



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

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: April 16, 2015
To: Interested Person
From: Benjamin Nielsen, Land Use Services
503-823-7812 / Benjamin.Nielsen@portlandoregon.gov

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

The Bureau of Development Services has **approved** a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision, including the written response to the approval criteria and to public comments received on this application, 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 15-119555 HRM – EXTERIOR ALTERATIONS AND SETBACK MODIFICATION

GENERAL INFORMATION

Applicant/Owner: Barbara Gundle
2003 NE 11th Ave / Portland, OR 97212-4027

Applicant/ Representative: Jack Barnes | Jack Barnes Architect
615 SE Alder St., Suite 304 / Portland, OR 97214-2253

Site Address: 2003 NE 11TH AVE

Legal Description: BLOCK 123 LOT 6, WEST IRVINGTON
Tax Account No.: R893604150
State ID No.: 1N1E26CD 04200
Quarter Section: 2831
Neighborhood: Irvington, contact Dean Gisvold at 503-284-3885.
Business District: North-Northeast Business Assoc, contact Joice Taylor at 503-841-5032.
District Coalition: Northeast Coalition of Neighborhoods, contact info@necoalition.org
Plan District: Albina Community Plan District
Other Designations: Irvington Historic District
Zoning: R1a—Multi-dwelling Residential 1,000 with Alternative Design Density overlay

Case Type: HRM—Historic Resource Review with Modifications
Procedure: Type II—an administrative decision with appeal to the Landmarks Commission.

Proposal:

The applicant seeks Historic Resource Review on a proposal to convert an existing, two-story detached garage and studio to an accessory dwelling unit (ADU) and make exterior alterations to the existing structure. The existing garage is classified as a non-contributing structure within the Irvington Historic District. It was originally permitted in 1991 as one-story garage. A

second-floor addition was approved through design review in 1996. The existing garage is located at the southwest corner of the property. It is set back from the side property line by 3.75 feet and from the rear property line by 4.5 feet. Consequently, the applicant also seeks a Modification to the side and rear setback standards to allow the ADU to sit within the otherwise required setbacks.

Historic Resource Review is required for exterior alterations and modifications to design standards in an 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 Historic Resource Reviews
- 33.846.060.G Other approval criteria

ANALYSIS

Site and Vicinity: The subject property is home to the John H. Beck House, a contributing structure within the Irvington Historic District. The house is a two-story, Foursquare style house with horizontal wood lap siding, and it was built in 1907. The house has a hip roof with exposed rafter-tails beneath a soffitted eave; a centered hip-roof dormer on the front elevation. On the second story are two double-hung wood windows, each set on either side of the dormer above. A large, deep covered porch with hip roof occupies the ground floor of the front elevation, beneath which sits a bay window and wood paneled half-lite door with $\frac{3}{4}$ sidelites on either side. The bay window wraps around to the north elevation and lies under a hipped roof; above is a double-hung window. Adjacent to both, and to the west on the north elevation, is a brick chimney. Moving farther west, a small fixed-window sits next to the chimney. A rectangular projecting bay with a hipped roof and a pair of double-hung windows lies at the west end of the north elevation; another double-hung window sits above.

There is more variation in window size and style on the south elevation and less building articulation overall. Three double-hung windows of differing sizes and a small fixed window sit at the same head height below a cornice band on the second story. One fixed (or awning) window sits near the front elevation on the first story; a rectangular bay with a double-hung window, cornice band, and hipped roof projects from the middle of the façade and is supported by wood corbels at either end. Further to the west sits a modern-style “greenhouse” bay with a fixed transom.

The rear (west) elevation is divided into two halves: the southern half has a pair of exterior doors with a transom and small adjacent fixed (or similar) window at the ground floor and under a cantilevered bay on the second floor. The other half is recessed back and has a double-hung window at each story.

A two-story, detached garage and studio/workspace structure lies at the southwest corner of the property. This structure was built in two phases during the 1990s—first the garage and later the second story studio addition—and is classified as a noncontributing structure within the Irvington Historic District. The structure sits within the rear and side setbacks on the property and has 1-foot deep eaves. The existing lap siding is composed of “LP composite” rather than wood and vinyl windows. The structure is topped with a gable roof and a secondary, lower-sloped, gabled dormer-type roof which projects over a second-story wood porch on the north side. The porch is accessed via a wood stair that connects to the driveway. An 8’x8’ garage door faces the street, and a wood person-door faces north immediately around the corner. Parking is currently provided both in the garage and a long driveway that connects to NE 11th Avenue [*Local Service Walkway, Minor Emergency Response Street, And Local Service Bikeway*]. Three domed-skylights sit atop the roof: two face south and one faces north.

The immediate neighborhood contains a mixture of single-family houses with detached accessory structures (likely garages) reflecting the historic development pattern and newer infill with duplexes and small- to medium-sized multi-family structures of both historic and contemporary vintages. Architectural styles vary as well and include, among others Queen Anne, Foursquare, Arts & Crafts, and variations on post-war modernist and contemporary craftsman revival styles.

Zoning: The Residential 1,000 (R1) is a medium density multi-dwelling zone. It allows approximately 43 units per acre. Density may be as high as 65 units per acre if amenity bonus provisions are used. Allowed housing is characterized by one to four story buildings and a higher percentage of building coverage than in the R2 zone. The major type of new housing development will be multi-dwelling structures (condominiums and apartments), duplexes, townhouse, and rowhouses. Generally, R1 zoning will be applied near Neighborhood Collector and District Collector streets, and local streets adjacent to commercial areas and transit streets. Newly created lots in the R1 zone must be at least 10,000 square feet in area for multi-dwelling development. There is no minimum lot area for development with detached or attached houses or for development with duplexes. Minimum lot width and depth standards may apply.

The Alternative Design Density “a” overlay is in place to focus development on vacant sites, preserve existing housing and encourage new development that is compatible with and supportive of the positive qualities of residential neighborhoods. The concept for the zone is to allow increased density for development that meets additional design compatibility requirements.

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.

The Albina Community Plan District implements the Albina Community Plan. The plan district’s provisions are intended to ensure that new higher density commercial and industrial developments do not overwhelm nearby residential areas. Infill housing compatibility and affordability is encouraged by eliminating off-street parking requirements for small multi-dwelling projects. The plan district’s provisions also encourage the development of new housing along Martin Luther King Jr. Boulevard by allowing new housing projects to include ground level commercial uses that orient to King Boulevard.

Irvington Historic District Platted in the late Nineteenth Century as the first addition to Portland that employed restrictive covenants, the Irvington area developed intensely with a mix of middle class housing types and sizes during the first two decades of the Twentieth Century. The contributing resources in Irvington range in design character from expressions of the late Victorian Era styles, especially Queen Anne, through the many Period Revival modes of the early decades of the Twentieth Century, to a few early modernist examples. There is also a wide diversity in the sizes of lots and houses. In terms of the streetscape, the numbered north-south avenues in Irvington vary dramatically in width, and they mostly form rather long block faces which the houses generally face. The named east-west street block faces are more consistent in length, almost all being traditional 200’ Portland blocks. All are lined with mature street trees. These patterns help to lend the neighborhood the distinctive and homogeneous historic character.

Land Use History: City records indicate that prior land use reviews include the following:

- LU 91-008773 (Ref #LUR 91-00518): Approval to construct 20’x18’ garage setback 2’ from south and west property lines.
- LU 96-012978 (Ref #LUR 96-00091): Approval to construct a second story studio above existing garage. Includes approved modifications to side setbacks.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **March 12, 2015**. The following Bureaus have responded with no issues or concerns:

The Life Safety Division of BDS responded with the general life safety comments. Please see Exhibit E-1 for additional details.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **March 12, 2015**. A total of seven written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

1. Rex Burkholder, 2824 SE Yamhill St, March 16, 2015, stated he is a neighboring property owner and supports the proposal.
2. Susan Limprecht, 2002 NE 11th Ave, March 28, 2015, wrote expressing support for the proposal.
3. Holly Howard, 1923 NE 11th Ave, March 30, 2015, wrote in support of the proposal and stated that she shares her driveway with the applicant.
4. Alice Suter, 1106 NE Tillamook St, March 31, 2015, wrote in support of the proposal and such garage conversion projects in general.
5. Dean Gisvold, on behalf of the Irvington Community Association Land Use Committee, April 1, 2015, wrote approving of the proposal, on the condition that it is approvable by the Portland Fire Bureau, and requested that the applicant consider raising the proposed street-facing gable roof higher on the elevation.

Staff responded by forwarding these comments to the applicant/representative, Mr. Barnes. Mr. Barnes responded with a couple studies and ultimately ended up raising the hip roof a few inches higher.

6. Donald Newlands, 1926 NE 10th Ave, April 1, 2015, wrote in support of the proposal.
7. Ericka Ruber & AJ Johnson, 1020 NE Tillamook St, April 2, 2015, wrote in support of the proposal.

Staff forwarded all comments to the applicant.

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 within the Irvington Historic District and the proposal is for non-exempt treatment. Therefore Historic Resource Review approval is required. The approval criteria are those listed in *33.846.060 G – Other Approval Criteria*.

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

33.846.060 G - Other Approval Criteria

1. Historic character. The historic character of the property will be retained and preserved. Removal of historic materials or alteration of features and spaces that contribute to the property's historic significance will be avoided.

9. Preserve the form and integrity of historic resources. New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic resource and its environment would be unimpaired.

Findings for 1 & 9: No changes are proposed to the contributing historic structure on the property, which is the primary house. The existing detached garage, and the subsequent second story addition to it, was built in the 1990s and is noncontributing. Should the accessory dwelling unit revert to a garage with second story studio/storage space in the future, or were it to be removed entirely, it would have no impact on the contributing historic resource.

Therefore, these guidelines are met.

2. Record of its time. The historic resource will remain a physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings will be avoided.

7. Differentiate new from old. New additions, exterior alterations, or related new construction will not destroy historic materials that characterize a property. New work will be differentiated from the old.

Findings for 2 & 7: The proposed changes will not impact or alter the contributing historic resource, which is the primary house. The detached accessory structure, currently a garage and subsequent second story studio/storage addition, will not add architectural elements from other buildings, but rather will replace less historically-compatible LP lap siding and vinyl windows with wood lap siding to match the primary house and fiberglass-clad wood windows detailed similarly to the existing wood windows on the house. The new hip roof and supporting wood corbels are elements which occur on the primary house and are compatible with its architectural detailing.

Therefore, these guidelines are met.

5. Historic materials. Historic materials will be protected. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials will not be used.

Findings: No historic materials exist on the detached garage/accessory structure. No historic materials on the house will be damaged as part of this proposal.

Therefore, this guideline is met.

8. Architectural compatibility. New additions, exterior alterations, or related new construction will be compatible with the resource's massing, size, scale, and architectural features. When retrofitting buildings or sites to improve accessibility for persons with disabilities, design solutions will not compromise the architectural integrity of the historic resource.

10. Hierarchy of compatibility. Exterior alterations and additions will be designed to be compatible primarily with the original resource, secondarily with adjacent properties, and finally, if located within a Historic or Conservation District, with the rest of the district. Where practical, compatibility will be pursued on all three levels.

Findings for 8 & 10: The proposed exterior alterations to the historically noncontributing detached garage and second story studio/storage addition to it are designed to maintain and improve the structure's existing features, scale, and massing; there are no changes proposed to either the structure's footprint or roofline.

Materials and details used for the modified facades draw inspiration from the main house, which is the contributing historic resource. New fiberglass-clad wood double-hung windows will replace existing vinyl double-hung windows on the east, north, and south facades. Two additional double-hung windows will be added to the ground floor: one at the east elevation and another, smaller one at the south elevation. An existing pair of vinyl windows at the ground floor on the north elevation will be removed and in-filled with new wall. New wood trim, aprons, and stools, designed to match those on the main house, will also be added around these windows. A new full-lite wood door will be added on the east elevation, and together with a new double-hung window, will replace the existing roll-up garage door. The door will be cased in painted 1x6 wood trim. A new hip roof, mirroring the secondary projecting hip roofs and bays on the main house, will extend over the new door and window at the east elevation. Painted wood corbels matching those at the base of the bay window on the south elevation of the main house will support the new hip roof at either end.

The existing LP lap siding and trim will be replaced with wood lap siding and 1x6 painted wood trim at the corners. A new 2x10 painted wood trim band will be placed just above the foundation, again, mirroring trim of the primary house. New asphalt shingles that match those of the main house roof will replace the existing shingles. New, flat, metal-clad wood-frame skylights will replace the existing dome skylights on the roof. The existing roof will remain in place, as will the existing wood stair, railing, porch, and the roof extension over it at the second floor. The existing door at the second floor will be replaced with a full-lite wood door identical to the one proposed at the ground floor. Underneath the porch, a new minisplit unit will be placed on the ground and tankless water heater will be attached to the wall.

All told, the proposed exterior alterations either match or reflect the architectural detailing on the main house and otherwise leave the existing form and shape of the existing detached structure, which already has massing and scale that relates well to the main house, alone.

Therefore, these guidelines are met.

33.846.070 Modifications Considered During Historic Resource Review

The review body may consider modification of site-related development standards, including the sign standards of Chapters 32.32 and 32.34 of the Sign Code, as part of the historic resource review process. These modifications are done as part of historic resource review and are not required to go through the adjustment process. Adjustments to use-related development standards (such as floor area ratios, intensity of use, size of the use, number of units, or concentration of uses) are required to go through the adjustment process. Modifications that are denied through historic resource review may be requested as an adjustment through the adjustment process. The review body will approve requested modifications if it finds that the applicant has shown that the following approval criteria are met:

- A. **Better meets historic resource review approval criteria.** The resulting development will better meet the approval criteria for historic resource review than would a design that meets the standard being modified; and
- B. **Purpose of the standard.**
 1. The resulting development will meet the purpose of the standard being modified; or
 2. The preservation of the character of the historic resource is more important than meeting the purpose of the standard for which a modification has been requested.

Modification #1: 33.120.280.C.4 – Covered Accessory Structures Setbacks– to decrease the setbacks for an accessory dwelling unit, converted from an existing garage and studio, from 5’ to 3.75’ on the side and from 5’ to 4.5’ on the rear.

Purpose Statement: This section regulates structures that are incidental to primary buildings to prevent them from becoming the predominant elements of the site. The standards provide for necessary access around structures, help maintain privacy to abutting lots, and maintain open front yard areas.

Standard: 33.120.280.C.4.b, Setback regulations. Covered accessory structures if 6 feet or less in height are allowed in side and rear setbacks, but are not allowed in a front setback. Except as allowed in Subparagraph C.4.c, below, covered structures over 6 feet in height are not allowed in required building setbacks. See the exceptions and additional regulations for garages in Section 33.120.283, below.

- A. Better meets historic resource review approval criteria.** *The resulting development will better meet the approval criteria for historic resource review than would a design that meets the standard being modified; and*

Findings: The modification to decrease the side and rear setback dimensions better meets historic resource review approval criteria #8 *Architectural Compatibility* since the two story detached garage and studio structure already exists, having been approved separately in past land use reviews. The structure, as it exists, is compatible with the existing massing, scale, and design of the contributing historic resource, the house, and will be made more so with the introduction of historically compatible fiberglass-clad wood windows, wood lap siding, and wood trim. Its conversion maintains compatibility with the contributing resource as well or better than demolition and reconstruction of the existing structure would.

- B. Purpose of the standard.** *The resulting development will meet the purpose of the standard being modified or the preservation of the character of the historic resource is more important than meeting the purpose of the standard for which a modification has been requested.*

Findings: The location of the existing structure, which will become an accessory dwelling unit, still meets the purposes of the setback standard: it is not a predominant element on its site, since it is set back behind the primary house and far behind the front setback, which also maintains an open front yard; it allows access around the structure; and the structure maintains the existing level of privacy to abutting lots.

Therefore this Modification merits approval.

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 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 existing two-story, detached garage/studio structure is already compatible in form and massing with the existing house, and the proposed accessory dwelling unit conversion and associated exterior alterations will help the building’s detailing and articulation more closely match that on the main house, which is a historically contributing structure in the Irvington Historic District.

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 modification criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

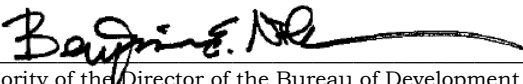
Approval of the conversion of the existing two-story detached garage and studio to an accessory dwelling unit in the Irvington Historic District, including:

- Replacing existing siding and trim with new wood lap siding and wood trim to match the main house;
- Replacing existing vinyl windows with new fiberglass-clad wood double-hung windows and new wood trim;
- Removal of a pair of vinyl windows under the existing stair and porch;
- Removal of the existing garage door and replacement with one double-hung fiberglass-clad wood window and one wood full-lite entry door and wood trim;
- Installation of a new hip roof projecting out from the east elevation over the new window and entry door;
- Replacement of existing dome skylights with new flat, metal-clad wood-frame skylights;
- Replacement of an existing entry door on the second story with a new wood, full-lite entry door;
- Installation of a new fiberglass-clad wood, double-hung window on the south elevation;
- Approval of the Modification to the side and rear building setbacks to allow the existing structure to remain in its current location after conversion to an accessory dwelling unit; and,

Per the approved site plans, Exhibits C-1 through C-14, signed and dated 04/08/2015 or 04/13/2015.

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C-1 through C-14. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 15-119555 HRM. No field changes allowed."

Staff Planner: Benjamin Nielsen

Decision rendered by:  **on April 13, 2015.**
By authority of the Director of the Bureau of Development Services

Decision mailed: April 16, 2015

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on February 13, 2015, and was determined to be complete on **March 9, 2015**.

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 13, 2015.

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 further extended by the applicant, **the 120 days will expire on: July 7, 2015.**

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.

Appealing this decision. This decision may be appealed to the Landmarks Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on April 30, 2015** at 1900 SW Fourth Ave. Appeals can be filed at the Development Services Center Monday through Wednesday and Fridays between 8:00 am to 3:00 pm and on Thursdays between 8:00 am to 12:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 12:00 pm on Thursdays, appeals must be submitted at the reception desk on the 5th floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. 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.portlandonline.com.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Landmarks Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Landmarks Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed,* The final decision may be recorded on or after **May 1, 2015 – (the day following the last day to appeal).**

- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- **By Mail:** Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- **In Person:** Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034

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 of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

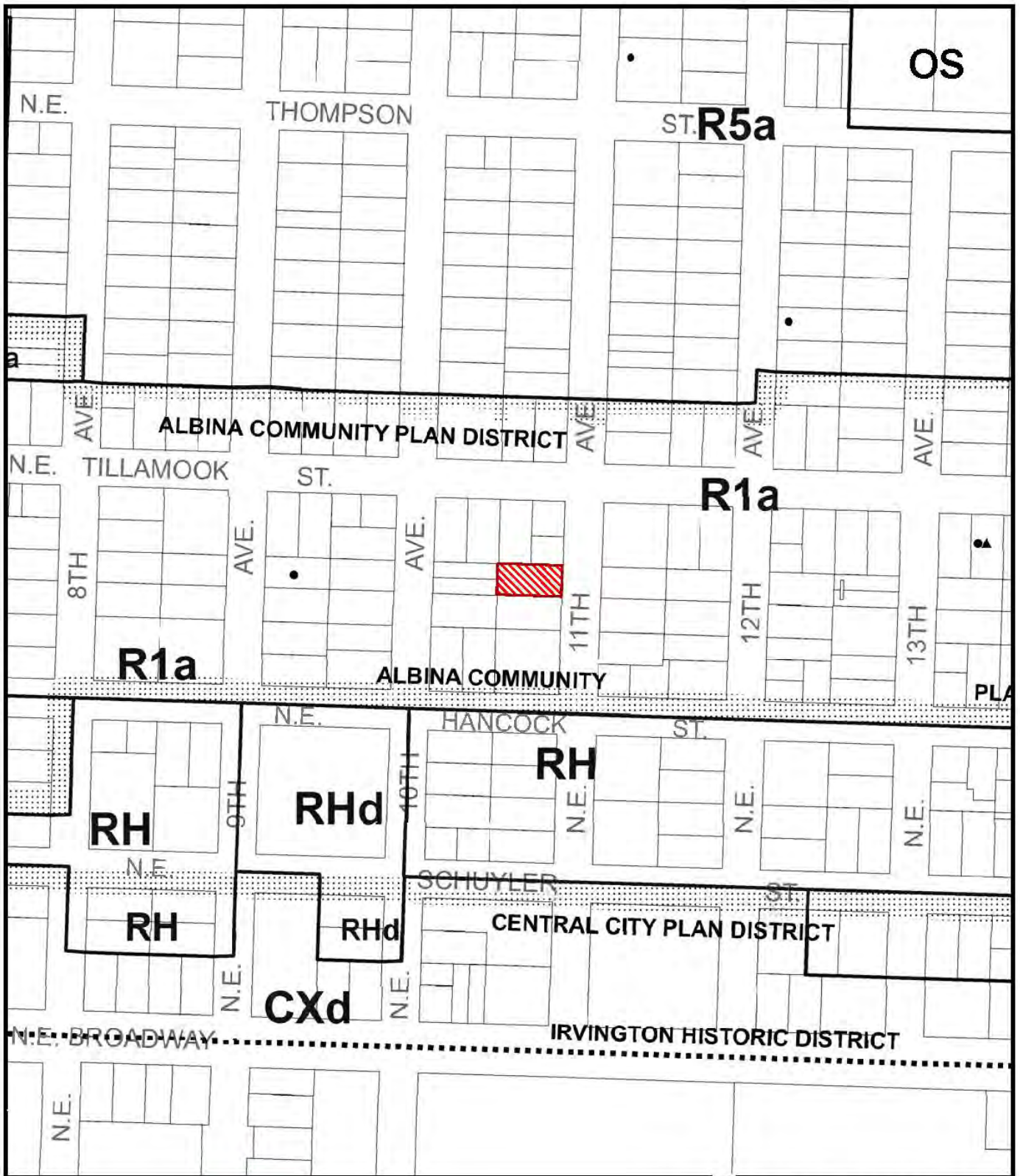
EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan – Sheet H-1 (attached)
 - 2. Demo Plans – Sheet H-2
 - 3. Floor Plans – Sheet H-3
 - 4. East Elevations – Sheet H-4 (attached)
 - 5. North Elevations – Sheet H-5 (attached)
 - 6. West Elevations – Sheet H-6
 - 7. South Elevations – Sheet H-7 (attached)
 - 8. Main House Elev – Sheet H-8
 - 9. Main House Elev – Sheet H-9
 - 10. 3D View – Sheet H-10
 - 11. Details – Sheet H-11
 - 12. Details – Sheet H-12
 - 13. Reference Photos 1 of 2
 - 14. Reference Photos 2 of 2
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Life Safety Division of the Bureau of Development Services
- F. Correspondence:

ALL WHO SUBMIT WRITTEN COMMENTS NEED TO RECEIVE DECISION. TELL NOTIFICATION COORDINATOR TO VERIFY THAT THEY ARE ON THE NOTICE LIST.
- Use this format.
 - 1. Rex Burkholder, March 16, 2015, letter in support of the proposal
 - 2. Susan Limprecht, March 28, 2015, letter in support of the proposal
 - 3. Holly Howard, March 30, 2015, letter in support of the proposal
 - 4. Alice Suter, March 31, 2015, letter in support of the proposal
 - 5. Dean Gisvold representing the Irvington Community Association Land Use Committee, letter in general support of the proposal with recommended alterations
 - 6. Donald Newlands, April 1, 2015, letter in support of the proposal
 - 7. Ericka Ruber & AJ Johnson, April 2, 2015, letter in support of the 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



Site

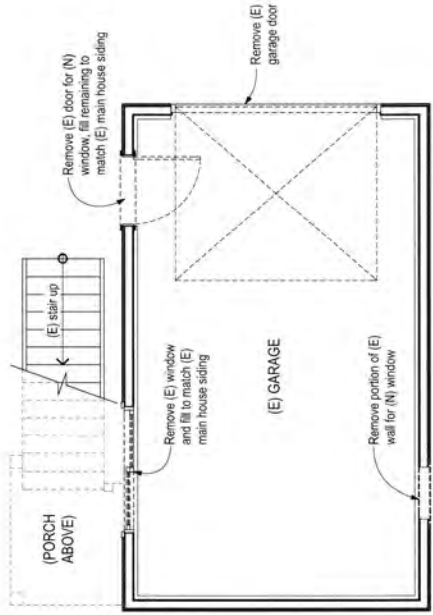


Historic Landmark

This site lies within the:
IRVINGTON HISTORIC DISTRICT
ALBINA COMMUNITY PLAN DISTRICT



File No. LU 15-119555 HRM
 1/4 Section 2831
 Scale 1 inch = 200 feet
 State_Id 1N1E26CD 4200
 Exhibit B (Feb 18, 2015)

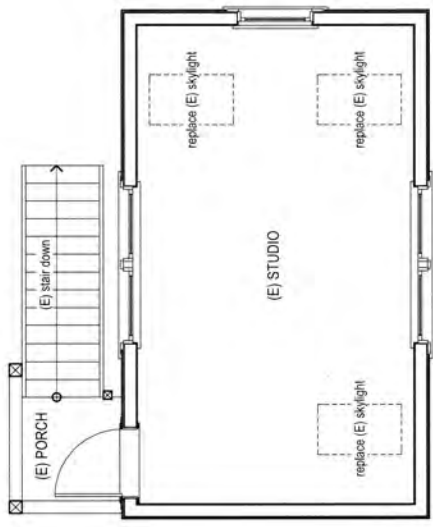


EXISTING 1ST FLOOR PLAN

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



1



EXISTING 2ND FLOOR PLAN

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



2

City of Portland
 Bureau of Development Services
 Planner *Boyer, S. Neb*
 Date *04/08/2015*

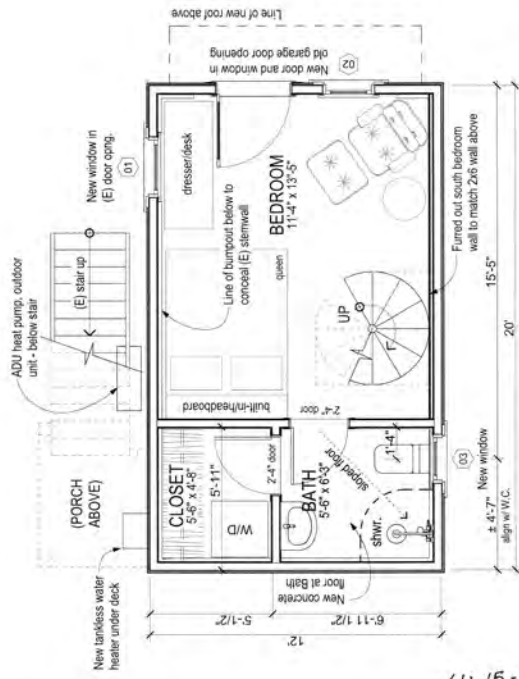
This document is for the
 City of Portland and is subject to a
 public review process. Comments may be
 submitted to development@portland.gov



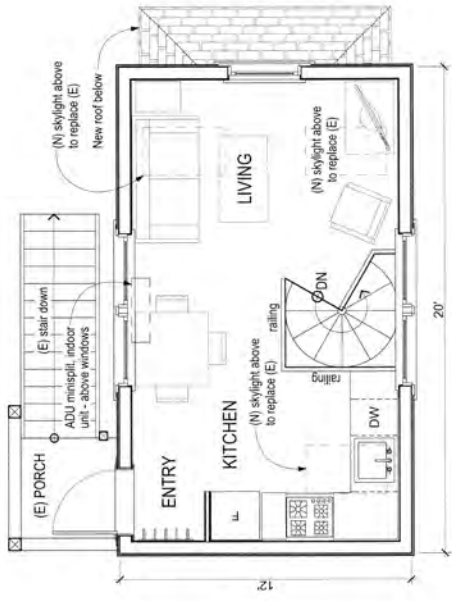
DATE: 3/6/2015	SHEET NUMBER	H-2	Gundie ADU Barbara Gundie 2003 NE 11TH AVE Portland, OR 97212
REVISIONS			
		Plotted On: 3/6/2015	

JACK BARNES ARCHITECT
 Jack Barnes, Principal
 815 SE ADLER STREET, SUITE 204
 PORTLAND, OREGON 97214
 T. 503.232.1620

Jack Barnes is a registered architect



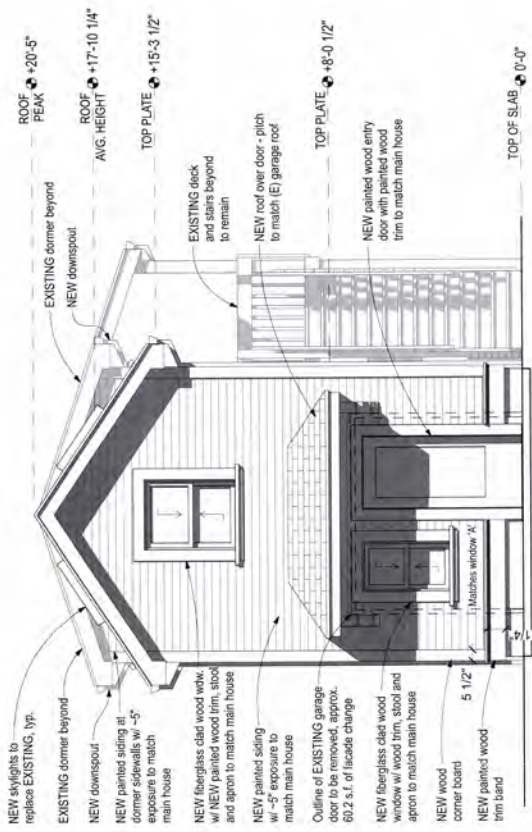
1 PROPOSED 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 PROPOSED 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

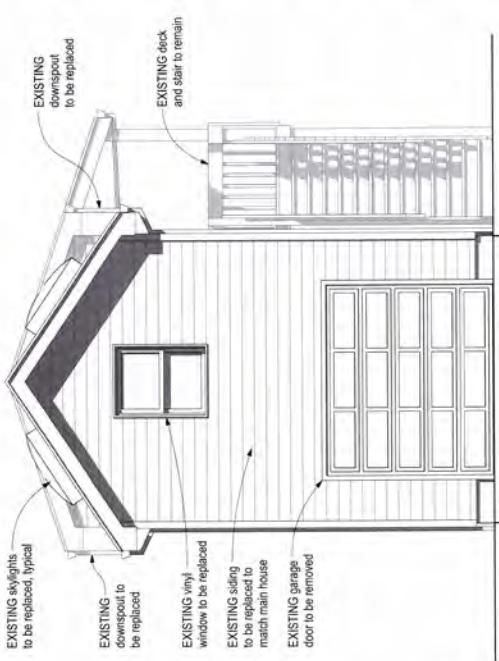
PRELIMINARY NOT FOR CONSTRUCTION
JACK BARNES ARCHITECT

DATE: 3/6/2015	SHEET NUMBER:	H-3	FLOOR PLANS
REVISIONS			
Gundle ADU Barbara Gundle 2003 NE 11TH AVE Portland, OR 97212		Plotted On: 3/6/2015	
JACK BARNES ARCHITECT Jack Barnes, Principal 615 SE Alder Street, Suite 304 Portland, Oregon 97214 T 503.232.1820 www.jackbarnesarchitect.com			



TOTAL FACADE CHANGES
THIS ELEVATION: 82.16 S.F.

2 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



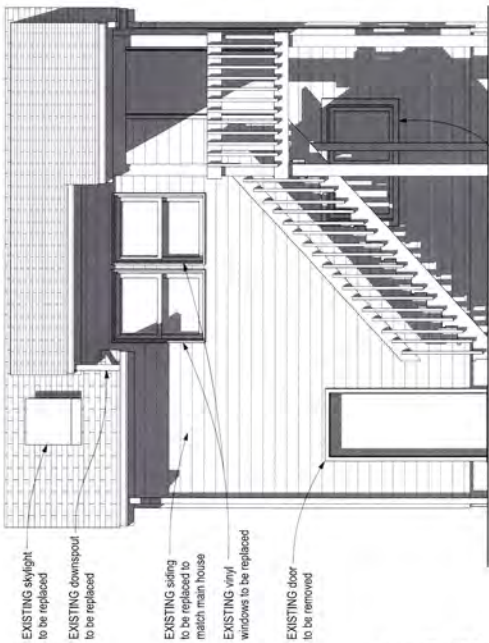
1 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"

Approved
City of Portland
Bureau of Development Services
Planner *Steph S. Dea*
Date *04/13/2015*
* This approval applies only to the review requested and is subject to all conditions of approval.
Additional zoning requirements may apply.

AD ARCHITECT
PRELIMINARY
NOT FOR CONSTRUCTION
STATE OF OR

DATE: 4/11/15	SHEET NUMBER:	H-4	EAST ELEVATIONS
REVISIONS			
Gundie ADU Barbara Gundie 2003 NE 11TH AVE Portland, OR 97212		Plotted On: 4/11/15	

JACK BARNES ARCHITECT
 Jack Barnes, Principal
 815 SE Alder Street, Suite 304
 Portland, Oregon 97214
 T 503.232.1020
jackbarnesarchitect.com



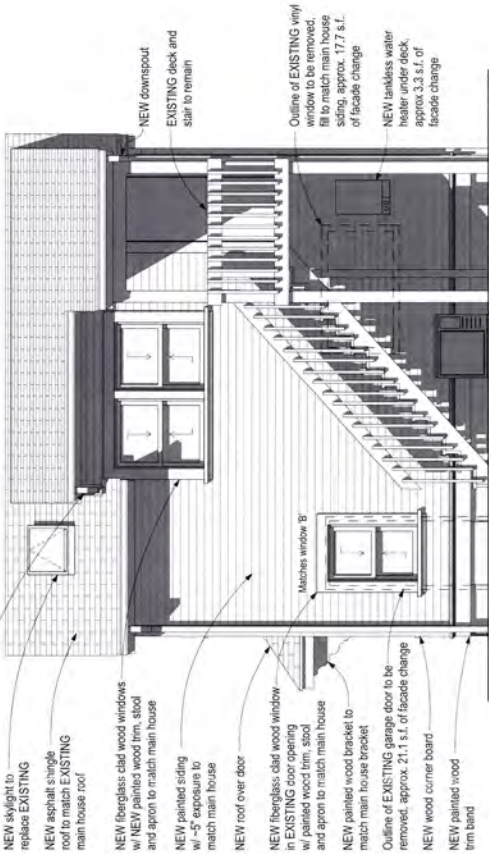
EXISTING NORTH ELEVATION

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

1

Approved
 City of Portland
 Bureau of Development Services
 Planning Department
 Date: 04/06/2015
 I have reviewed this plan and find it to be in accordance with the applicable codes, rules and regulations. I hereby certify that the information provided is true and correct.

**PRELIMINARY;
 NOT FOR
 CONSTRUCTION**
 STATE OF OREGON



TOTAL FACADE CHANGES
 THIS ELEVATION: 42.13 S.F.

PROPOSED NORTH ELEVATION

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

2

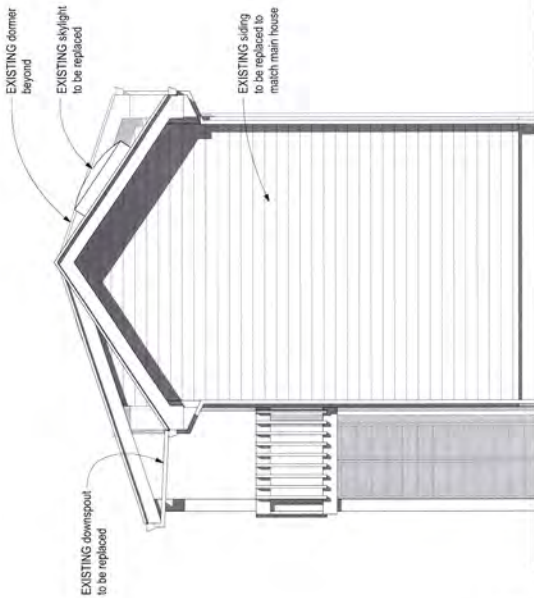
JACK BARNES ARCHITECT
 Jack Barnes, Principal
 615 SE Alder Street, Suite 304
 Portland, Oregon 97214
 T. 503.233.1820
<http://www.jackbarnesarchitect.com>

Gundie ADU
 Barbara Gundie
 2003 NE 11TH AVE
 Portland, OR 97212

H-5
 NORTH ELEVATIONS

DATE: 3/6/2015	SHEET NUMBER:
REVISIONS	

Plotter On: 3/6/2015



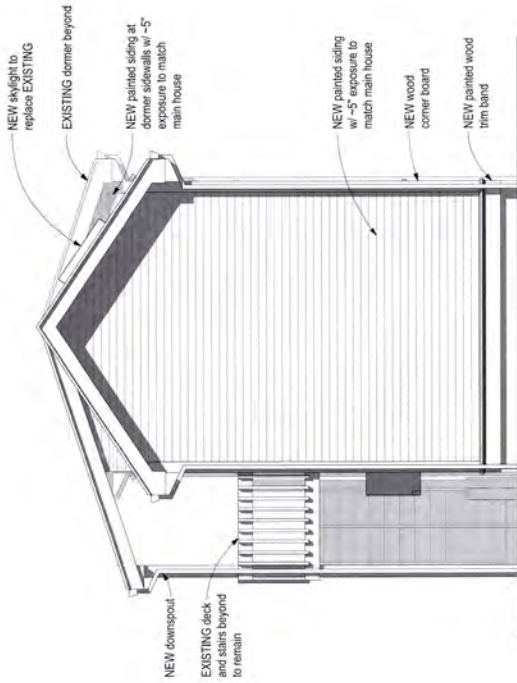
1 EXISTING WEST ELEVATION

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

2

2 PROPOSED WEST ELEVATION

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



NO FACADE CHANGES
THIS ELEVATION

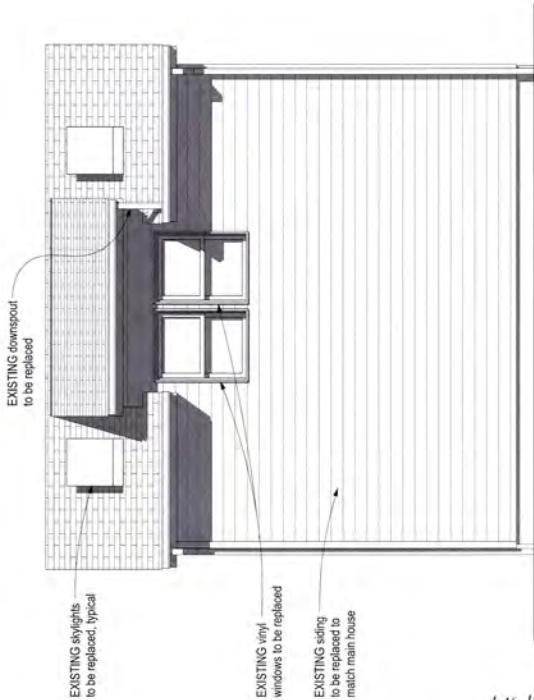
Approved
City of Portland
Bureau of Development Services
Planner: *Bogdan Nedelcu*
Date: *04/08/2015*
*This approval is only valid if the
applicant is subject to all
applicable codes, ordinances and any
other rules, regulations and any other

JACK BARNES ARCHITECT
PRELIMINARY:
NOT FOR
CONSTRUCTION
STATE OF OR

DATE: 3/6/2015	SHEET NUMBER:
REVISIONS	
H-6	
WEST ELEVATIONS	

Gundie ADU
Barbara Gundie
2003 NE 11TH AVE
Portland, OR 97212

JACK BARNES ARCHITECT
Jack Barnes, Principal
815 SE Alder Street, Suite 304
Portland, Oregon 97214
T 503.233.4620
<http://www.jackbarnesarchitect.com>



EXISTING SOUTH ELEVATION

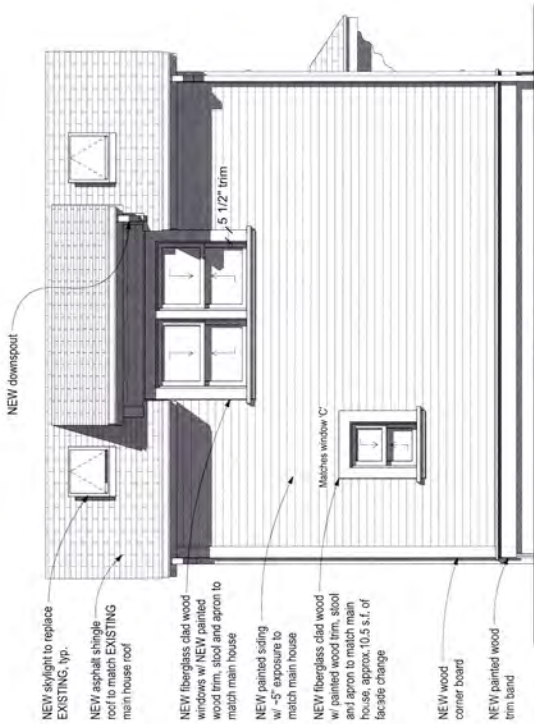
SCALE: 1/4" = 1'-0"

1

LC 15-119555 HRM

Approved
 City of Portland
 Bureau of Development Services
 Planner *Boyd E. Noel*
 Date *04/08/2015*
 *This permit is only valid if the applicant complies with all applicable rules and regulations. Subsequent amendments may apply.

RED ARCHITECT
PRELIMINARY:
NOT FOR
CONSTRUCTION
 L.A. • LEACH
 STATE OF OR



TOTAL FACADE CHANGES
 THIS ELEVATION: 10.51 S.F.

PROPOSED SOUTH ELEVATION

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

2

SHEET NUMBER

REVISIONS

H-7

SOUTH ELEVATIONS

Gundle ADU

Barbara Gundle
 2003 NE 11TH AVE
 Portland, OR 97212

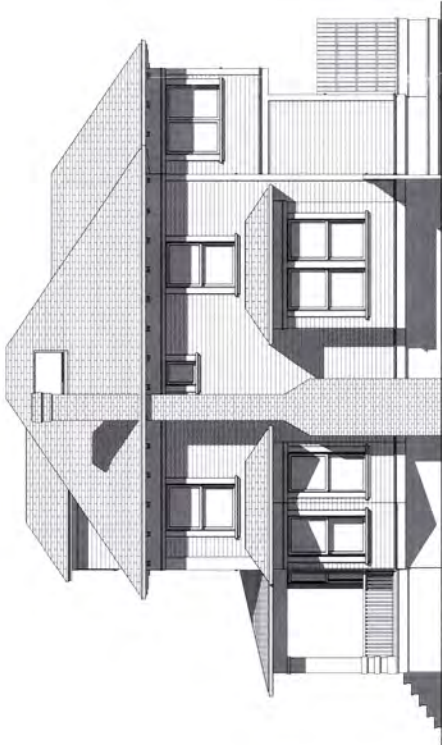
Plotted On: 3/6/2015

JACK BARNES ARCHITECT

Jack Barnes, Principal
 815 SE Alder Street, Suite 304
 Portland, Oregon 97214
 T 503.232.1620

info@jacksbarnesarchitect.com

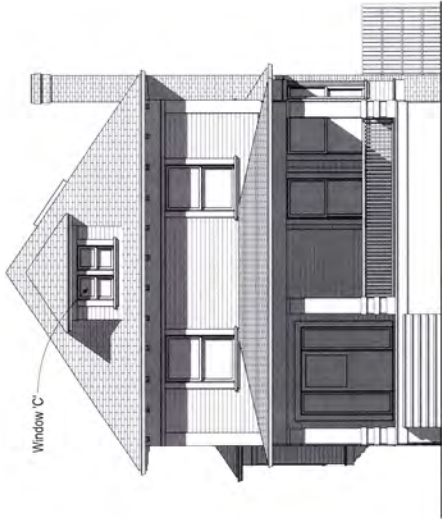
EXHIBIT C-7



NORTH ELEVATION

1

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



EAST ELEVATION

2

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



City of Portland
 Bureau of Development Services
 Project: *Barbara's E. Adu*
04/08/15
 This document is prepared for the
 City of Portland and is not to be
 distributed to any other party without
 the express written consent of the
 City of Portland.

AD ARCHITECT
PRELIMINARY:
NOT FOR
CONSTRUCTION
 STATE OF OREGON

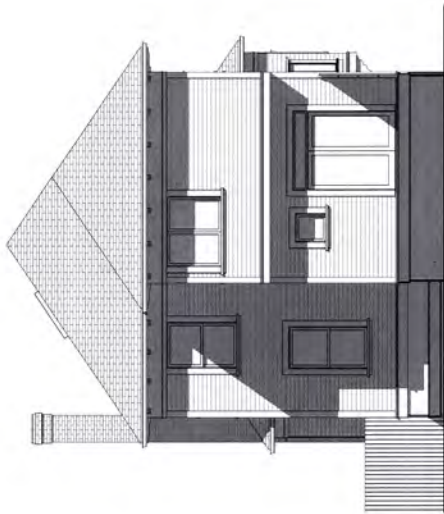
DATE: 3/6/2015	SHEET NUMBER:
REVISIONS	

H-8
 MAIN HOUSE ELEV

Gundle ADU
 Barbara Gundle
 2003 NE 11TH AVE
 Portland, OR 97212

JACK BARNES ARCHITECT
 Jack Barnes, Principal
 615 SE Alder Street, Suite 304
 Portland, Oregon 97214
 T 503.232.1620
 jack@jackbarnesarchitect.com

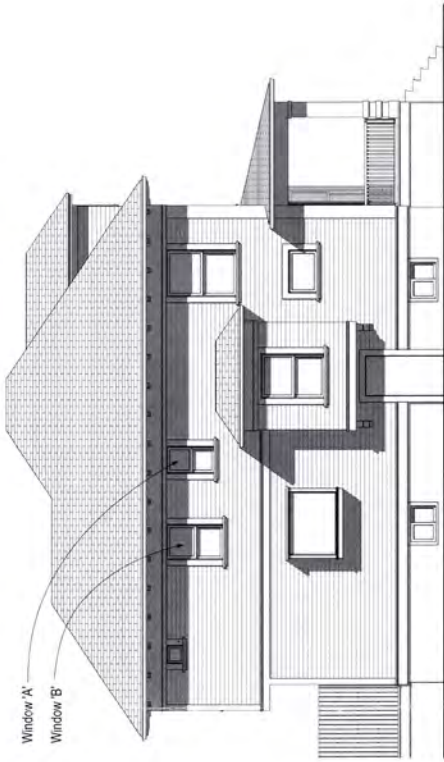
Plotted On: 3/6/2015



1 WEST ELEVATION

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

1



2 SOUTH ELEVATION

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

2

Approved*
 City of Portland
 Bureau of Development Services
 Planner *Benjamin Ald*
 Date *04/08/2015*

*In the absence of specific rules only to file
 applications and is subject to all
 other rules and regulations of applicable
 agencies and may apply.

AD ARCHITECT
PRELIMINARY:
NOT FOR
CONSTRUCTION
 PORTLAND, OREGON
 STATE OF OREGON

SHEET NUMBER

H-9

MAIN HOUSE ELEV

Gundle ADU

Barbara Gundle
 2003 NE 11TH AVE
 Portland, OR 97212

Plotted On: 3/6/2015

JACK BARNES ARCHITECT

Jack Barnes, Principal
 615 SE Alder Street, Suite 304
 Portland, Oregon 97214
 T 503.232.1820

jack@jackbarnesarchitect.com



Approved
 City of Portland
 Bureau of Development Services
 Planner *Bessie Nib*
 Date *4/13/15*
 * This approval applies only to the
 * use-cases requested and is subject to all
 conditions of approval.
 Additional zoning requirements may apply.

3D ARCHITECT!
 PRELIMINARY:
 NOT FOR
 CONSTRUCTION
 STATE OF OR

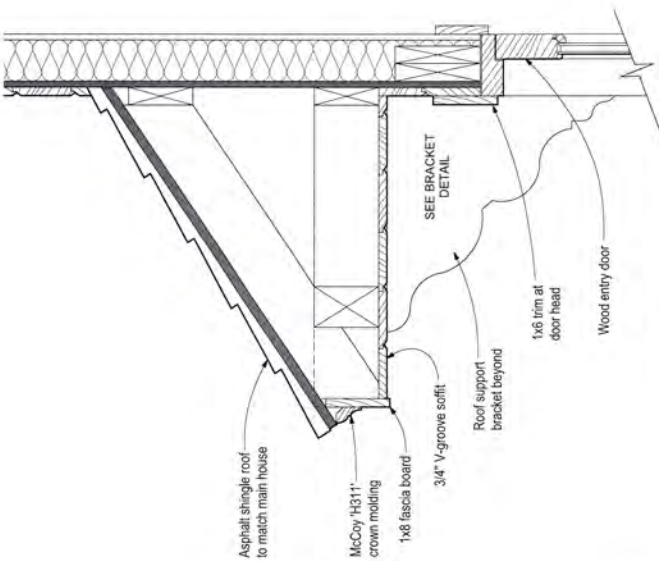
DATE: 4/11/15
REVISIONS

SHEET NUMBER:
H-10
 3D VIEW

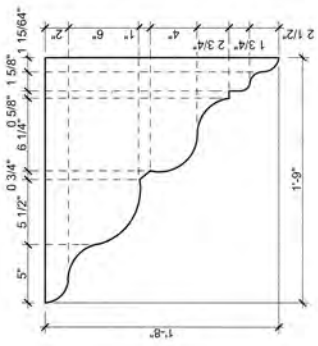
Gundle ADU
 Barbara Gundle
 2003 NE 11TH AVE
 Portland, OR 97212

JACK BARNES ARCHITECT
 Jack Barnes, Principal
 615 SE Alben Street, Suite 304
 Portland, Oregon 97214
 T 503.232.1620
jba@jacksbarnesarchitect.com

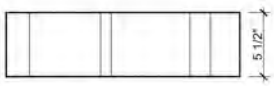
Plotted On: 4/11/15



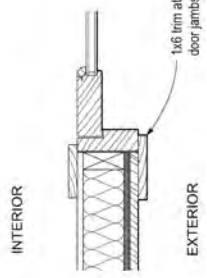
SECTION VIEW



SIDE VIEW - BRACKET



FRONT VIEW



PLAN VIEW - DOOR JAMB

Jack Barnes Architect
 415 SE Alder Street, Suite 304
 Portland, Oregon 97214
 T 503.231.0830
 jack@jacksarnesarchitect.com

24/08/2015

Subject to all applicable laws and regulations.

1 ENTRY DETAIL

SCALE: 1 1/2" = 1'-0" 0 6" 12" 18"

ARCHITECT
 PRELIMINARY
 NOT FOR
 CONSTRUCTION
 STATE OF OR

DATE: 3/6/2015

REVISIONS

SHEET NUMBER:

H-11

DETAILS

Gundie ADU

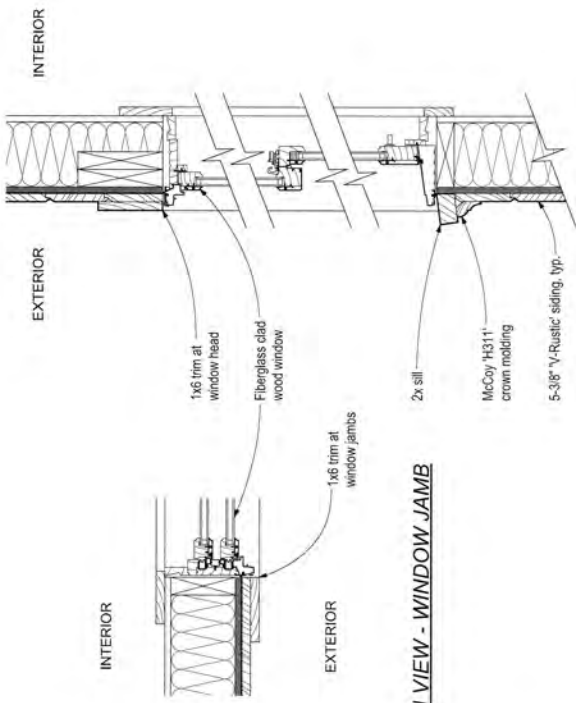
Barbara Gundie
 2003 NE 11TH AVE
 Portland, OR 97212

Posted On: 3/6/2015

JACK BARNES ARCHITECT

Jack Barnes, Principal
 415 SE Alder Street, Suite 304
 Portland, Oregon 97214
 T 503.231.0830

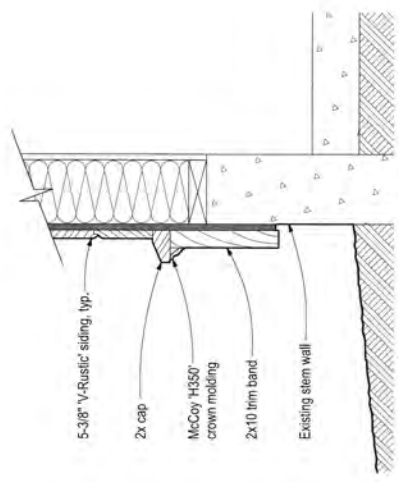
jack@jacksarnesarchitect.com



PLAN VIEW - WINDOW JAMB

1 WINDOW DETAILS

SCALE: 1 1/2" = 1'-0" 0 6" 12" 18"



2 TRIM BAND DETAIL

SCALE: 1 1/2" = 1'-0" 0 6" 12" 18"

DATE: 3/6/2015	SHEET NUMBER:
REVISIONS	

H-12

DETAILS

Gundle ADU
 Barbara Gundle
 2003 NE 11TH AVE
 Portland, OR 97212

JACK BARNES ARCHITECT
 Jack Barnes, Principal
 815 SE Albor Street, Suite 304
 Portland, Oregon 97214
 T 503.232.1820

HISTORIC DESIGN REVIEW – REFERENCE PHOTOS

February 13, 2015

2003 NE 11th Avenue, Portland, OR 97212



Existing Garage: Front View



Existing Garage: North Side View

Approved
City of Portland
Bureau of Development Services
Planner Belgenia A. Nicks
Date 04/08/2015
* This approval applies only to the
project as shown and is subject to all
conditions of approval.
* Additional conditions may apply.

EXHIBIT C-13

Reference Photos: 2216 NE 27th Avenue, July 18, 2014 – Page 1 of 2



Main House: View from SE



Main House: Front View

Approved
 City of Portland
 Bureau of Development Services
 Planner *Begonia S. Nish*
 Date *07/08/15*

* This approval
 requires the
 applicant
 Assessor's
 Assessor's
 Assessor's