



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

Dan Ryan, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portland.gov/bds

Date: August 06, 2021
To: Interested Person
From: Arthur Graves, Land Use Services
503.865.6517 | Arthur.Graves@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 within 21 days, by 5 p.m. on August 27, 2021. Your comments must be e-mailed to the assigned planner listed above;** please include the Case File Number, LU 21-056031 HR, in your e-mail. If you do not have access to e-mail, please telephone the planner listed above about submitting comments. Please note that all correspondence received will become part of the public record.

CASE FILE NUMBER: LU 21-056031 HR: ***EXTERIOR ALTERATIONS TO HOUSE AND GARAGE.***

Applicant: Ed Spencer | Endpoint Design Inc
PO Box 55333 | Portland, OR 97238
ed@endpointdesign.com | 503.460.9313

Owner: The Monark TR
21 Orinda Wy #C Pmb 176
Orinda, CA 94563-2534

Owner's Agent: Monika Pitchford
1521 NE Siskyou St | Portland, OR 97212
Monikapitchford72@gmail.com | 510.682.8285

Site Address: 1521 NE SISKIYOU ST

Legal Description: BLOCK 58 W 1/3 OF LOT 9&10 E 1/3 OF LOT 11&12, IRVINGTON
Tax Account No.: R420412540
State ID No.: 1N1E26AB 12200
Quarter Section: 2732

Neighborhood: Irvington, contact Dean Gisvold at deang@mcewengisvold.com & Sabin Community Assoc., contact Rachel Lee at rach.c.lee@gmail.com
Business District: Soul District Business Association, contact at info@nnebaportland.org
District Coalition: Northeast Coalition of Neighborhoods, contact Jessica Rojas at jessica@necoalition.org

Plan District: None
Other Designations: Non-Contributing Resource (both the 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 for alterations to the non-contributing house and garage on the 6,600 square foot lot facing NE Siskiyou Street in the north-west quadrant of the Irvington Historic District.

House alterations include:

- Reorientation of the main entry stairs (located on the east elevation) from an east orientation to a south (street facing) orientation. Alterations will also extend the east gable to create a covered porch. Existing east gable will be extended 5'-6" to the east — maintaining the same slope and north-south dimension as the existing—and be supported by tapered columns with stucco bases to match the residence. The covered porch will have wood decking, stucco sides, and a wood handrail. There are no proposed alterations on the west, north or front elevation (south) of the main residence.

Garage alterations include:

- Removal of the existing 18'-0" x 20'-0" garage to be replaced with a new 23'-2" x 24'-0" garage in the same north-east corner location of the site. The proposed garage will maintain structure for two (2) vehicles and provide a sink for hand washing. Additional ceiling height is required to accommodate a lift. The proposed roof will be will match the slope of the non-contributing house. 8" wood lap siding with 8" cedar shingles at the gable ends are proposed materials. A double-hung wood-clad window is proposed on the west elevation. Proposed doors will be wood construction.

Historic resource review is required for non-exempt alterations to structures within 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 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 June 10, 2021 and determined to be complete on August 03, 2021.

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.

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>.

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.

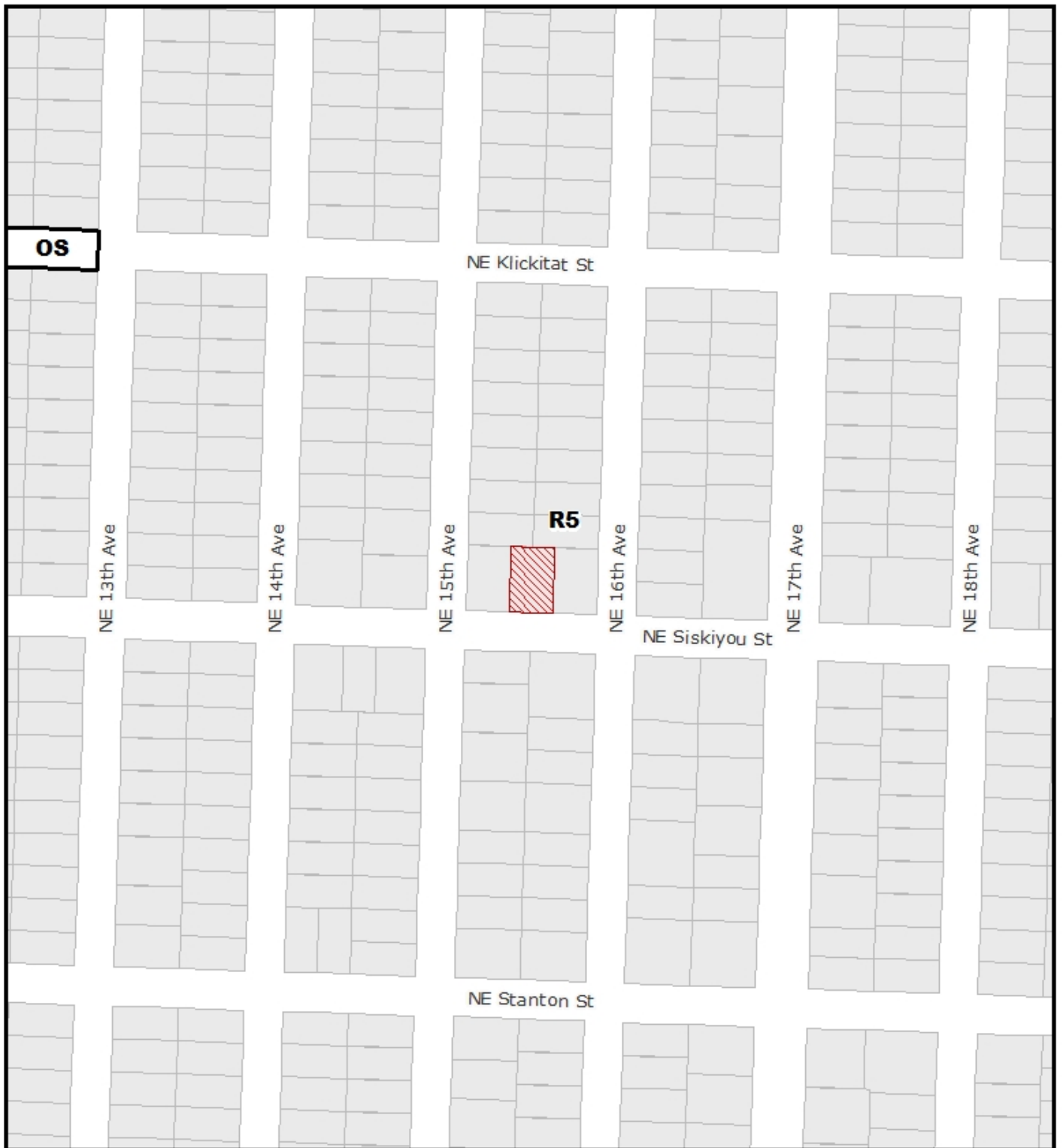
There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

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 | Elevations



ZONING

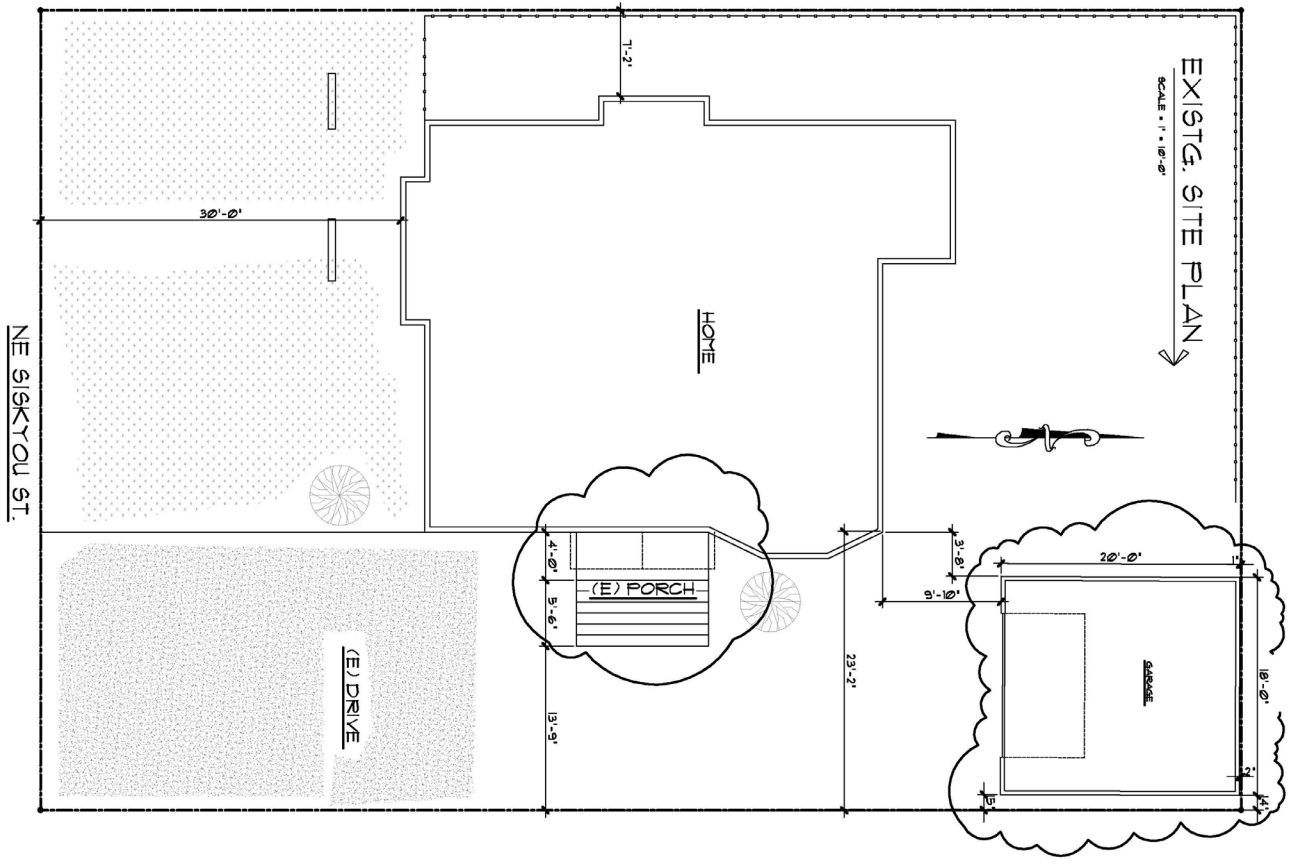
For Zoning Code in effect
August 1, 2020 - July 31, 2021

THIS SITE LIES WITHIN THE:
IRVINGTON HISTORIC DISTRICT

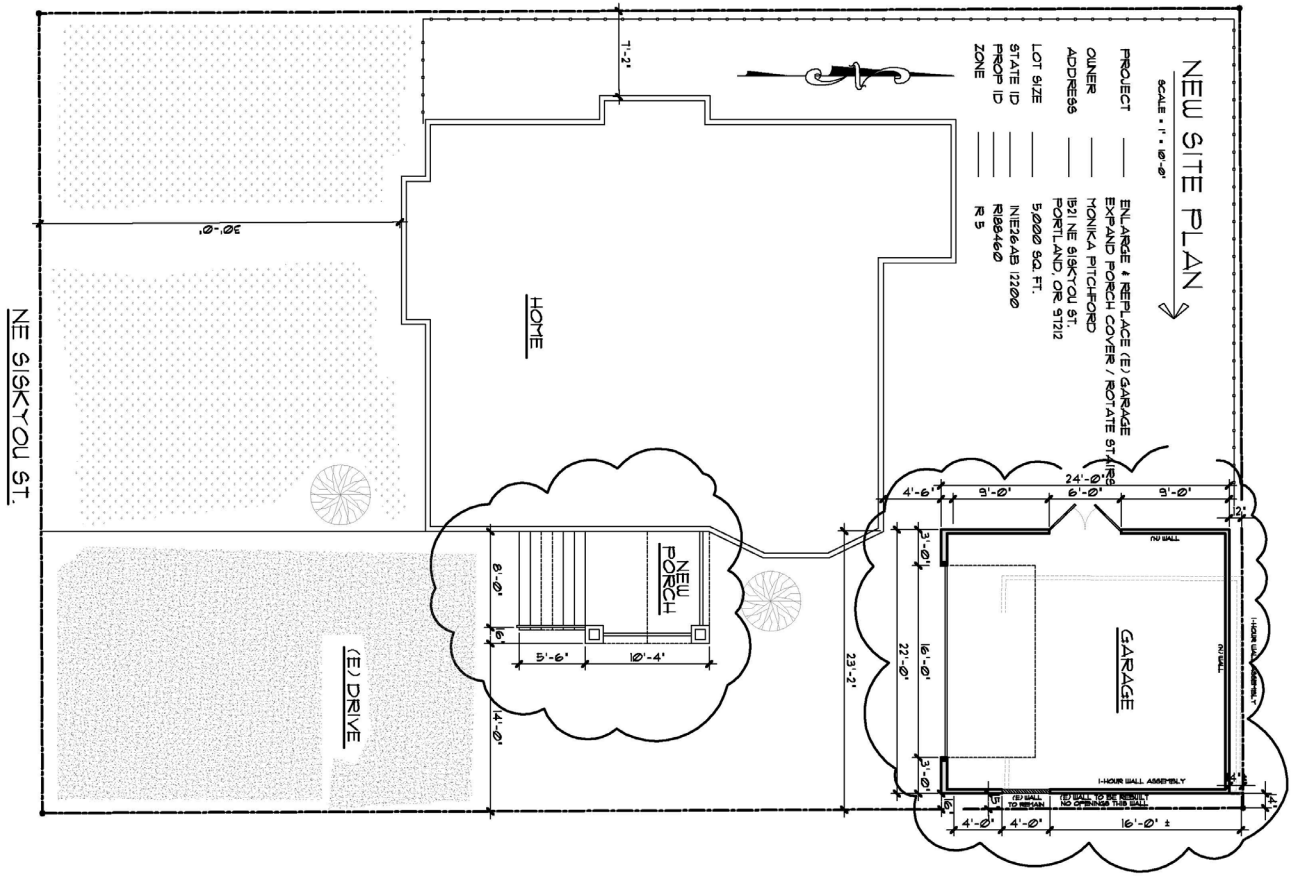


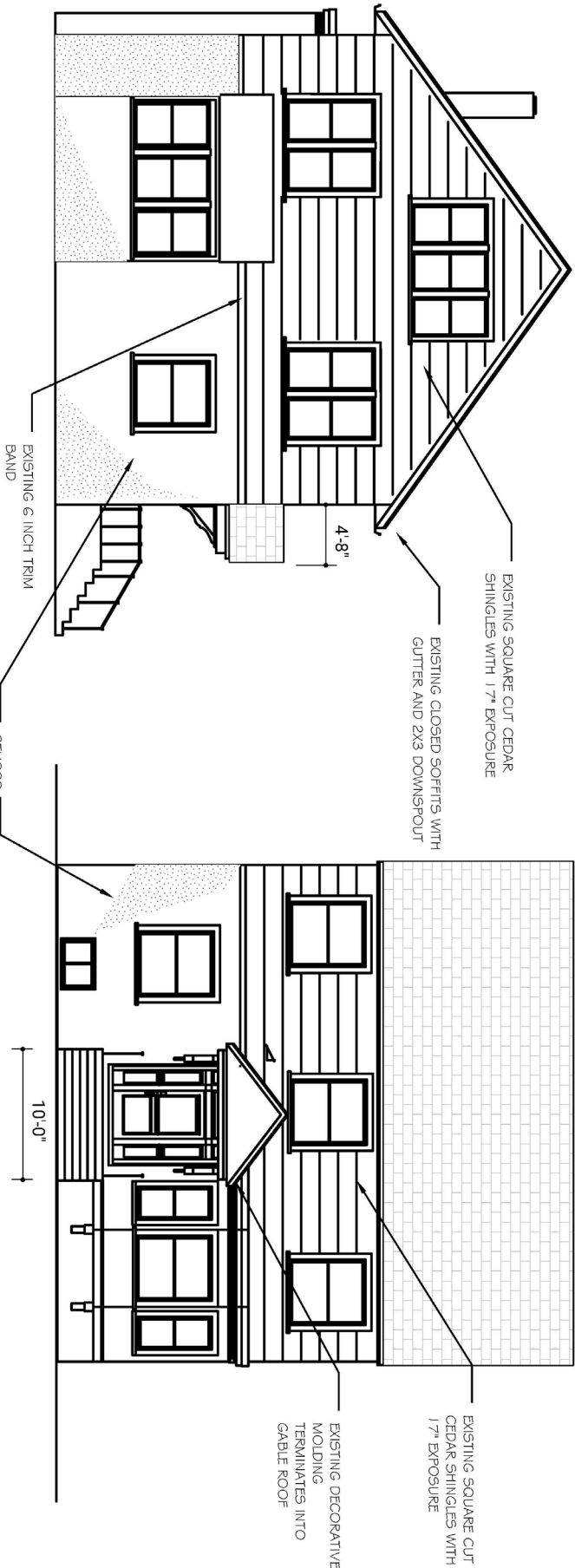
Site

File No.	LU 21 - 056031 HR
1/4 Section	2732
Scale	1 inch = 200 feet
State ID	1N1E26AB 12200
Exhibit	B Jun 10, 2021



LU 21-056031 HN





EXISTING CONDITIONS

1

Scale: 1/8"=1'-0"





EAST END GABLE EXTENDED AT SAME
SLOPE AND NORTH/SOUTH DIMENSION

NEW PORCH WITH WOOD RAILINGS
AND STUCCO COLUMN BASES

(E) DECORATIVE MOLDINGS TO BE
PRESERVED

NEW PORCH STUCCO "SKIRT" WITH WOOD DECKING

NEW GATE TO BACK YARD

1

EAST ELEVATION DETAILS

Scale: 1/4"=1'-0"

July 15, 2021

Pitchford Residence LU 21-056031 HR | EXTERIOR ALTERATIONS

A 04

