

From: [Dean P. Gisvold](#)
To: [Graves, Arthur](#)
Cc: [Meryl Logue](#); [Barb Christopher](#); [Barbara Nagel](#); [Bob Dobrich](#); [Dean P. Gisvold](#); [Eli Green](#); [Evan Carmi](#); [Jeff Jones](#); [Jim Barta](#); [Jim Heuer](#); [Jonathan Konkol](#); [Nathan Corser](#); [Nikki Johnston](#); [peter@twainportland.com](#); [Sean](#); [Steven Cole](#); [Susan Hathaway Marxer](#); [Thomas Moran](#); [Tiffanie Shakespeare](#); [Tony Greiner](#)
Subject: Grace Peck Manor
Date: Friday, February 11, 2022 1:47:29 PM

Art,

The ICA land use committee has reviewed this application and has the following comments. Plus, in this case, representatives from Home Forward and the Contractor appeared last night before the ICA board with a presentation and answered questions. You know that the applicant participated in a design review before Landmarks as well and received comments from commissioners and those who testified. Changes were made, and for the most part, the changes, to the extent we fully understand them, appear to be responsive to our concerns and the concerns of residents and neighbors. I will do my best to summarize the comments from the Board and from the Committee.

First, we are very pleased that Home Forward is remodeling both of its buildings in the Irvington neighborhood. Dalke Manor is well underway and Grace Peck will begin after this process is finished. The neighborhood has long supported both communities calling one or the other home.

Generally, the Board and the Committee are supportive of the proposal, however the Committee has some concerns. My comments will focus on several areas, balconies, the landscaping part of the modifications, and the siding and color.

I was unable to attend the ICA Board meeting last night due to a conflict, but the report from the ICA president is positive.

“The board was largely supportive of the project. Several board members were very supportive. In fact, most of the board members thought that the changes looked very good. I believe Tony was the only dissenting voice. Several board members, myself included, liked the metal cladding and the blue color added to the design.”

Balconies From the design review hearing, we learned that the proposal calls for new cladding to replace the current stucco, which has sprung leads. This will give the opportunity to add insulation. In addition, all windows will be replaced, as will the roof and HVAC equipment. Modifications on the parking

lot will occur as well, and landscaping and interior changes. One point brought up at the design review was the proposal to remove the balconies. Apparently about 2/3 of the apartments have one. Removing the balconies was strongly opposed by Pauline Long, a resident, and the Commission later expressed its opinion that the balconies should be retained. The Committee strongly opposes the removal of the balconies-we agree with Pauline and the opinions expressed at the review. We are assuming that the balconies will remain.

We agree with the changes to the main entrance, at 14th and Hancock, and ramps and such to make the building compliant with the Americans with Disabilities Act.

Landscaping Modification. Regarding the request for the modifications to the landscaping and vehicular aisle dimensions. Note that the current conditions are that there is a very narrow planting bed along that western property line with mature Arbor Vitae. Those plantings create a solid screening of the parking/drive aisle area at Grace Peck from the First Story. There also appears to be a solid wooden fence along that lot line. The property adjacent to the west is a turn-of-the-century single family residence that is, at best, 5'-0" off of that lot line. In other words that structure is right on the lot line.

Planting trees in a bed along the western lot line will, even if columnar, immediately encroach in that neighbor's property. Arbor Vitae do not appear to be a favorite of the committee, but they do a good job of screening and screening of the parking area is a worthy goal. Technically a "shrub" or similar planting type that could provide good screening would seem preferred and recommended and we would hope, that with this modification, that the City Forester or another expert, would help in the selection of the type of planting that could/should be placed here. In short, the work should spell out a well thought out planting/screening plan.

The other parking modifications sought here seem reasonable.

Paint and Cladding Scheme The paint & cladding scheme has raised concern with some committee members, as in “just overall way too busy. This is a simple, International Style midrise. Just let it be what it is, rather than tart it up with all this visual clutter that makes it more intrusive and dominant. Paint the thing a light grey or white color, and accent the recessed bays with grey, but just keep it simple”. Another member-“while the building is non-contributing, the dark exterior with random blue rectangles leans towards the building

dominating nearby neighbors.”

Dean

Land use chair

Dean P. Gisvold | Attorney at Law | Senior Partner

McEWEN GISVOLD LLP - EST. 1886

1600 Standard Plaza, 1100 SW Sixth Avenue, Portland, Oregon 97204

Direct: 503-412-3548 | Office: 503-226-7321 | Fax: 503-243-2687

Email: deang@mcewengisvold.com

Website: <http://www.mcewengisvold.com>

**This message may contain confidential communications and/or privileged information.
If you have received it in error, please delete it and notify the sender.**