



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

Ted Wheeler, Mayor  
Rebecca Esau, Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** January 14, 2019  
**To:** Interested Person  
**From:** Meriam Rahali, Land Use Services  
503-823-5363/Meriam.Rahali@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 February 4, 2019.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-255410 HR, in your letter. It also is helpful to address your letter to me, Meriam Rahali. 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 18-255410 HR – EXTERIOR ALTERATIONS**

**Applicant & Owner:** Nathan Christensen & Lyndsay E Christensen  
1911 NE Siskiyou Street | Portland, OR 97212  
503-913-4376 | [nchristensen@gmail.com](mailto:nchristensen@gmail.com)

**Site Address:** **1911 NE Siskiyou Street**

**Legal Description:** BLOCK 30 LOT 11 S 1/2 OF LOT 12, IRVINGTON  
**Tax Account No.:** R420406450  
**State ID No.:** 1N1E26AA 09200  
**Quarter Section:** 2732

**Neighborhood:** Sabin Community Assoc., contact Rachel Lee at 503-964-8417.,  
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 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 seeks Historic Resource Review approval for alterations to a contributing resource in the Irvington Historic District. The work proposed includes the following:

1. North Façade (rear):
  - Removing two original 1<sup>st</sup> floor double-hung wood windows and replacing them with a 6'-0" wide wood French door with sidelights. Sidelights to have simulated divided lights.
  - Removing three sets of original windows of the east wing and replacing them with a 7'-4" wide bi-fold wood doors with simulated divided lights.
  - Removing two original 2<sup>nd</sup> floor double-hung wood windows and replacing them with two new narrower double-hung wood windows with upper simulated divided lights.
  - For egress, removing two original attic floor double-hung wood windows and replacing them with two new casement wood windows with simulated divided lights.
2. East Façade (along driveway):
  - Removing a non-original 1<sup>st</sup> floor metal slider window and replacing it with a new double-hung wood window with upper simulated divided lights.
3. South Façade (front):
  - Removing three sets of original wood windows of the east wing and replacing them with three custom-made matching wood windows.

All door and window trim, casings and sills will match materials and detailing of existing original trim, casings and sills. All new proposed siding where patching is required, will match existing original siding material and detailing.

The applicant is also proposing to remove an interior chimney. Per Section 33.445.320.B.7, removal of this interior chimney is exempt from Historic Resource Review.

Historic resource review is required because the proposal is for non-exempt exterior alterations on a resource 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 Zoning Code. The relevant criteria are:

- *33.846.060.G Other Approval Criteria*

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. This application was submitted on October 19, 2018 and determined to be complete on January 10, 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.

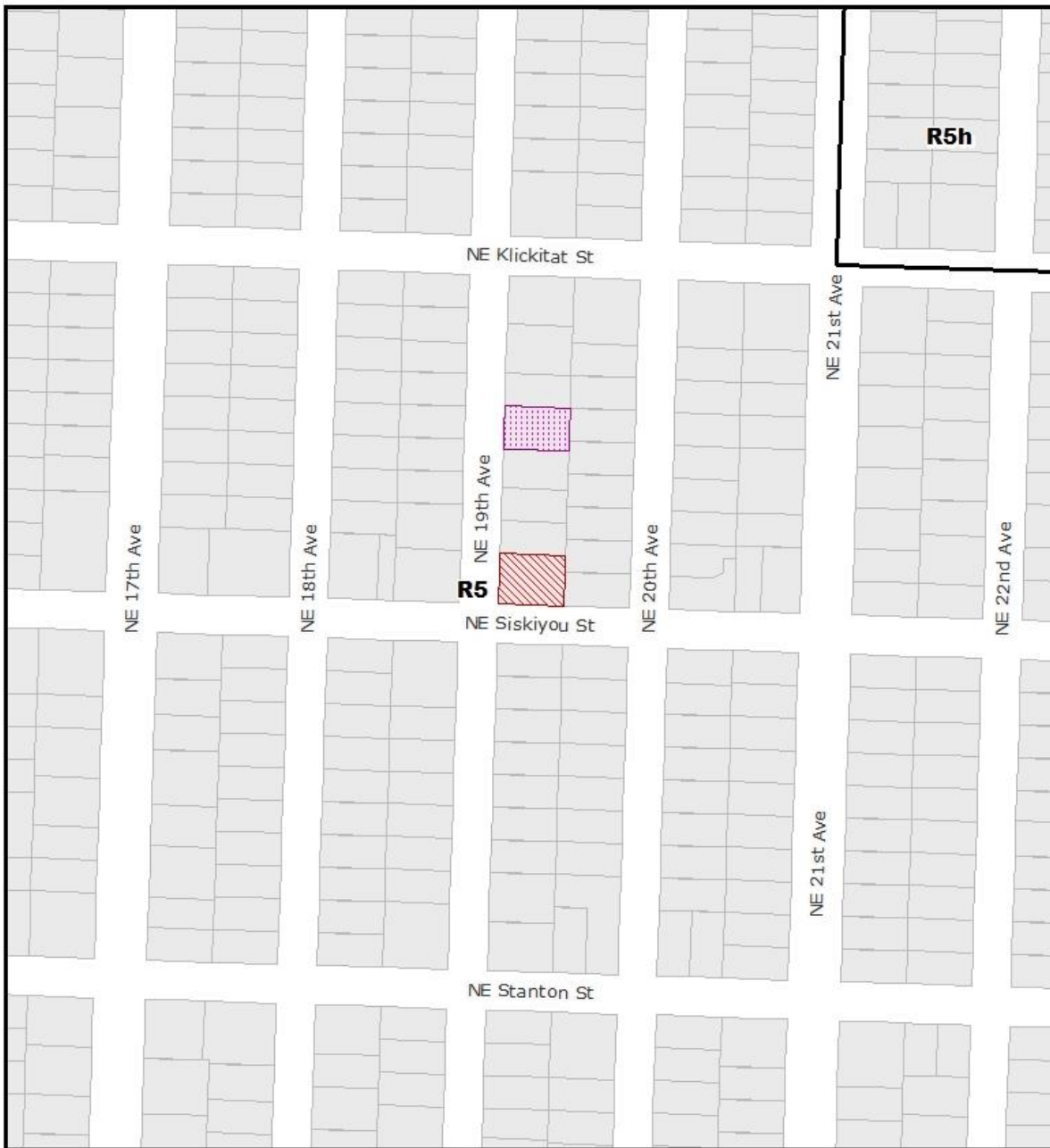
### **APPEAL OF THE FINAL CITY DECISION**

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  
Proposed North Elevation  
Proposed East Elevation



**ZONING**   
NORTH  
THIS SITE LIES WITHIN THE:  
IRVINGTON HISTORIC DISTRICT

 Site  
 Also Owned Parcels

File No.	LU 18-255410 HR
1/4 Section	2732
Scale	1 inch = 200 feet
State ID	1N1E26AA 9200
Exhibit	B Oct 23, 2018

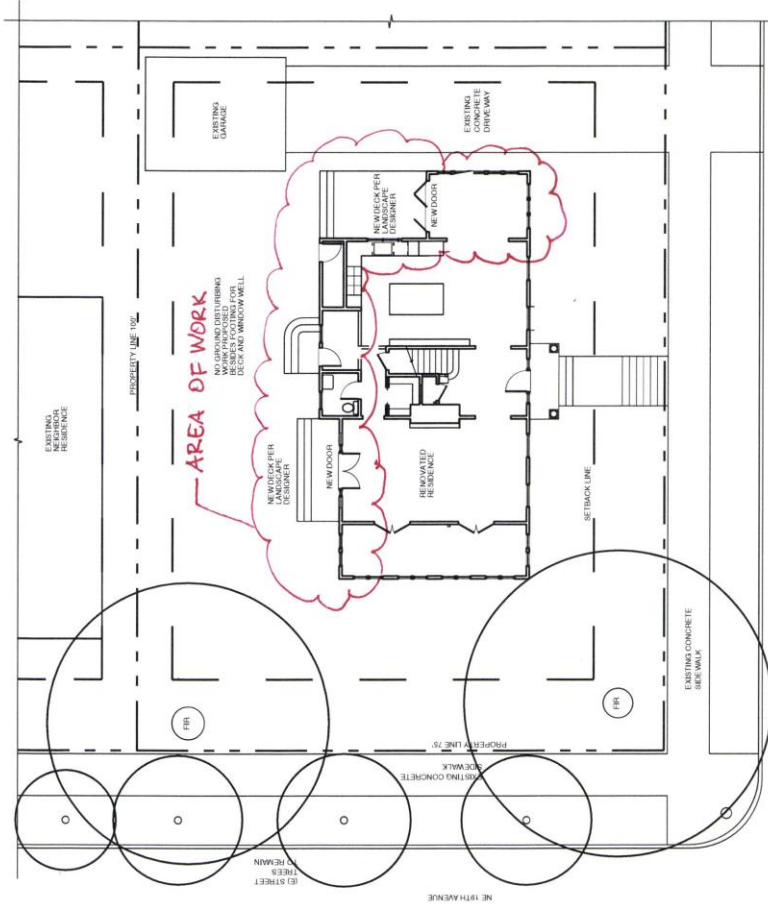


TARA DOHERTY ARCHITECT LLC  
1831 SE KNAPP STREET PORTLAND OREGON 97202  
503.413.0500 TARA.N.DOHERTY@GMAIL.COM

CHRISTEN RESIDENCE  
1911 NE SISKIYOU  
PORTLAND, OREGON

LUR SET  
DRAWING NAME:  
COVER PAGE &  
SITE PLAN

LU 18 - 255410 HR



**PROJECT TEAM:**  
CLIENT: UNIVERSITY OF MARYLAND CHRISTENSEN  
2000 NE 101A AVENUE  
PORTLAND, OREGON 97232  
christensen@umc.edu  
ARCHITECT: TARA DOHERTY ARCHITECT LLC  
1831 SE KNAPP STREET  
503.413.0500  
TARA.DOHERTY@GMAIL.COM  
CONTRACTOR: JOE MCKEY  
MCKEY CONSTRUCTION & DEVELOPMENT LLC  
1831 SE KNAPP STREET  
503.413.0500  
J.MCKEY@MCDKCAST.NET  
CDB 104999  
INTERIORS: STACE ABRAMIA  
StaceA@pmail.com

**PROJECT DATA:**  
DESCRIPTION: RENOVATION  
SINGLE FAMILY EXISTING RESIDENCE  
LOCATION: 1911 NE SISKIYOU, PORTLAND, OREGON  
WINGTON/HISTORIC DISTRICT

**NOTES:**  
A. ALL TREES TO REMAIN ON THIS ALIENATED PROPERTY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS AND THROUGH THE LIFE OF THE PROJECT.  
B. UNWANTED WEEDS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH THE CITY OF PORTLAND'S WEED MANAGEMENT PROGRAM.  
C. ALL MATERIALS TO BE USED SHALL BE MAINTAINED ON SITE AS SPECIFIED BY THE CITY OF PORTLAND.

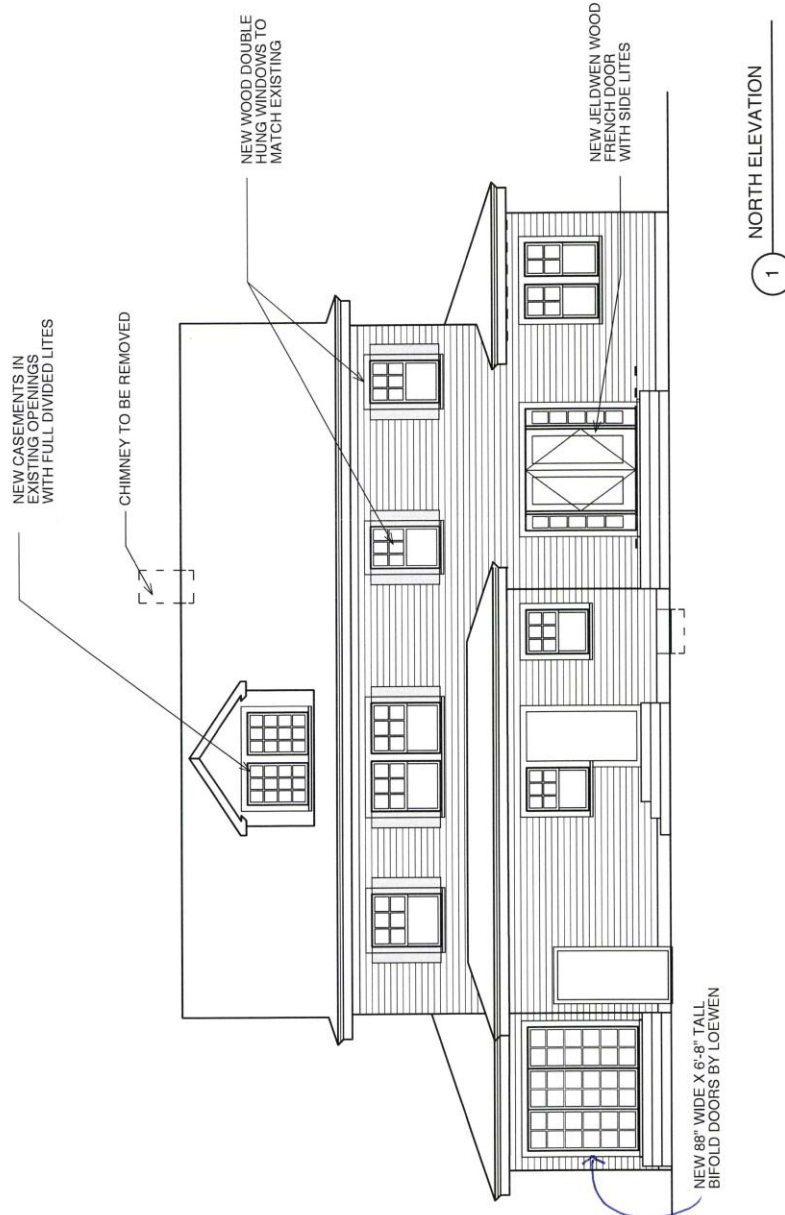


1 SITE PLAN



TARA DOHERTY ARCHITECT LLC  
1831 SE KNAPP STREET PORTLAND OREGON 97202  
503.413.0500 TARA.N.DOHERTY@GMAIL.COM

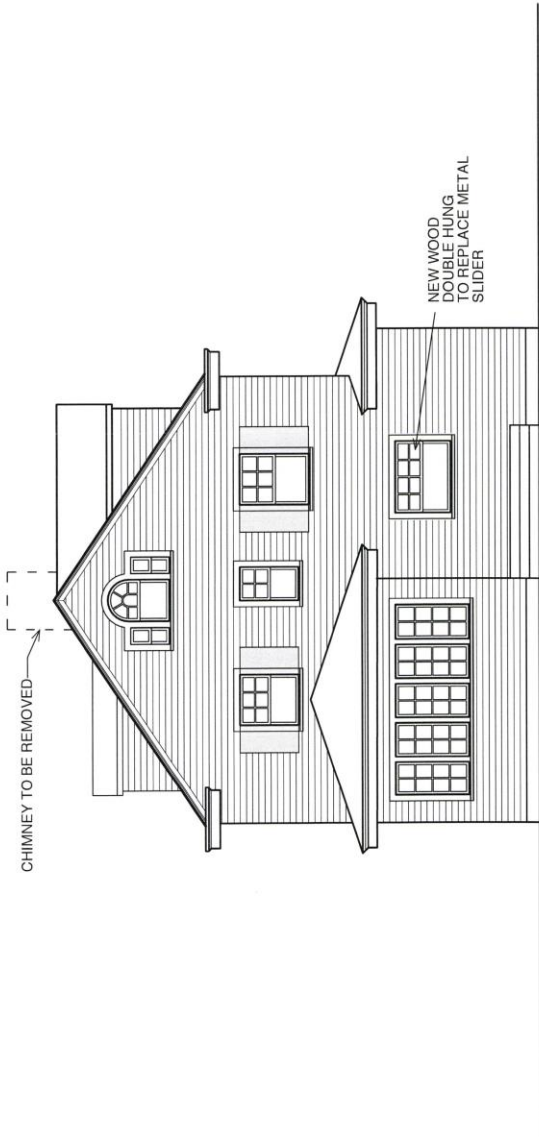
CHRISTENSEN RESIDENCE  
1911 NE SISKEYOU  
PORTLAND, OREGON





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1831 SE KNAPP STREET PORTLAND OREGON 97202  
503 413 0500 TARA.N.DOHERTY@GMAIL.COM

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1 EAST ELEVATION