDE
- 7 - REPLACE WINDOW TRIM. WOOD BRICK MOLD. 2". TYPICAL.
- 8 - REPLACE CEDAR SIDING, "NUMBER 9 OR UNDERCOURSING GRADE CERTIFIED ASEL WESTERN CEDAR SHINGLES". 16" EXPOSURE. SEE DETAIL 3/A5
- 9 - EXISTING STUCCO SURFACE. REFINISH.
- 10 - EXISTING GUARDRAIL. PAINT.
- 11 - EXISTING VENT TO REMAIN. PAINT.
- 12 - EXISTING CONCRETE FOUNDATION WALL.
- 13 - LIGHT FIXTURE. PROVIDE BLOCK AT SIDING.
- 14 - SHEET METAL FLASHING AT ROOF AND WALL.
- 15 - EXISTING DOOR TO REMAIN.

○ WINDOWS - SEE WINDOW SCHEDULE A5



**DRAWING INDEX**

- A1 - EAST ELEVATION
- A2 - WEST ELEVATION
- A3 - WEST ELEVATION
- A4 - SOUTH ELEVATION
- A5 - DETAILS
- A6 - SITE PLAN

**1 EAST ELEVATION**  
A1  
1/4"=1'-0"

A1  
Residence  
3241 NE11th Avenue  
Portland, Oregon  
August 14, 2019