



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

Dan Ryan, Commissioner
Rebecca Esau, Director
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www.portland.gov/bds

Date: 3/30/22
To: Interested Person
From: Staci Monroe, Land Use Services
503-865-6516 / staci.monroe@portlandoregon.gov

NOTICE OF A TYPE I DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has a approved 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 22-115601 HR *EXTERIOR ALTERATIONS*

GENERAL INFORMATION

Applicant: Lorraine Guthrie | Lorraine Guthrie Architect
2748 SW Patton Court | Portland OR 97201

Owners: Michael & Hallie Wright
5831 N Vancouver Ave | Portland, OR 97217

Site Address: 5831 N VANCOUVER AVE

Legal Description: BLOCK 28 LOT 2, PIEDMONT
Tax Account No.: R657804230
State ID No.: 1N1E15DC 03400
Quarter Section: 2430
Neighborhood: Humboldt, contact at humboldtneighborhood@gmail.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 Piedmont Conservation District
Zoning: R5- Single Dwelling Residential 5,000
Case Type: HR- Historic Resource Review
Procedure: Type I, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

The applicant requests Historic Resource Review for exterior alterations to a contributing resource in the Piedmont Conservation District. The alterations are limited to the street-facing (east) façade and include:

- Replacing 3 basement windows, 2 of which will be larger egress windows.
- Replacing a door on the 2nd floor with a window to match the size of the adjacent windows.
- Replacing 3 windows in the 3rd floor dormers with new larger windows.

Historic Resource Review is required in Conservation Districts that do not meet exemptions in Chapter 33.445.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria specified in the Portland Zoning Code, Title 33. The relevant approval criteria are:

- Community Design Guidelines

ANALYSIS

Site and Vicinity: The 16,800 SF site is located on the west side of N Vancouver just north of Jarret Street. The 3-story home was built in 1909 is centrally located on the lot with a detached garage. The area of work is limited to the front, street-facing façade of the house.

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 zone implements the comprehensive plan policies and designations for single-dwelling housing. Minimum lot size is 3,000 square feet, with minimum width and depth dimensions of 36 and 50 feet, respectively. Minimum densities are based on lot size and street configuration. Maximum densities are 1 lot per 5,000 square feet of site area.

The Historic Resource Protection overlay is comprised of Historic and Conservation Districts, as well as Historic and Conservation Landmarks and protects certain historic resources in the region and preserves significant parts of the region's heritage. The regulations implement Portland's Comprehensive Plan policies that address historic preservation. These policies recognize the role historic resources have in promoting the education and enjoyment of those living in and visiting the region. The regulations foster pride among the region's citizens in their city and its heritage. Historic preservation beautifies the city, promotes the city's economic health, and helps to preserve and enhance the value of historic properties.

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 on **March 7, 2022**. No City Bureaus provided comments given the small scope of the proposal.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **March 7, 2022**. One written response has been received from either the Neighborhood Association or notified property owners in response to the proposal.

1. Joel Zuch, 3/11/22, support for proposal

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 located within the Piedmont Conservation District and the proposal is for a non-exempt treatment. Therefore, Historic Resource Review approval is required. The approval criteria are the *Community Design Guidelines*.

Staff has considered all guidelines and addressed only those applicable to this proposal.

Community Design Guidelines

P1. Plan Area Character. Enhance the sense of place and identity by incorporating site and building design features that respond to the area's desired characteristics and traditions.

P2. Historic and Conservation Districts. Enhance the identity of historic and conservation districts by incorporating site and building design features that reinforce the area's historic significance. Near historic and conservation districts, use such features to reinforce and complement the historic areas.

D5. Crime Prevention. Use site design and building orientation to reduce the likelihood of crime through the design and placement of windows, entries, active ground level uses, and outdoor areas.

D6. Architectural Integrity. Respect the original character of buildings when making modifications that affect the exterior. Make additions compatible in scale, color, details, material proportion, and character with the existing building.

D7. Blending into the Neighborhood. Reduce the impact of new development on established neighborhoods by incorporating elements of nearby, quality buildings such as building details, massing, proportions, and materials.

D8. Interest, Quality, and Composition. All parts of a building should be interesting to view, of long lasting quality, and designed to form a cohesive composition.

Findings for P1, P2, D5-D8: The proposal meets these criteria as follows:

- The desirable characteristics of this property are its materials and detailing - the shingle siding, wood multi-paned windows and wood trim details. The alterations to replace windows and a door will match the materials and detailing of the existing original features (wood windows, trim and infill shingles). Maintaining such details reinforces and complements the conservation district and the surrounding neighborhood.
- The strong composition of the primary façade will be respected by working within the existing openings and retaining the rhythm of the fenestrations on the street façade. Specifically:
 - Where windows at the basement will be enlarged, to provide egress openings, the existing window trim and stucco details will be replicated. With windows that are securable, the existing (not original) metal bars at the basement windows can be removed.
 - The house is setback 40' from the back of the sidewalk and elevated several feet. This condition will limit the views of the larger basement windows on the front façade, which is not a typical condition on houses of this era. Dense landscaping between the sidewalk and house will also diminish the appearance of these two larger windows.
 - At the second floor, the new window will match the 2 adjacent original windows creating a balance and duplication that supports the original design.
 - At the attic, only one window is needed for egress, but the owner is selecting to replace all 3 to maintain consistency at this upper elevation.
- The increase in windows will provide more opportunities for surveillance of the surrounding area providing a sense of safety.
- The new windows are all wood with muntin patterns and dimensions that complement the original windows on house, which provide depth and interest and, as noted above, a strong composition.

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 requirements of Title 11 can be met, and 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 exterior alterations per the approved plans, Exhibits C-1 through C-3, signed and dated 3/28/22, 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 four 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 22-115601 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: Staci Monroe



Decision rendered by: _____ **on 3/28/22**

By authority of the Director of the Bureau of Development Services

Decision mailed 3/30/22

Procedural Information. The application for this land use review was submitted on February 22, 2022, and was determined to be complete on March 2, 2022.

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 February 22, 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 extended by the applicant, **the 120 days will expire on 6/30/22.**

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.

This decision, and any conditions associated with it, is final. It may be appealed to the Oregon Land Use Board of Appeals (LUBA), within 21 days of the date the decision is mailed, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have submitted written testimony during the comment period for this land use review. Contact LUBA at 775 Summer St NE Suite 330, Salem, OR 97301-1283 or phone 1-503-373-1265 for further information.

If you are interested in viewing information in the file, please contact the planner listed on the front of this decision. The planner can provide some information over the phone. Please note that due to COVID-19 and limited accessibility to paper files, only digital copies of material in the file are available for viewing. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at <https://www.portlandoregon.gov/citycode/28197>.

Recording the final decision.

If this Land Use Review is approved the final decision will be recorded with the Multnomah County Recorder.

- *Unless appealed*, the final decision will be recorded after **3/30/22** by the Bureau of Development Services.

The applicant, builder, or a representative does not need to record the final decision with the Multnomah County Recorder. For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

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:

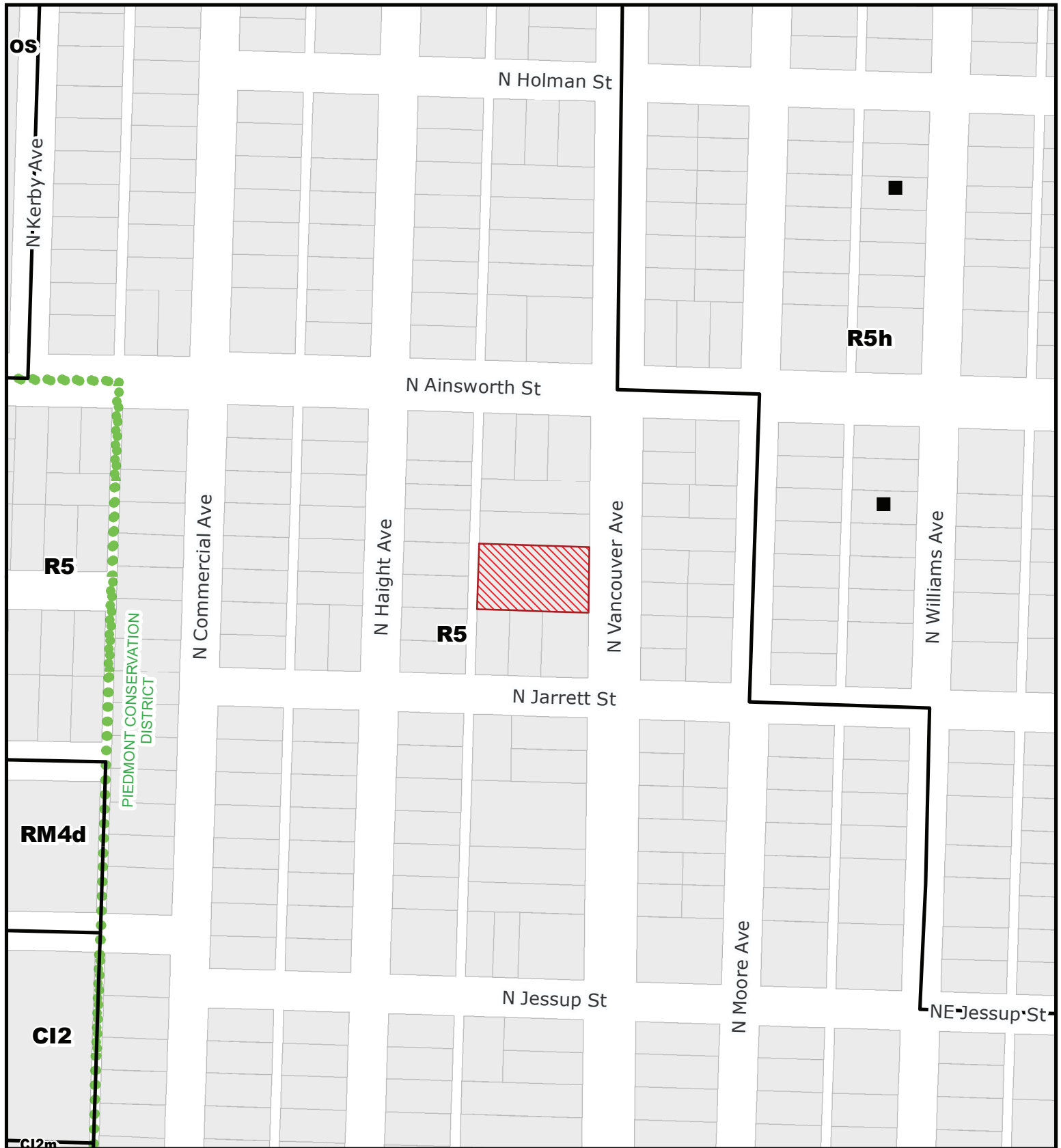
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code for the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Project narrative & approval criteria responses
 - 2. Original and previous window details
 - 3. Basement floor plan
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Building elevations (attached)
 - 3. Window section & details
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses: none
- F. Correspondence:
 - 1. Joel Zuch, 3/11/22, support for proposal
- G. Other:
 - 1. Original LU Application

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).



ZONING

NORTH ↑

For Zoning Code in effect Post August 1, 2021

THIS SITE LIES WITHIN THE:
PIEDMONT CONSERVATION DISTRICT



Site



Historic Landmark

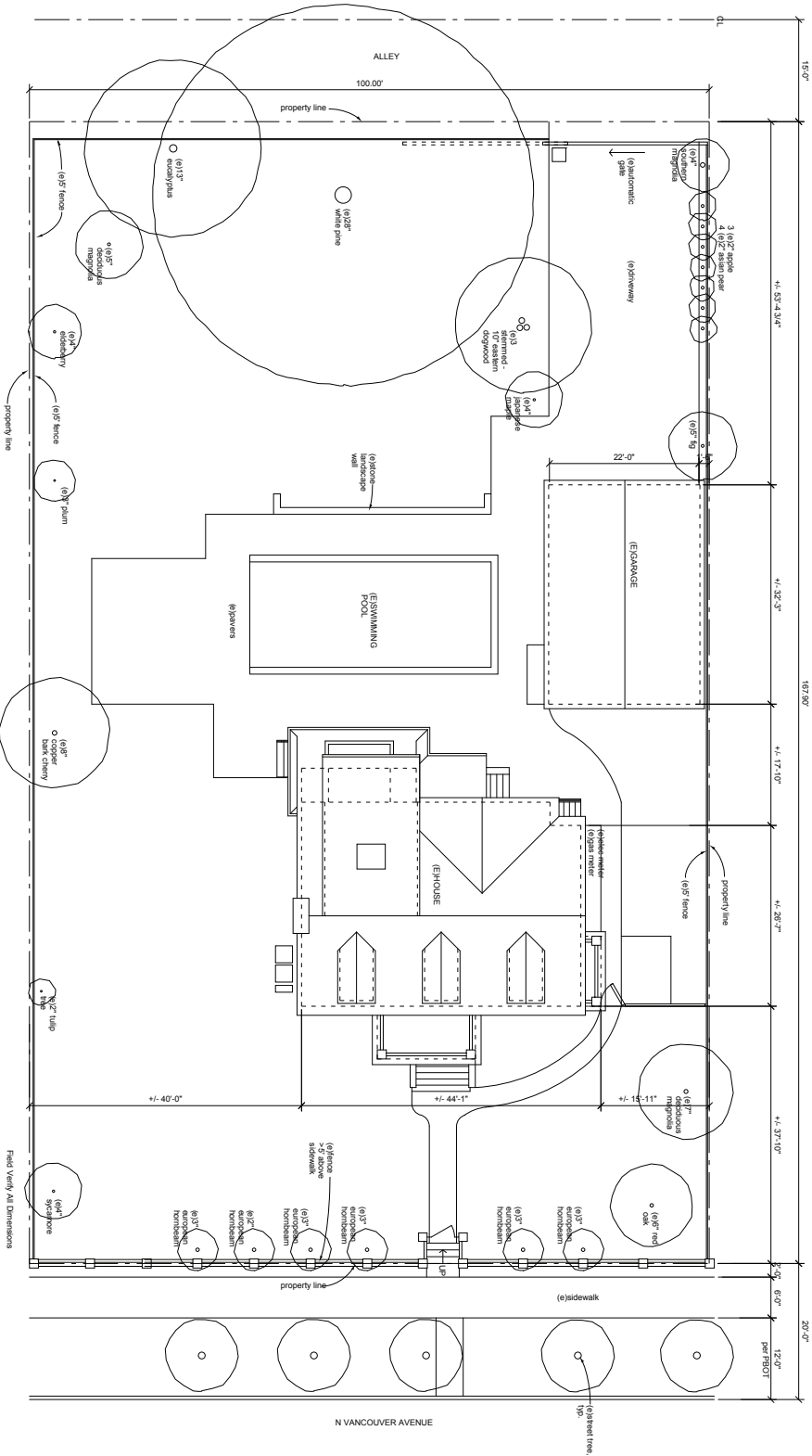
File No.	LU 22 - 115601 HR
1/4 Section	2430
Scale	1 inch = 200 feet
State ID	1N1E15DC 3400
Exhibit	B Feb 22, 2022

SYMBOLS AND ABBREVIATIONS			
	DOOR NUMBER	CLR	CLEAR dimension between finish surfaces
	WINDOW NUMBER	FF	FINISH FLOOR
	HOSE BIB	HOSEBIB	refer to Drawing Schedule
	SECTION CUT	MAX	MAXIMUM
	DETAIL BUBBLE	MIN	MINIMUM
	ALUM. MATCH LINE	OWNER FINISHED	OWNER FINISHED
	ABOVE FINISH FLOOR	UNO	UNLESS NOTED OTHERWISE
	CENTERLINE	VER	VERIFY IN FIELD

PROJECT TEAM	
OWNER	Haine & Mike Wright
3023 NE Rodney Ave	
Portland, OR 97217	
hainewright@gmail.com	
541.972.1221	
ARCHITECT	Lorraine Gutfrie Architect, Inc.
2748 SW Patton Court	
Portland, OR 97201	
lorraine@lgaarchitect.com	
503.804.5725	
STRICTLY LOCAL ENGINEER	ET Consultants, Engineers LLC
2748 SW Patton Court	
Portland, OR 97201	
et@etconsultants.com	
503.804.5725	
CONTRACTOR	Stannard Construction Works
PO Box 386	
Portland, OR 97208	
kenwoodcove@aol.com	
503.848.8423	
CD# 107972	

PROJECT INFORMATION	
Site address	5831 N Vancouver Ave
Portland, OR 97217	
City of Portland	
Project ID	PC24541
Tax lot	President Block 28, Lot 2
Owner	Haine & Michael Wright
5831 N Vancouver Ave	
Portland, OR 97217	
Zoning	R5 - Residential 5,000
Core Plan	Core Plan
Core District	RM - Residential 5,000
Contributing building	1809
Lot Area	16,800 sf - .39 acres

IMPERVIOUS AREA	No change to existing impervious area.
BUILDING AREA	No change to existing building area.
(e) house	main
(e) house	fin second
(e) house	fin third
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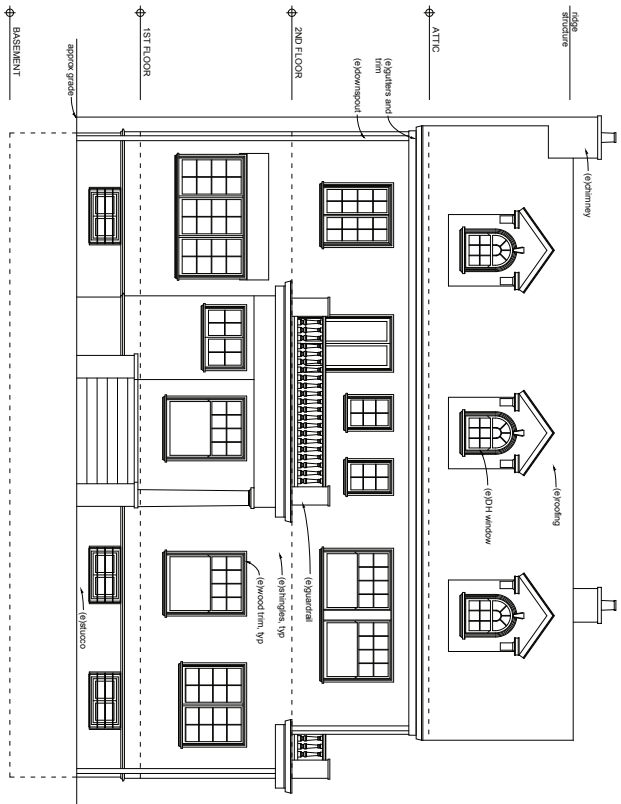


"As prepared"
 City of Portland
 Bureau of Development Services
 Planner: 03-28-2022
 Date: 03-28-2022
 "The undersigned hereby certifies that the foregoing is a true and correct copy of the original as submitted, and is subject to all conditions of approval. Additional zoning requirements may apply."

LU 22-115601 HR
 Exhibit C1

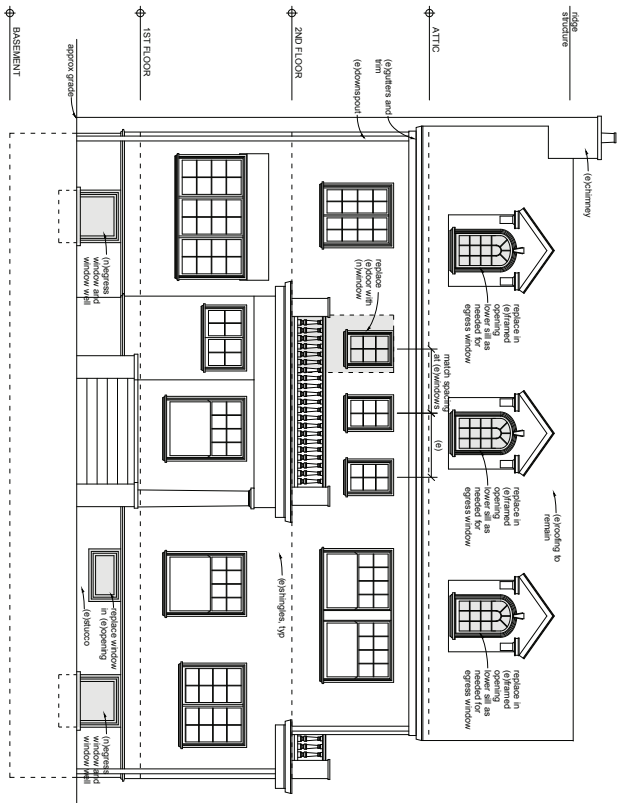
HISTORIC REVIEW

Architect: Lorraine Gutfrie Architect, Inc. 2748 SW Patton Court, Portland, OR 97201 503.804.5725	2022 Lorraine Gutfrie Architect, Inc. All Rights Reserved Wright Residence, 5831 N Vancouver Avenue, Portland OR 97217
REGISTERED ARCHITECT LORRAINE GUTFRIE PORTLAND, OR 03-28-2022	21 February 2022 SITE PLAN A1.0



1 EAST ELEVATION

1/4" = 1'-0"
Field Verify All Dimensions



1 EAST ELEVATION

1/4" = 1'-0"
Field Verify All Dimensions

Approved:
Lorraine Gutfreid
Bureau of Development Services
Permit #: 03-28-21022
Date: 03-28-2022
*This approval is given only to the person designated and subject to all conditions of approval. Approval is void if signature and date are not present.

HISTORIC REVIEW

Architect: Lorraine Gutfreid Architect, Inc. 2748 SW Patton Court, Portland, OR 97201 503.804.5725
© 2022 Lorraine Gutfreid Architect, Inc. All Rights Reserved
Wright Residence, 5831 N Vancouver Avenue, Portland OR 97217
21 February 2022
ELEVATIONS
A3.0

LU 22-115601 HR
Exhibit C2

Project Outline

The existing 3-story + basement home was built in 1909. It is a contributing property in the Piedmont Conservation District.

The current owner is renovating the home to update outdated systems (electric, mechanical and plumbing) throughout the home, as well as to provide spaces that respond to the needs of their family.

Minor modifications to the non-street facing elevations are being reviewed under a separate permit (2022-110079-RS) using Community Design Standards as is applicable to the property.

Street facing modifications to doors and windows in a Conservation District are to be reviewed under this Historic Resource Review.

The modifications include:

Basement Level

- Replacement of 3 single-paned windows at existing locations. The existing windows are energy inefficient and a security issue due to the single pane glass, installation technique and the lack of functioning hardware. Replacement will provide an energy efficiency upgrade, code required bedroom egress, and upgraded security so that the existing metal bars may be removed.

Two of the windows are bedroom egress windows and will be casements. The width and head height of these windows will be the same as existing. The sills will be lowered and be below grade with window wells to meet the building code egress requirements. The third window will be an awning window in the existing opening with no change to width or height of existing opening.

The windows will be fiberglass exterior to be painted to match existing white. The stucco surrounding the windows will be matched at all repairs needed and painted to match existing color. The wood trim at the windows will match existing. Like the existing windows, they will be set back more than 2" from the exterior face of the stucco.

First Floor

- No modifications

Second Floor

- There is an existing, failing pair of doors to the roof deck above the front porch. The railing at the porch does not meet code. The owner does not wish to use the roof deck and is converting the front bedroom to an en suite primary bathroom. The door will be removed and replaced with a casement window to match the two existing closet windows to the north on the same elevation. The windows establish a rhythm and symmetry above the porch roof.

The windows will be fiberglass exterior to be painted to match existing white. Shingle siding to match the existing will be installed where the wall is infilled for the smaller window opening. Wood trim will match existing.

Attic Level

- The existing unfinished attic is being converted to finished space, including a bedroom. The bedroom requires a window that meets egress requirements. The limited ceiling clearances require that the bedroom be at the front of the house. The existing attic windows are rectangular double hung windows with an exterior applied wood arch trim.

Only one of the windows is required to meet egress requirements, but all 3 will be replaced at existing locations to maintain the integrity of the elevation by matching all 3 windows. The existing single-paned windows are energy inefficient due to the single pane glass, installation technique and the lack of functioning hardware. Replacement will provide an energy efficiency upgrade, and code required bedroom egress.

The new casement windows will be wood exterior to be painted to match existing white. Shingle siding to match the existing will be repaired as necessary following the proper window installation method. Wood trim will match existing.

Zoning:

R5

Piedmont Conservation District, Contributing property

Specific Design Guideline Response

Community Design Guidelines, updated September 2008

Community Plan Area Character

- P1 Enhance the sense of place and identity by incorporating site and building design features that respond to the area's desired characteristics and traditions.

The property contributes to the character of the Piedmont Conservation District. Modifications to the facades are limited to those necessary for the interior modifications to bring this property up-to-date with the lifestyle of a growing family.

The desirable characteristics of this property are its materials and detailing - the shingle siding and wood trim details. All windows are replacing existing windows or doors and will have the exterior trim that matches the existing windows. Where repairs are needed to adjacent shingles to install the new windows, the new shingles will match the size and texture of the existing. Once painted, the repairs will be unnoticeable. The primary trim details at soffits, railings, columns, etc will not be affected by the renovation. Nor will the shape, form, entry sequence or any other substantial character of the house be affected.

Historic and Conservation Districts

- P2 Enhance the identity of historic and conservation districts by incorporating site and building design features that reinforce the area's historic significance.

Modifications to the facades are limited to those necessary for the interior modifications to bring this property up-to-date with the lifestyle of a growing family. These minor exterior updates will ensure the longevity of the property.

The desirable characteristics of this property are its materials and detailing - the shingle siding and wood trim details. All windows are replacing existing windows or doors and will have the exterior trim that matches the existing windows. Where repairs are needed to adjacent shingles to install the new windows, the new shingles will match the size and texture of the existing. Once painted, the repairs will be unnoticeable. The primary trim details at soffits, railings, columns, etc., will not be affected by the renovation. Nor will the shape, form, entry sequence or any other substantial character of the house be affected.

The existing street trees - Southern Magnolias planted by the prior owner - will be preserved to maintain the historic pattern of street trees.

Architectural Integrity

- D6 Respect the original character of buildings when making modifications that affect the exterior. Make additions compatible in scale, color, details, material proportion, and character with the existing building.

The original character of this property will be respected. All windows are replacing existing windows or doors, maintaining the rhythms of openings. All new windows will have the exterior trim that matches the existing windows. Where repairs are needed to adjacent shingles to install the new windows, the new shingles will match the size and texture of the existing.

Where windows at the basement will be enlarged, to provide egress openings, the existing window trim and stucco details will be replicated. With windows that are securable, the existing (not original) metal bars at the basement windows can be removed.

At the second floor, the new window will match the 2 adjacent original windows creating a balance and duplication that supports the original design. With the removal of the existing doors, the roof deck above the entry porch is being abandoned as an occupiable porch and the building code non-compliant (it is too low) guardrail will not need to be modified to meet current code.

At the attic, only one window is needed for egress, but the owner is selecting to replace all 3 to maintain consistency.

Once painted, the repairs will be unnoticeable. The primary trim details at soffits, railings, columns, etc., will not be affected by the renovation. Nor will the shape, form, entry sequence or any other substantial character of the house be affected.

Blending into the Neighborhood

- D7 Reduce the impact of new development on established neighborhoods by incorporating elements of nearby, quality buildings such as buildings details, massing, proportions, and materials.

Modifications to the facades are limited to those necessary for the interior modifications to bring this property up-to-date with the lifestyle of a growing family. These minor exterior updates will ensure the longevity of the property.

The desirable characteristics of this property are its materials and detailing - the shingle siding and wood trim details. All windows are replacing existing windows or doors and will have the exterior trim that matches the existing windows. Where repairs are needed to adjacent shingles to install the new windows, the new shingles will match the size and texture of the existing. Once painted, the repairs will be unnoticeable. The primary trim details at soffits, railings, columns, etc., will not be affected by the renovation. Nor will the shape, form, entry sequence or any other substantial character of the house be affected.

Interest, Quality and Composition

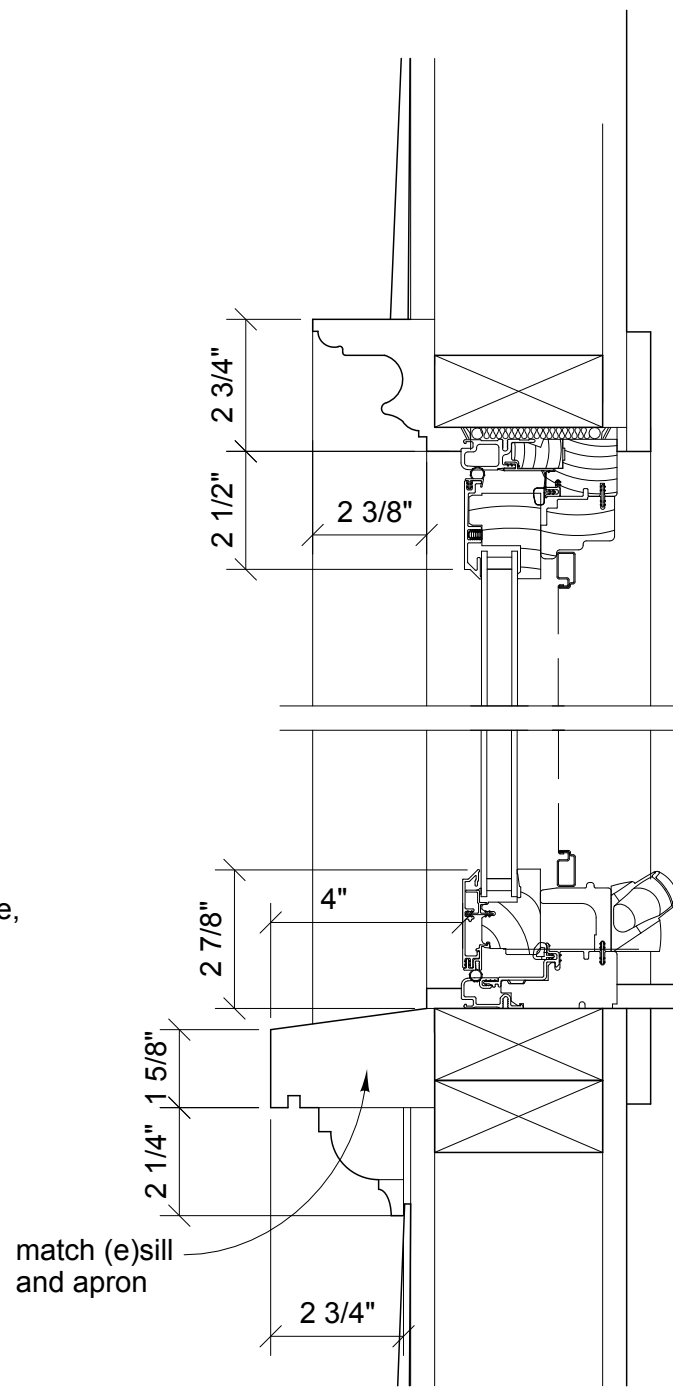
- D8 All parts of the building should be interesting to view, of long lasting quality, and designed to form a cohesive composition.

The windows will be fiberglass at the exterior, painted to match the existing wood windows. Fiberglass has been selected for the profile that is similar to the existing windows, its durability and paint-ability. At the basement level in particular, they will have better longevity than wood windows.

At the upper levels the windows will be multi-paned to match the existing windows they are replacing or matching.

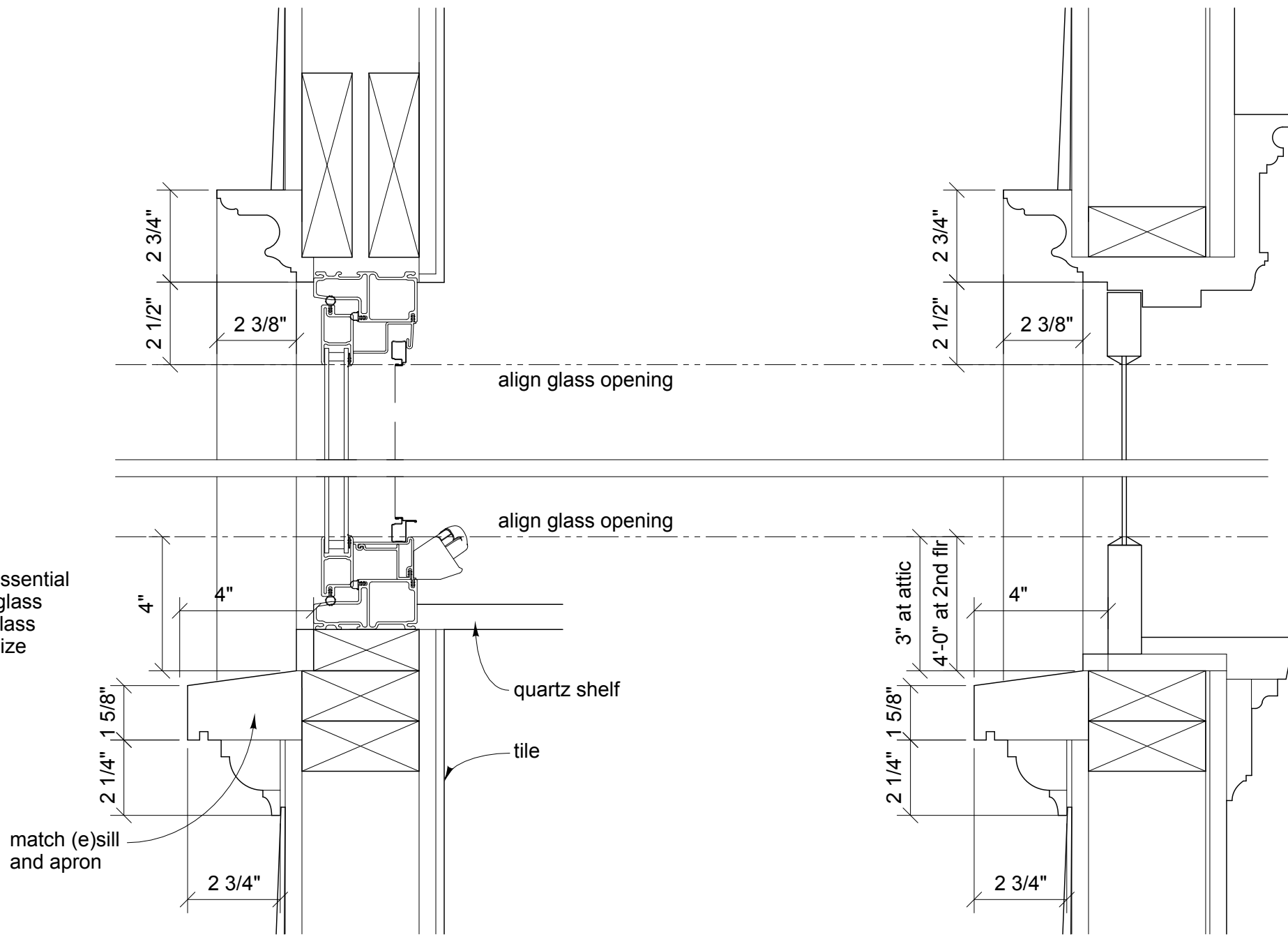
All windows are replacing existing windows or doors and will have the exterior trim that matches the existing windows. Where repairs are needed to adjacent shingles to install the new windows, the new shingles will match the size and texture of the existing. Once painted, the repairs will be unnoticeable.

Marvin, UltiMate
RT6 Narrow Frame,
casement
Ext: wood
Int: wood
CN: 2648, Egress



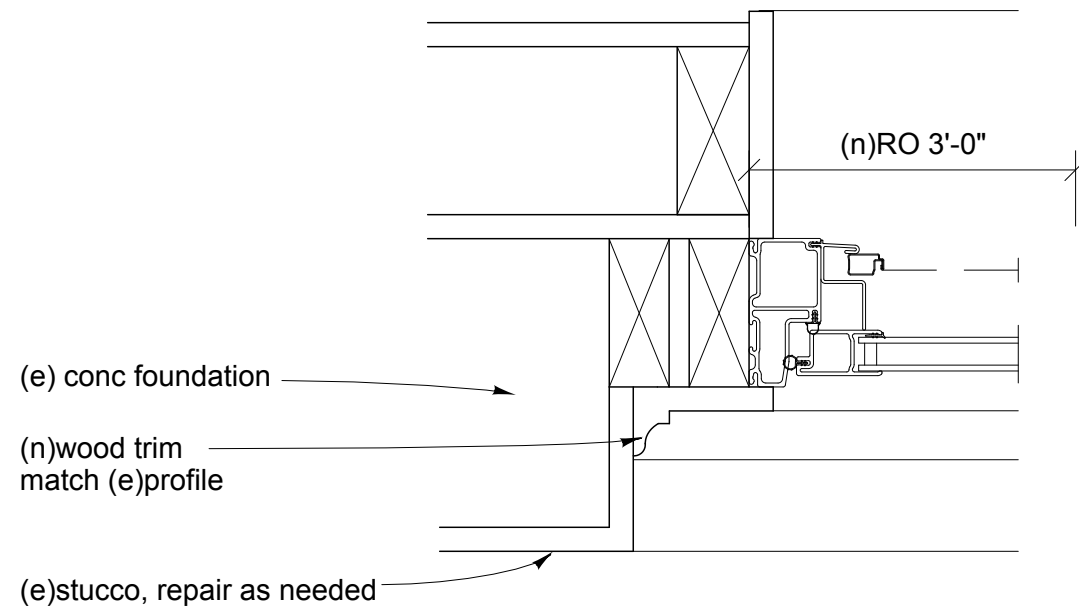
7 (N)SILL / HEAD AT ATTIC
JAMB SIMILAR TO HEAD
3" = 1'-0"

Marvin, Essential
Ext: fiberglass
Int: fiberglass
Custom size

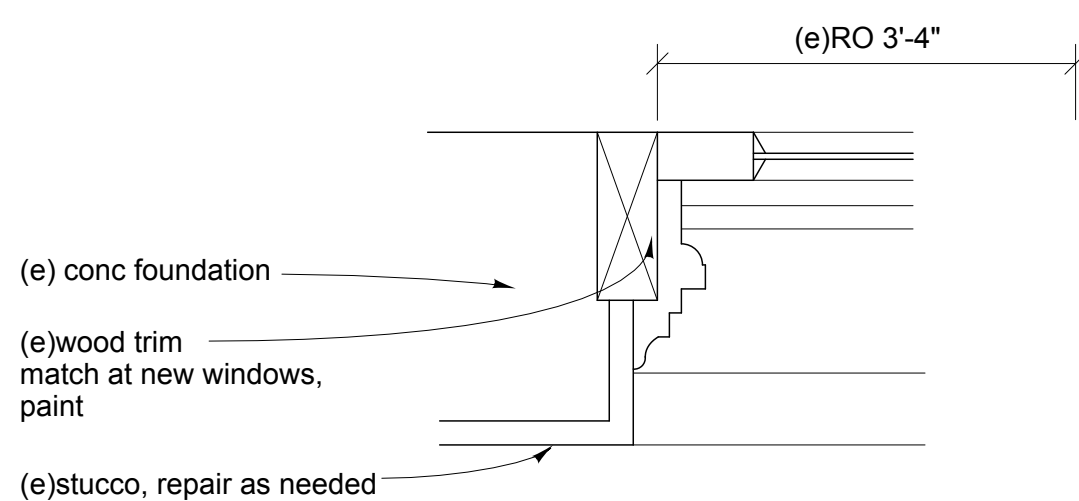


6 (N)SILL / HEAD AT 2ND FLOOR
JAMB SIMILAR TO HEAD
3" = 1'-0"

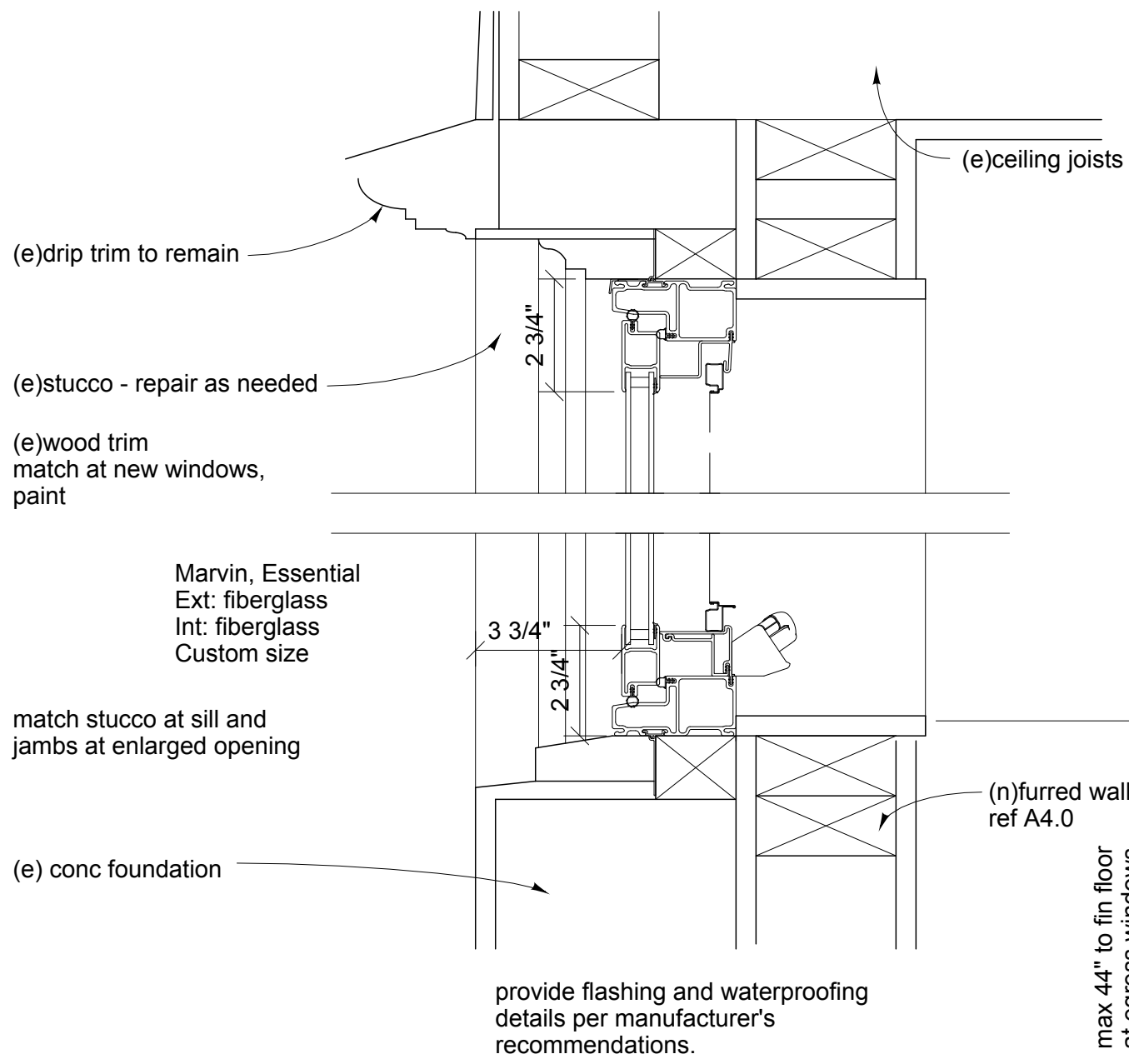
5 (E)SILL / HEAD AT 2ND FLOOR & ATTIC
JAMB SIMILAR TO HEAD
3" = 1'-0"



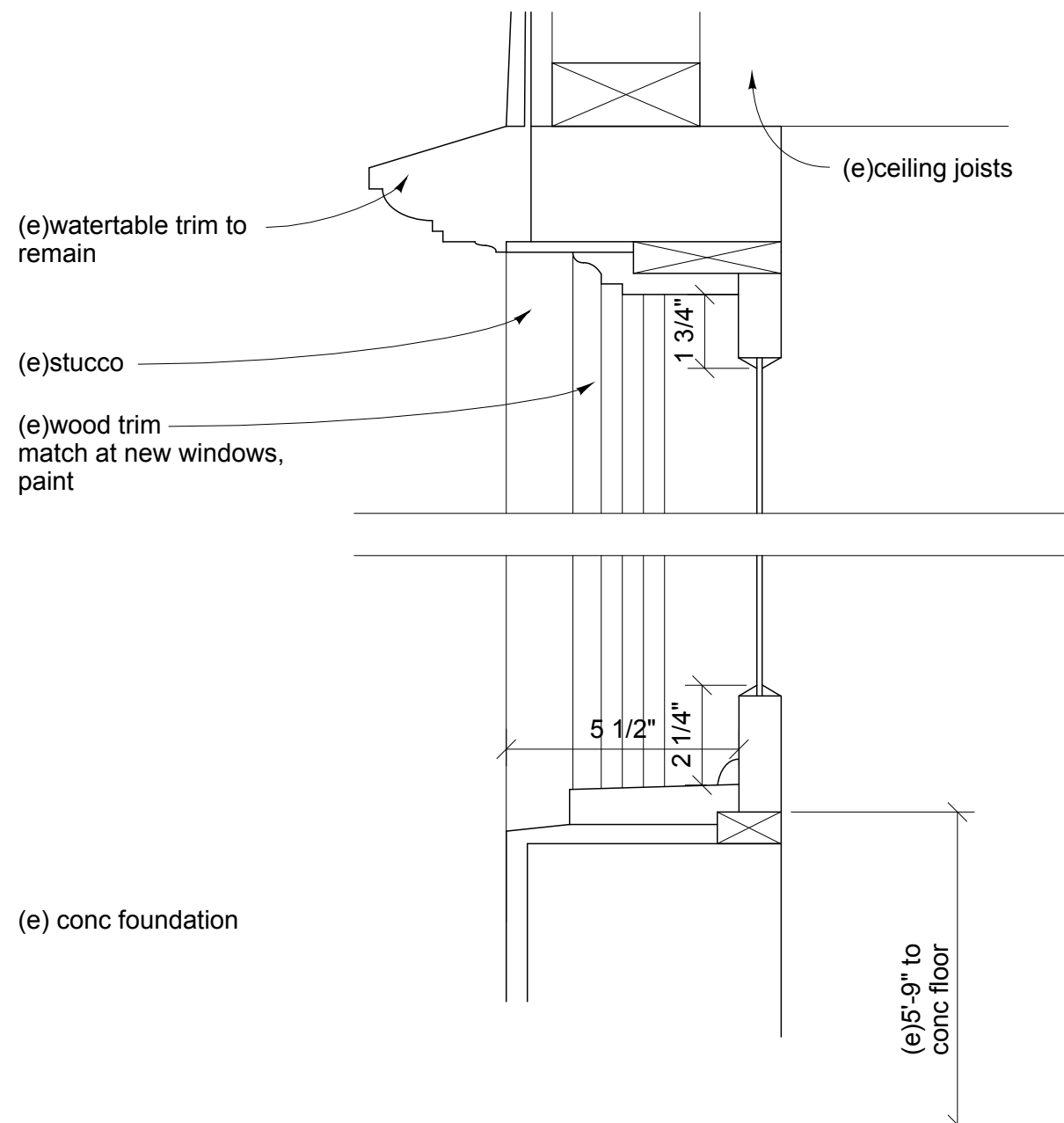
4 (N)JAMB AT BASEMENT
1/2" = 1'-0"



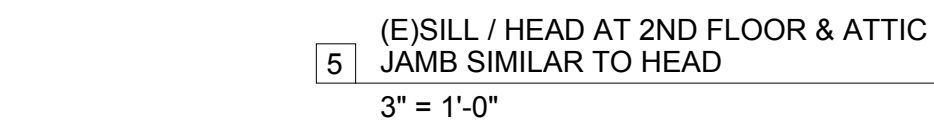
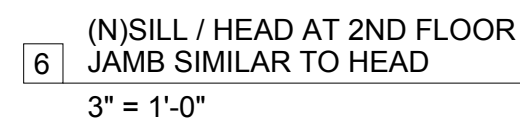
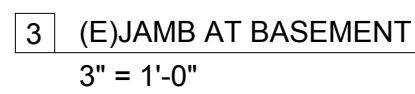
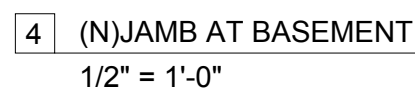
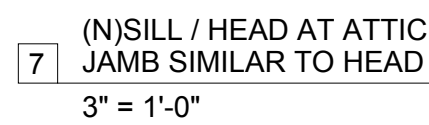
3 (E)JAMB AT BASEMENT
1/2" = 1'-0"

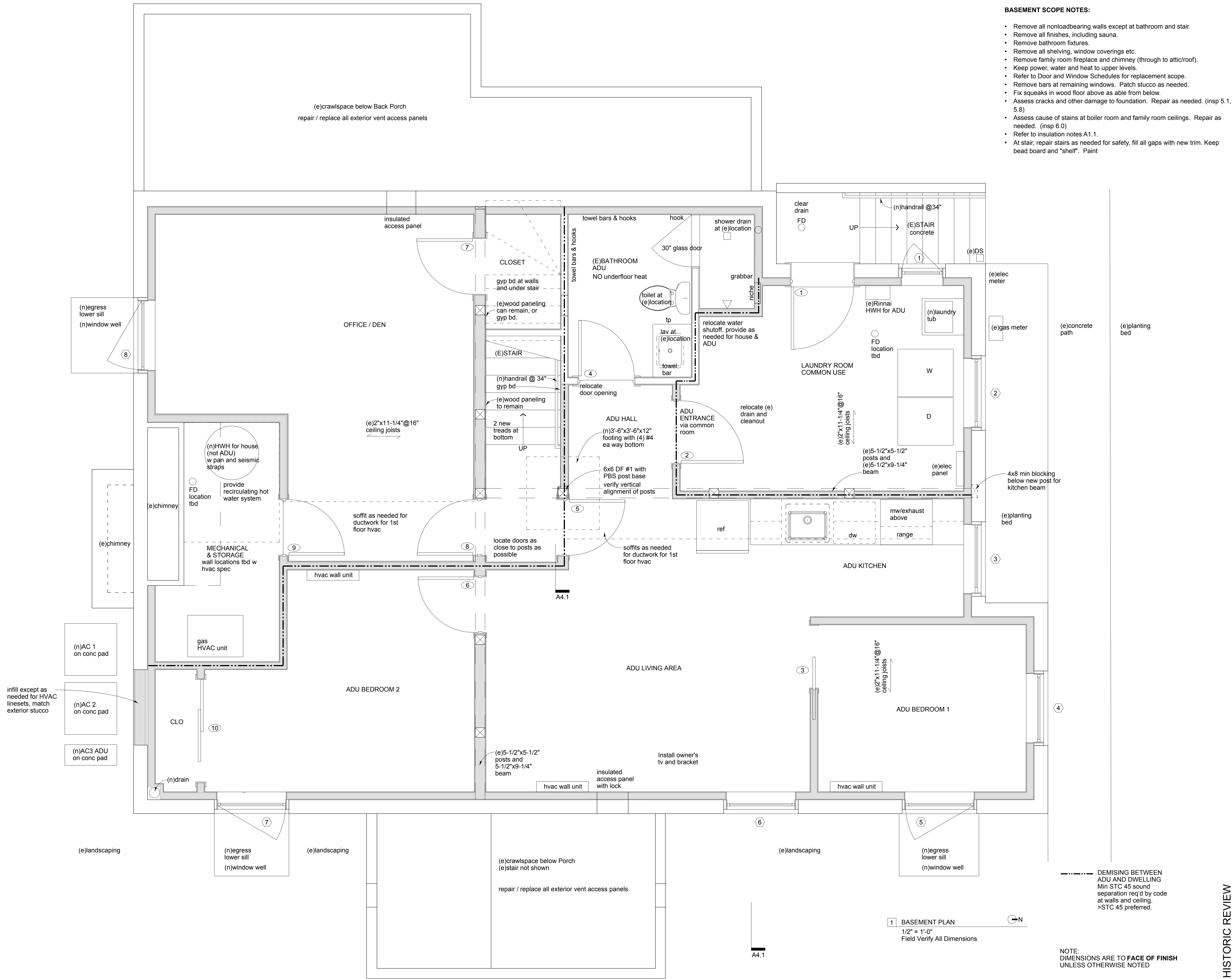


2 (N)SILL / HEAD AT BASEMENT
1/2" = 1'-0"



1 (E)SILL / HEAD AT BASEMENT
1/2" = 1'-0"





Architect: Lorraine Guthrie Architect, Inc. 2748 SW Patton Court, Portland, OR 97201 503.804.5725
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HISTORIC REVIEW

28 February 2022

BASEMENT PLAN

A2.3

Wright Residence, 5831 N Vancouver Avenue, Portland OR 97217



ZONING



For Zoning Code in effect Post August 1, 2021

THIS SITE LIES WITHIN THE:
PIEDMONT CONSERVATION DISTRICT



Site



Historic Landmark

File No.	LU 22 - 115601 HR
1/4 Section	2430
Scale	1 inch = 200 feet
State ID	1N1E15DC 3400
Exhibit	B Feb 22, 2022

SYMBOLS AND ABBREVIATIONS

	DOOR NUMBER refer to Door Schedule	CLR	CLEAR dimension between finish surfaces
	WINDOW NUMBER refer to Window Schedule	FF	FINISH FLOOR
	SECTION CUT refer to drawing indicated	HB	HOSEBIBB
	DETAIL BUBBLE refer to drawing indicated	MAX	MAXIMUM
	ALIGN / MATCH LINE Align surfaces indicated	MIN	MINIMUM
	ABOVE FINISH FLOOR	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED See general notes
	CENTERLINE	UNO	UNLESS NOTED OTHERWISE
		TYP	TYPICAL
		VIF	VERIFY IN FIELD

PROJECT TEAM

OWNER
Hallie & Mike Wright
3923 NE Rodney Ave
Portland OR 97212
haliefrywright@gmail.com
541.912.1221

ARCHITECT
Lorraine Guthrie, Lorraine Guthrie Architect, Inc
2748 SW Patton Court
Portland OR 97201
architect@lorraineguthrie.com
503.804.5725

STRUCTURAL ENGINEER
Ed Quesenberry, Equilibrium Engineers LLC
1825 Boones Ferry Rd., Suite 202
Lake Oswego, OR 97035
edq@equilibriumllc.com
503.636.8388

CONTRACTOR
Steve Kem, Kems Woodworks
PO Box 396
Cornellius, OR 97113
kemswoodworks@aol.com
503.849.8433
CCB# 107372

PROJECT INFORMATION

Site address 5831 N Vancouver Ave
Portland OR 97217

Jurisdiction City of Portland

Property ID R243461
Tax Roll Piedmont, Block 28, Lot 2

Owner Hallie & Michael Wright
5831 N Vancouver Ave
Portland OR 97217

Zoning R5 - Residential 5,000
Base Plan R5 - Residential 5,000

Cons. District PM - Piedmont Conservation District
Contributing building, 1909

Lot Area 16,800 sf .39 acres

IMPERVIOUS AREA

No change to existing impervious area.

BUILDING AREA

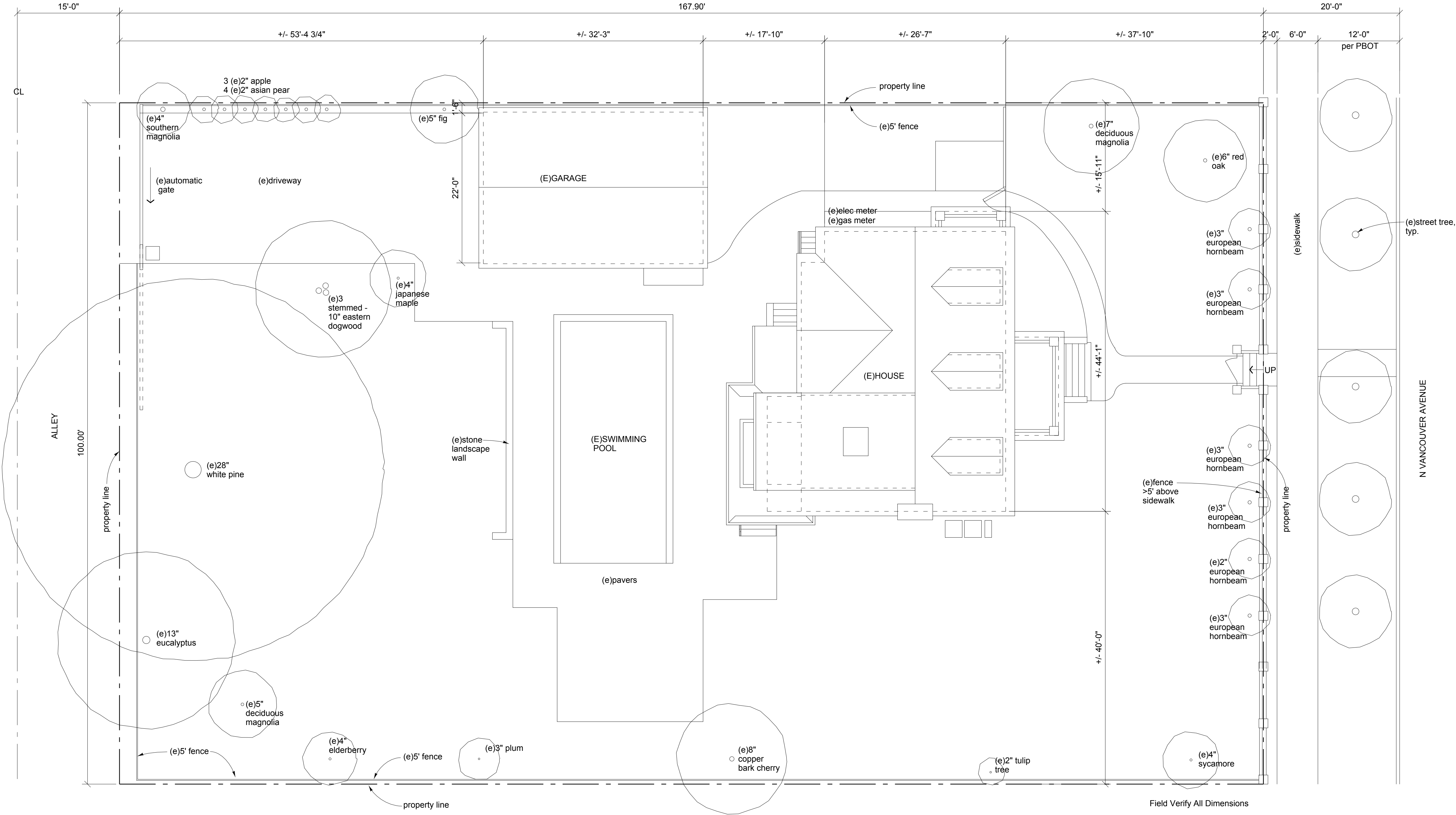
No change to existing building area.

(e) house (per portlandmaps.com)	main fin second unf attic fin bsmt unf bsmt pool concrete det garage	1,368 sf 1,190 sf 620 sf 498 sf 612 sf 630 sf 1,240 sf 704 sf
-------------------------------------	---	--

Affected window area on street-facing elevation:

Basement windows (3):	19 sf
2nd Floor door:	28 sf
Attic windows (3):	27 sf

Total affected area of elevation: 74 sf
Less than 150 sf : Type I Historic Resource Review



Field Verify All Dimensions

1 SITE PLAN
1/8" = 1'-0"



SHEET INDEX

- A1.0 SITE PLAN
- A3.0 EXTERIOR ELEVATIONS
- A4.1 WINDOW DETAILS

Approved
City of Portland
Bureau of Development Services

Planner

Date 03-28-2022

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

HISTORIC REVIEW

Architect: Lorraine Guthrie Architect, Inc. 2748 SW Patton Court, Portland, OR 97201 503.804.5725
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Wright Residence, 5831 N Vancouver Avenue, Portland OR 97217

REGISTERED ARCHITECT
LORRAINE GUTHRIE
PORTLAND, OR

21 February 2022

SITE PLAN

A1.0



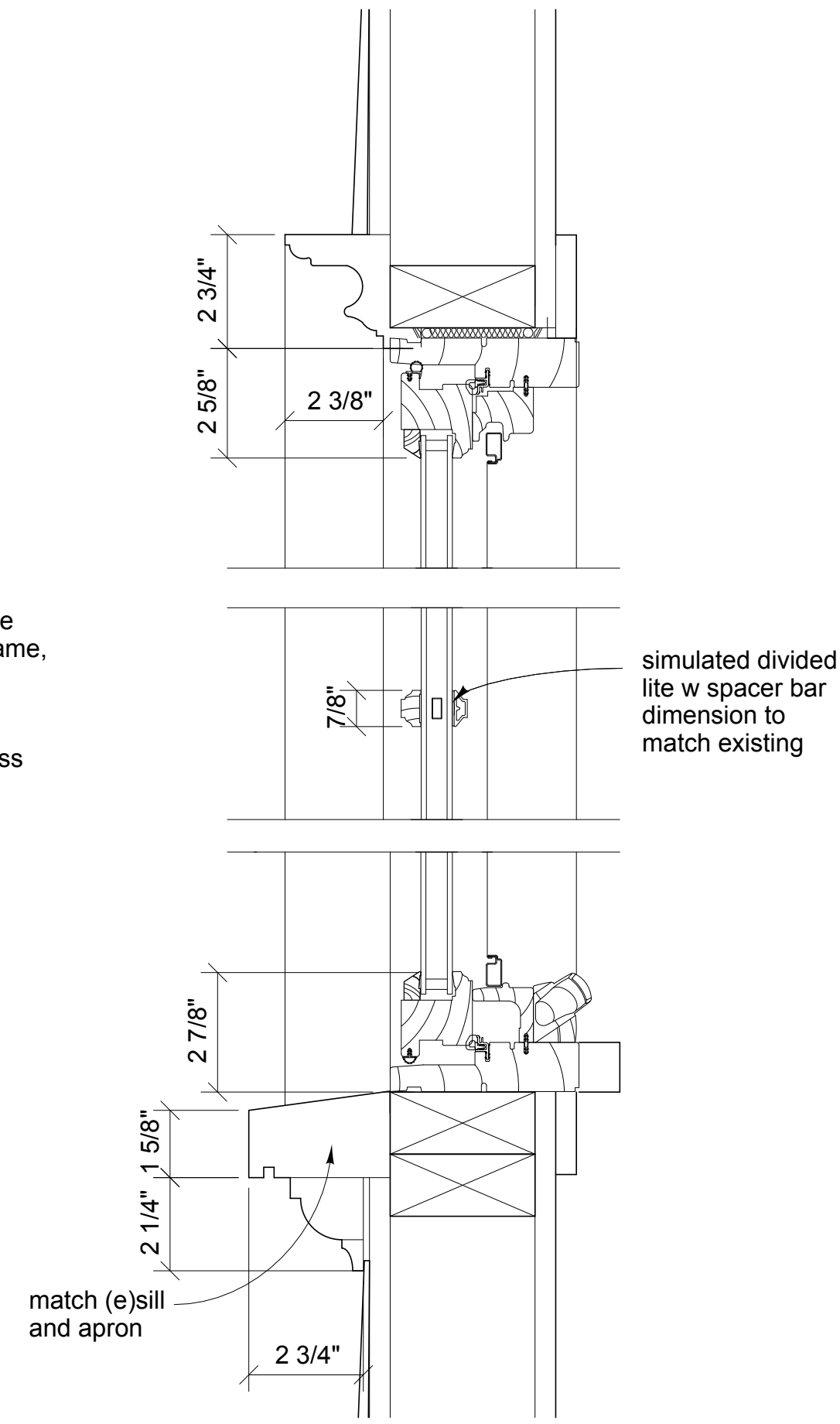
4 EAST ELEVATION
1/4" = 1'-0"
Field Verify All Dimensions



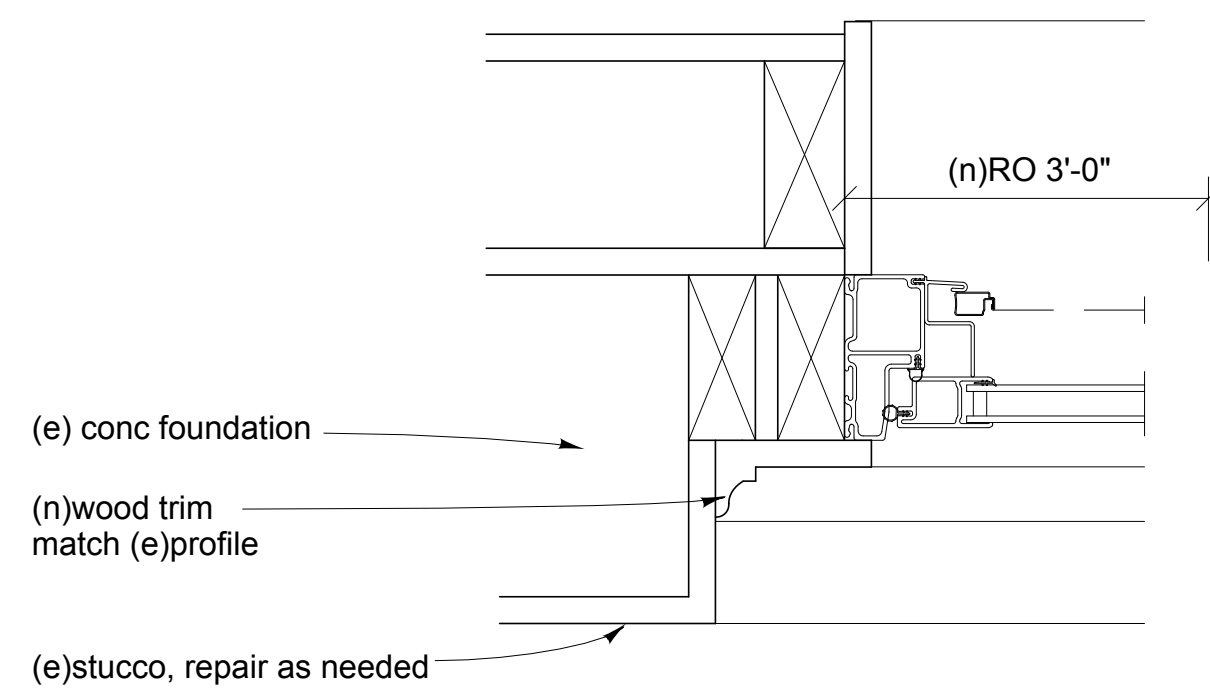
4 EAST ELEVATION
1/4" = 1'-0"
Field Verify All Dimensions

Approved
City of Portland
Bureau of Development Services
Planner [Signature]
Date 03-28-2022
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

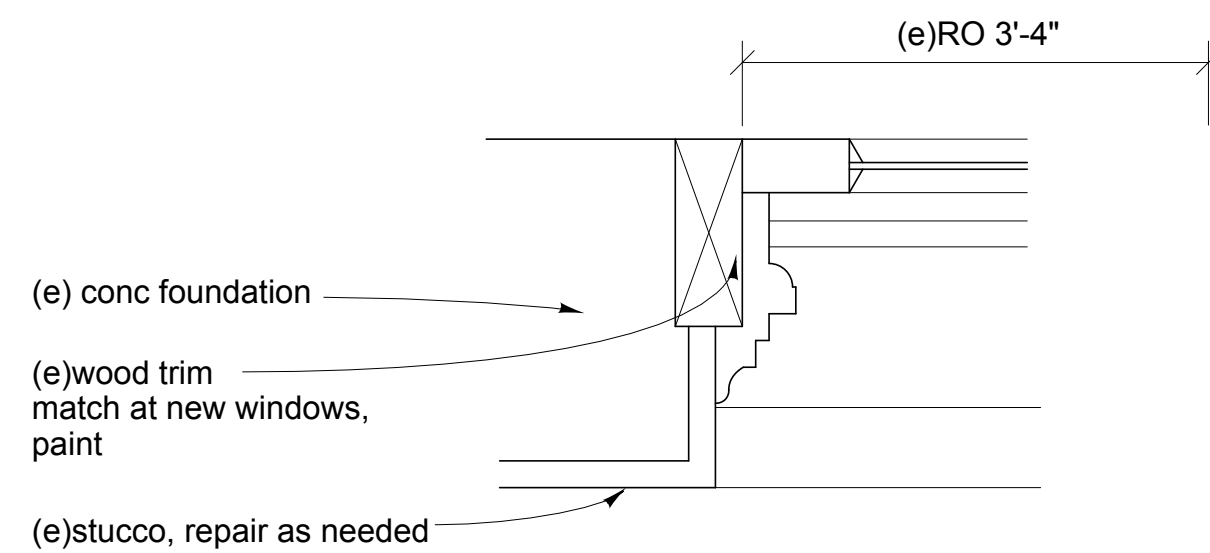
Marvin, Ultitmate
RT6 Narrow Frame,
casement
Ext: wood
Int: wood
CN: 2648, Egress



6 (N)SILL / HEAD AT ATTIC
JAMB SIMILAR TO HEAD
3" = 1'-0"

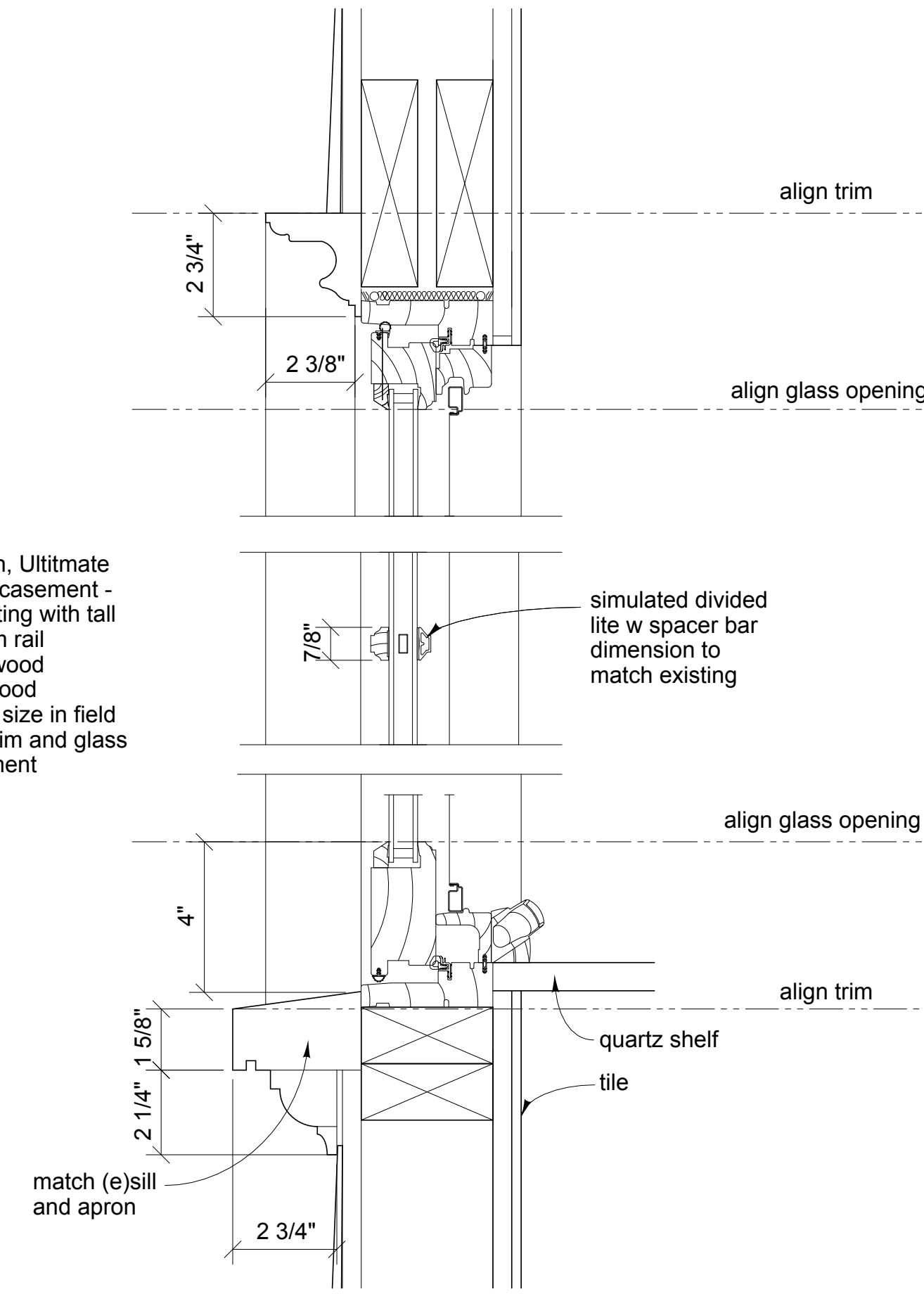


4 (N)JAMB AT BASEMENT
1/2" = 1'-0"

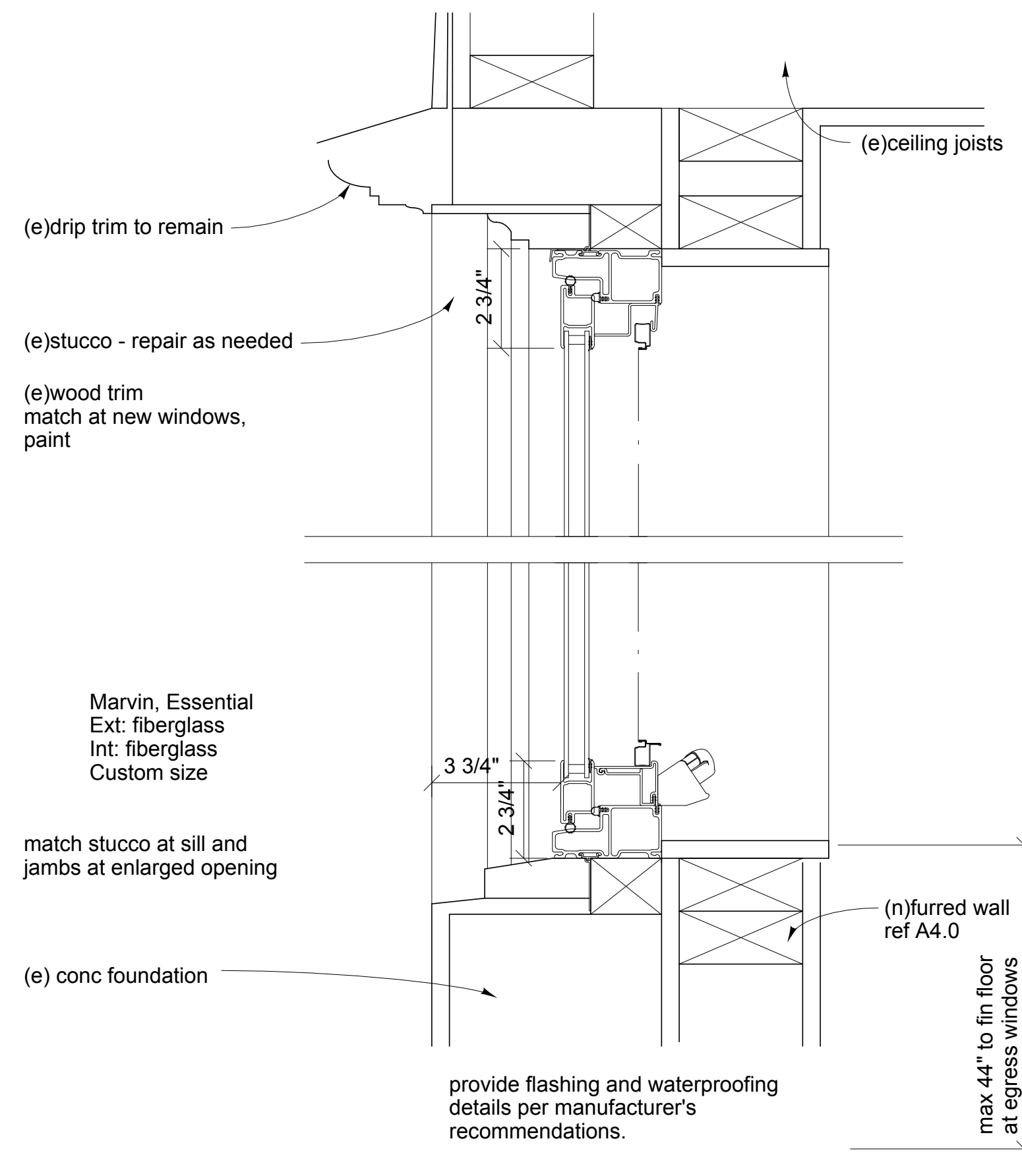


3 (E)JAMB AT BASEMENT
3" = 1'-0"

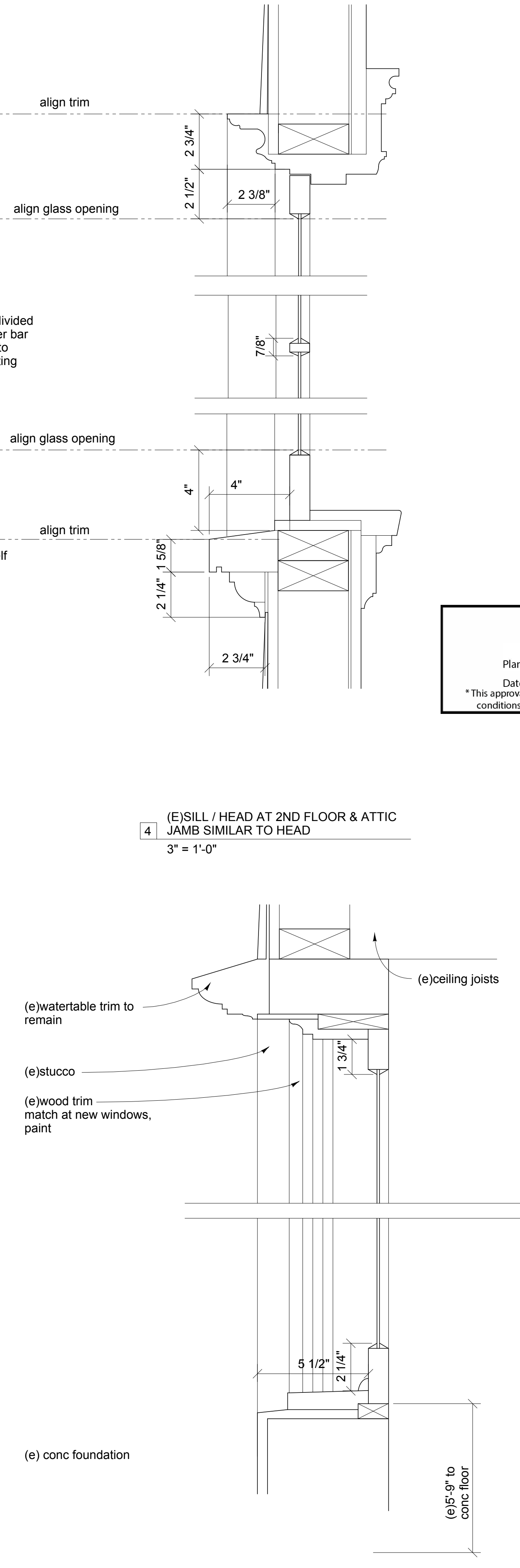
Marvin, Ultitmate
wood casement -
operating with tall
bottom rail
Ext: wood
Int: wood
Verify size in field
with trim and glass
alignment



5 (N)SILL / HEAD AT 2ND FLOOR
JAMB SIMILAR TO HEAD
3" = 1'-0"



2 (N)SILL / HEAD AT BASEMENT
3" = 1'-0"



1 (E)SILL / HEAD AT BASEMENT
3" = 1'-0"

Approved
City of Portland
Bureau of Development Services
Planner 
Date 03-28-2022
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

Architect: Lorraine Guthrie Architect, Inc. 2748 SW Patton Court, Portland, OR 97201 503.804.5725 © 2021 Lorraine Guthrie Architect, Inc. All Rights Reserved	Wright Residence, 5831 N Vancouver Avenue, Portland OR 97217
REGISTERED ARCHITECT LORRAINE GUTHRIE PORTLAND, OR	
9 March 2022	
21 February 2022	
WINDOW DETAILS	

	A	B	C	D	E	F
1	ENDORSEMENT	INFO1	INFO2	NAME	ADDRESS/IO ADDRESS	CITYSTATEZIP/ADDRESSEE
2	RETURN SERVICE REQUESTED		1N1E15DC 2200	ZUCH JOEL C & ZUCH KYOKO	5812 N VANCOUVER AVE	PORTLAND OR 97217-2156
3	RETURN SERVICE REQUESTED		1N1E15DC 2300	2000 GLOER FAMILY TR	3405 FLORIDA ST UNIT 108	SAN DIEGO CA 92104
4	RETURN SERVICE REQUESTED		1N1E15DC 2400	LANG JOHN R & LANG KAREN M	5834 N VANCOUVER AVE	PORTLAND OR 97217-2156
5	RETURN SERVICE REQUESTED		1N1E15DC 2500	RHODES BARBARA	5903 N MOORE AVE	PORTLAND OR 97217-2145
6	RETURN SERVICE REQUESTED		1N1E15DC 2600	NORRIS JENNIFER M	5825 NE 27TH AVE	PORTLAND OR 97211-6136
7	RETURN SERVICE REQUESTED		1N1E15DC 2900	DUC PHAM NGHI & THI VU MY	5933 N VANCOUVER AVE	PORTLAND OR 97217-2157
8	RETURN SERVICE REQUESTED		1N1E15DC 3000	BALKAN EROL	218 N AINSWORTH ST	PORTLAND OR 97217
9	RETURN SERVICE REQUESTED		1N1E15DC 3100	ESSINK KRISTEN &ESSINK BEAL	2326 SW PARK PL	PORTLAND OR 97205-1064
10	RETURN SERVICE REQUESTED		1N1E15DC 3200	MARTINEZ DAVID & MARTINEZ DOROTHY	5915 N VANCOUVER AVE	PORTLAND OR 97217-2157
11	RETURN SERVICE REQUESTED		1N1E15DC 3300	WHEELER CHARLES & WHEELER JACQUELYN	5838 NE 14TH AVE	PORTLAND OR 97211
12	RETURN SERVICE REQUESTED		1N1E15DC 3500	KELLEY MICHAEL & MC CALL CORY J	5809 N VANCOUVER AVE	PORTLAND OR 97217-2155
13	RETURN SERVICE REQUESTED		1N1E15DC 3600	TUTTLE CHRISTOPHER S	219 N JARRETT ST	PORTLAND OR 97217
14	RETURN SERVICE REQUESTED		1N1E15DC 3700	BATHO LITA D	225 N JARRETT ST	PORTLAND OR 97217
15	RETURN SERVICE REQUESTED		1N1E15DC 3800	BARNES-LIGHT PATRICIA M & JOHN J	5800 N HAIGHT AVE	PORTLAND OR 97217
16	RETURN SERVICE REQUESTED		1N1E15DC 3900	EDER JONATHAN P TR & EDER MARGARET I	4404 SW WASHOUGA AVE	PORTLAND OR 97239-1393
17	RETURN SERVICE REQUESTED		1N1E15DC 4000	GAZE TRISTRAM D & OLDHAM CHERYL L	5826 N HAIGHT AVE	PORTLAND OR 97217-2112
18	RETURN SERVICE REQUESTED	1N1E15DC 4100	MONTGOMERY ARUNIMA Q	& PELZNER JONATHAN M	5838 N HAIGHT AVE	PORTLAND OR 97217
19	RETURN SERVICE REQUESTED		1N1E15DC 4200	MORRISON MATTHEW & CATHERINE	5904 N HAIGHT AVE	PORTLAND OR 97217-2114
20	RETURN SERVICE REQUESTED		1N1E15DC 4300	PETERS KARIANA	5914 N HAIGHT AVE	PORTLAND OR 97217
21	RETURN SERVICE REQUESTED		1N1E15DC 4400	PLAGGE BRENTON H & PLAGGE JANE M	5922 N HAIGHT AVE	PORTLAND OR 97217-2114
22				CURRENT RESIDENT	5824 N VANCOUVER AVE	PORTLAND OR 97217
23				CURRENT RESIDENT	226 N AINSWORTH ST #B	PORTLAND OR 97217
24				CURRENT RESIDENT	5810 N HAIGHT AVE	PORTLAND OR 97217
25				CURRENT RESIDENT	5905 N VANCOUVER AVE	PORTLAND OR 97217
26				CURRENT RESIDENT	5914 N VANCOUVER AVE	PORTLAND OR 97217
27	RETURN SERVICE REQUESTED	OWNERS	1N1E15DC 3400	WRIGHT MICHAEL & WRIGHT HALLIE	5831 N VANCOUVER AVE	PORTLAND OR 97217
28	RETURN SERVICE REQUESTED	APPLICANT	LORRAINE GUTHRIE ARCHITECT	GUTHRIE LORRAINE	2748 SW PATTON CT	PORTLAND OR 97201
29	RETURN SERVICE REQUESTED		LAND USE CONTACT	NECN	4815 NE 7TH AVE	PORTLAND OR 97211
30	RETURN SERVICE REQUESTED		LAND USE CONTACT	SOUL DISTRICT BUSINESS ASSOCIATION	PO BOX 11565	PORTLAND OR 97211
31	RETURN SERVICE REQUESTED		HUMBOLDT NEIGHBORHOOD ASSOCIATION	OLLIS JOHN C/O NECN	4815 NE 7TH AVE	PORTLAND OR 97211
32	RETURN SERVICE REQUESTED		LAND USE CONTACT	STATE HISTORIC PRESERVATION OFFICE	725 SUMMER NE #C	SALEM OR 97301
33	RETURN SERVICE REQUESTED		LAND USE CONTACT	PLAN AMENDMENT SPECIALIST	635 CAPITAL ST NE #150	SALEM OR 97301
34	RETURN SERVICE REQUESTED		LAND USE CONTACT	PORT OF PORTLAND PLANNING	PO BOX 3529	PORTLAND OR 97208
35	RETURN SERVICE REQUESTED		LAND USE CONTACT	TRANSIT DEVELOPMENT	1800 SW FIRST AVE SUITE 300	PORTLAND OR 97201
36					PROSPER PORTLAND	129/PROSPER
37					DAWN KRANTZ	B299/R5000
38	RETURN SERVICE REQUESTED		22-115601 PROP 3-7-22	CASE FILE MONROE	1900 SW 4TH AVE #5000	PORTLAND OR 97201

Date: 3/7/22
To: Interested Person
From: Staci Monroe, Land Use Services
503-865-6516 / staci.monroe@portlandoregon.gov

NOTICE OF A TYPE I 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 21 days, **we need to receive your written comments by 5 p.m. on 3/21/22. Your comments must be e-mailed to the assigned planner listed above;** please include the Case File Number, LU 22-115601 HRB, 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 22-115601 HR *EXTERIOR ALTERATIONS*

Applicant: Lorraine Guthrie | Lorraine Guthrie Architect
2748 SW Patton Court | Portland OR 97201
architect@lorraineguthrie.com | 503-804-5725

Owners: Michael & Hallie Wright | 5831 N Vancouver Ave | Portland, OR 97217

Site Address: 5831 N VANCOUVER AVE

Legal Description: BLOCK 28 LOT 2, PIEDMONT
Tax Account No.: R657804230
State ID No.: 1N1E15DC 03400
Quarter Section: 2430
Neighborhood: Humboldt, contact John Ollis at solchild@gmail.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 Piedmont Conservation District
Zoning: R5- Single Dwelling Residential 5,000
Case Type: HR- Historic Resource Review
Procedure: Type I, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

The applicant requests Historic Resource Review for exterior alterations to a contributing resource in the Piedmont Conservation District. The alterations are limited to the street-facing (east) façade and include:

- Replacing 3 basement windows, 2 of which will be larger egress windows.
- Replacing a door on the 2nd floor with a window to match the size of the adjacent windows.
- Replacing 3 windows in the 3rd floor dormers with new larger windows.

Historic Resource Review is required in Conservation Districts that do not meet exemptions in Chapter 33.445.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria specified in the Portland Zoning Code, Title 33. The relevant approval criteria are:

- Community Design Guidelines

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 February 22, 2022 and determined to be complete on 3/2/22.

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.

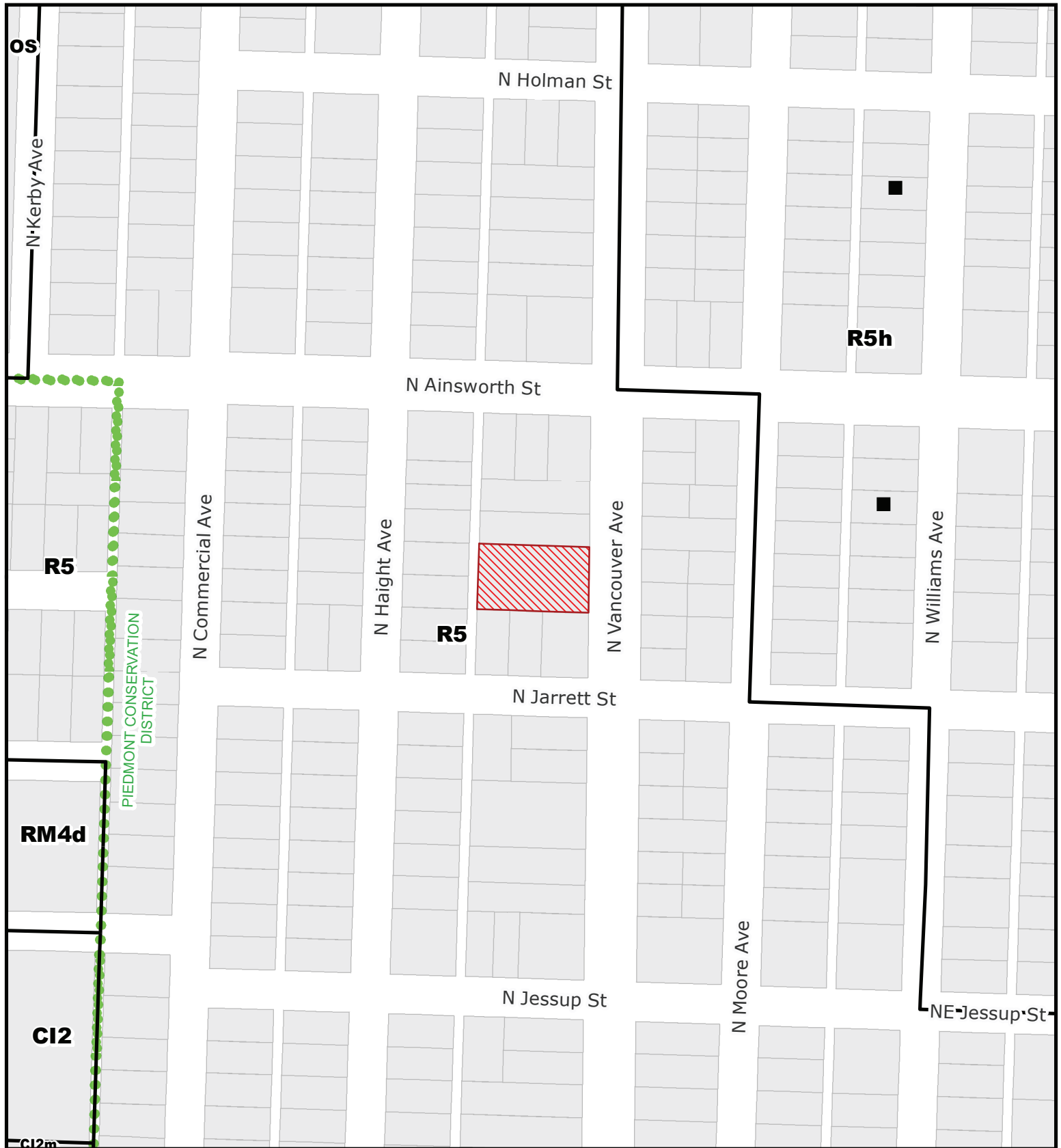
If you are interested in viewing information in this file, please contact the planner listed on the front of this notice. The planner can email you documents from the file. A fee would be required for all requests for paper copies of file documents. Additional information about the City of Portland, 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 Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem OR 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues which may provide the basis for an appeal to LUBA must be raised in writing before the deadline for comments, or you may not be able to raise that issue in an appeal. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that also may 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, Elevation



ZONING



For Zoning Code in effect Post August 1, 2021

THIS SITE LIES WITHIN THE:
PIEDMONT CONSERVATION DISTRICT



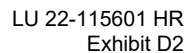
Site



Historic Landmark

File No.	LU 22 - 115601 HR
1/4 Section	2430
Scale	1 inch = 200 feet
State ID	1N1E15DC 3400
Exhibit	B Feb 22, 2022

LU 22-115601 HR
Exhibit D2



From: [Joel Zuch](#)
To: [Monroe, Staci](#)
Cc: [Kyoko Zuch](#)
Subject: response to type 1 proposal in neighborhood
Date: Friday, March 11, 2022 8:59:35 AM

Hi Staci,
Thank you for notifying us about proposed property changes. We are facing neighbors of the Wright family's property at 5831 N Vancouver ave. We do not have any concerns about the proposed changes to the property.
Thanks,
Joel and Kyoko Zuch



City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 | 503-823-7300 | www.portland.gov/bds



Land Use Review Application

File Number: LU 22-115601 HR

FOR INTAKE, STAFF USE ONLY

Date Rec 2/22/22 by ejd

☒ Type I ☐ Type Ix ☐ Type II ☐ Type Iix ☐ Type III ☐ Type IV

LU Reviews HR

[Y] ☒ Unincorporated MC

[Y] [N] Flood Hazard Area (LD & PD only)

[Y] [N] Potential Landslide Hazard Area (LD & PD only)

[Y] ☒ 100-year Flood Plain [Y] ☒ DOGAMI

Qtr Sec Map(s) 2430 Zoning R5

Plan District None

Historic and/or Design District Piedmont Conservation

Neighborhood Humboldt

District Coalition NECN

Business Assoc Soul District

Related File # _____

APPLICANT: Complete all sections below that apply to the proposal. Please print legibly.

Email this application and supporting documents to: LandUseIntake@portlandoregon.gov

Development Site Address or Location 5831 N Vancouver, Portland OR 97217

Cross Street N Jarrett Sq. ft./Acreage 16,800 sf

Site tax account number(s)

R 243461

R

R

R

R

R

Adjacent property (in same ownership) tax account number(s)

R

R

R

Describe project (attach additional page if necessary)

Street facing modifications to 6 windows and 1 door on contributing property in Piedmont Conservation district.

Describe proposed stormwater disposal methods

n/a

Identify requested land use reviews

Historic Resource Review as required for street facing modifications to doors and windows in Conservation District. Affected area < 150 sf.

• **Design & Historic Reviews** - For new development, provide project valuation.

For renovation, provide exterior alteration value.

AND provide total project valuation.

\$ _____

\$ 15,500

\$ 600,000

• **Land Divisions** - Identify number of lots (include lots for existing development).

New street (public or private)?

☐ yes ☒ no

• **Affordable Housing** - For buildings containing five or more dwelling units, will 50% or more of the units be affordable to households with incomes equal to or less than 60% of the median family income for the county or state, whichever is greater?

☐ yes ☐ no ☒ N/A

continued / over

Applicant Information

- Identify the primary contact person, applicant, property owner and contract purchaser. Include any person that has an interest in your property or anyone you want to be notified. Information provided, including telephone numbers and e-mail addresses, will be included in public notices.
- For all reviews, the applicant must sign the Responsibility Statement.
- For land divisions, all property owners must sign the application.

PRIMARY CONTACT:

Typed Full Name Lorraine Guthrie ☒ I acknowledge this typed name as my signature
Company/Organization Lorraine Guthrie Architect, Inc
Mailing Address 2748 SW Patton Ct
City Portland State OR Zip Code 97201
Day Phone 503.804.5725 FAX _____ email architect@lorraineguthrie.com

Check all that apply ☒ Applicant ☐ Owner ☐ Other

Typed Full Name Hallie and Michael Wright ☐ I acknowledge this typed name as my signature
Company/Organization _____
Mailing Address 5831 N Vancouver St
City Portland State OR Zip Code 97217
Day Phone 541.912.1221 FAX _____ email halliefrywright@gmail.com

Check all that apply ☐ Applicant ☒ Owner ☐ Other

Typed Full Name _____ ☐ I acknowledge this typed name as my signature
Company/Organization _____
Mailing Address _____
City _____ State _____ Zip Code _____
Day Phone _____ FAX _____ email _____

Check all that apply ☐ Applicant ☐ Owner ☐ Other

Typed Full Name _____ ☐ I acknowledge this typed name as my signature
Company/Organization _____
Mailing Address _____
City _____ State _____ Zip Code _____
Day Phone _____ FAX _____ email _____

Check all that apply ☐ Applicant ☐ Owner ☐ Other

Responsibility Statement As the applicant submitting this application for a land use review, I am responsible for the accuracy of the information submitted. The information being submitted includes a description of the site conditions. I am also responsible for gaining the permission of the owner(s) of the property listed above in order to apply for this review and for reviewing the responsibility statement with them. If the proposal is approved, the decision and any conditions of the approval must be recorded in the County Deed Records for the property. The City of Portland is not liable if any of these actions are taken without the consent of the owner(s) of the property. In order to process this review, City staff may visit the site, photograph the property, or otherwise document the site as part of the review. I understand that the completeness of this application is determined by the Director. By my signature, I indicate my understanding and agreement to the Responsibility Statement.

Name of person submitting this application agrees to the above Responsibility Statement and acknowledges typed name as signature:

Lorraine Guthrie Date: 21 February 2022

Phone number: 503.804.5725 Email this application and supporting documents to LandUseIntake@portlandoregon.gov Submittal of locked or password protected documents will delay intake of your application. **2**