



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

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

RECORDER

Please stamp the County Recorder's copy of the recording sheet and return with the attached decision to City of Portland, BDS 299/4500/BDS LUR

Please bill City of Portland, Account #1113

Multnomah County Official Records
E Murray, Deputy Clerk

2018-066152



\$101.00

02144175201800661520060067

06/22/2018 03:34:33 PM

2R-L U A

Pgs=6 Stn=28 HAK

\$30.00 \$11.00 \$60.00

Date: June 1, 2018
To: Interested Person
From: Emily Hays, Land Use Services
503-823-5676 / Emily.Hays@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 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 18-152934 HR – NEW GARAGE

GENERAL INFORMATION

Applicant: Maria Cohen | Maria Cohen Design
33 N Holman Street | Portland, OR 97217
mandm1@teleport.com

Owners: Alexander Johnson & Erika Ruber
1020 NE Tillamook Street | Portland, OR 97212

Site Address: 1020 NE Tillamook Street

Legal Description: BLOCK 123 LOT 2, WEST IRVINGTON

Tax Account No.: R893604070

State ID No.: 1N1E26CD 04100

Quarter Section: 2831

Neighborhood: Irvington, contact Dean Gisvold at 503-284-3885.

Business District: Soul District Business Association, contact at info@nnebaportland.org

District Coalition: Northeast Coalition of Neighborhoods, contact Jessica Rojas at 503-388-5030.

Plan District: Albina Community

Other Designations: Contributing Resource in the Irvington Historic District

Zoning: **R1a** – Residential 1,000 with Alternative Design Density & Historic Resource Protection Overlays

Case Type: **HR** – Historic Resource Review

Procedure: **Type II**, an administrative decision with appeal to the Landmarks Commission.

PROPOSAL:

The applicant is seeking Historic Resource Review approval for a new garage on the site of a contributing resource in the Irvington Historic District. No changes are proposed to the existing home. The garage will be sited 34' from the front property line on the east side of the lot, at the terminus of an existing gravel driveway. The structure measures 22' long by 14' wide for a total of 308 SF. The one-story garage will have a gable roof with 8" eaves that matches the pitch of the existing home. Proposed 7" horizontal wood siding will also match the dominant cladding on the existing house. Paving is proposed in place of an existing gravel driveway to connect the new garage to the adjacent right-of-way.

Historic Resource Review is required for new structures in the Irvington Historic District.

RELEVANT APPROVAL CRITERIA:

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

- 33.846.060 G – *Other Approval Criteria*

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 Historic Resource Review for a new 308 SF garage on the site of a contributing resource in the Irvington Historic District per the approved site plans, Exhibits C-1 through C-11, signed and dated May 29, 2018, 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 4 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 18-152934 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: Emily Hays

Decision rendered by: Emily Hays **on May 29, 2018**
By authority of the Director of the Bureau of Development Services

Decision mailed: June 1, 2018

Last date to Appeal: June 15, 2018 by 4:30 pm

Effective Date (if no appeal): June 18, 2018. Decision may be recorded on this date.

City Stamp

Kimberly Tallant, Principal Planner

City of Portland
Bureau of Development Services
1900 SW Fourth Ave, #4500
Portland, OR 97201

Date: June 18, 2018

Jo Fuller
Representative



ZONING



THIS SITE LIES WITHIN THE:
ALBINA COMMUNITY PLAN DISTRICT
IRVINGTON HISTORIC DISTRICT



Site



Conservation Landmarks



Historic Landmark

File No.

LU 18-152934 HR

1/4 Section

2831

Scale

1 inch = 200 feet

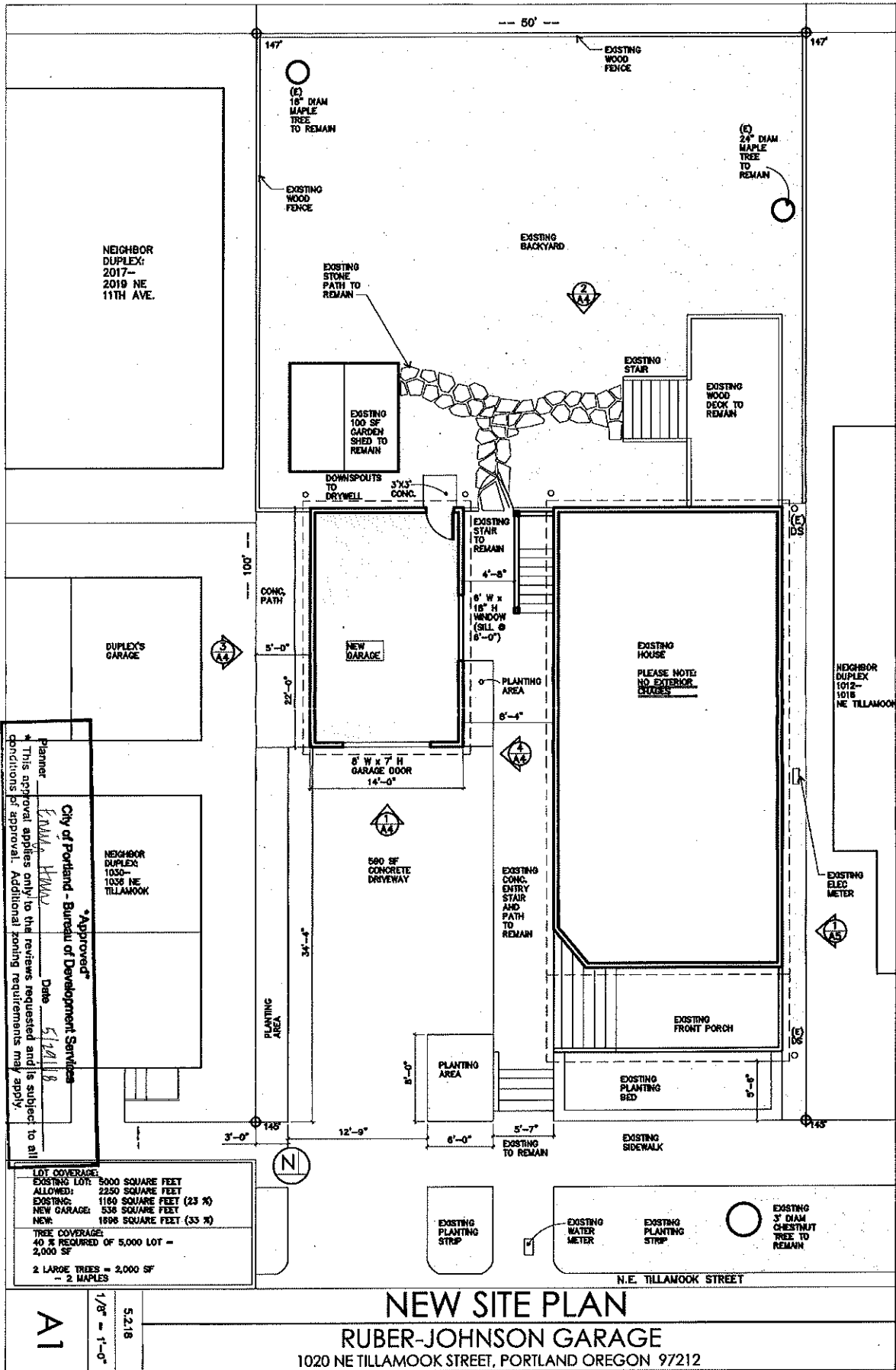
State ID

1N1E26CD 4100

Exhibit

B

Apr 17, 2018

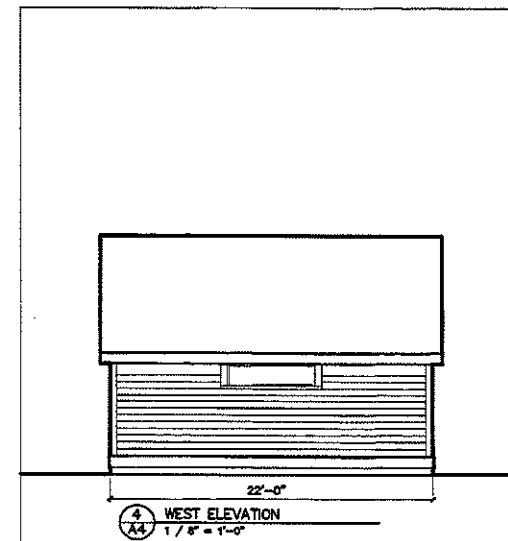
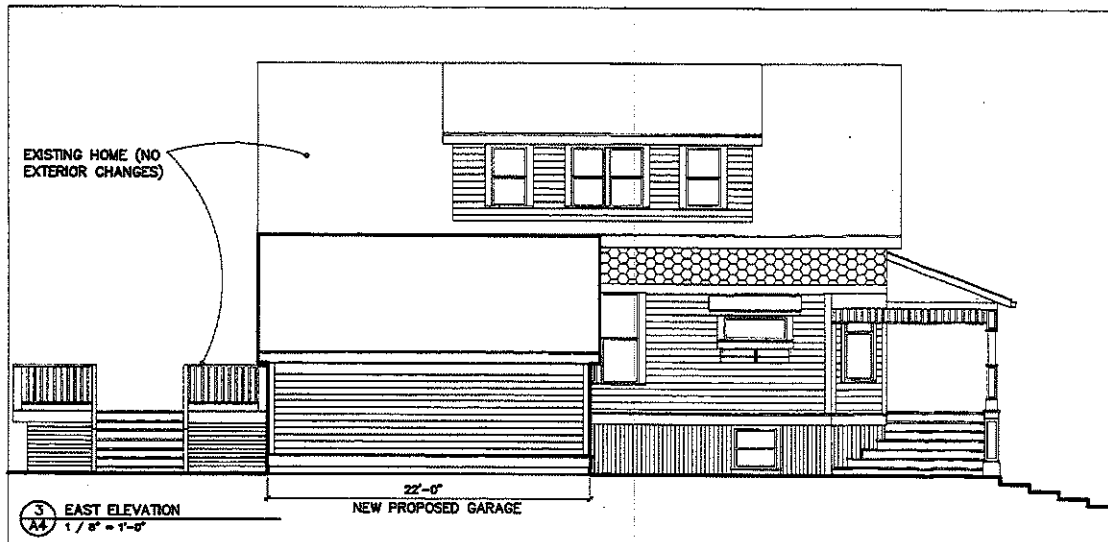
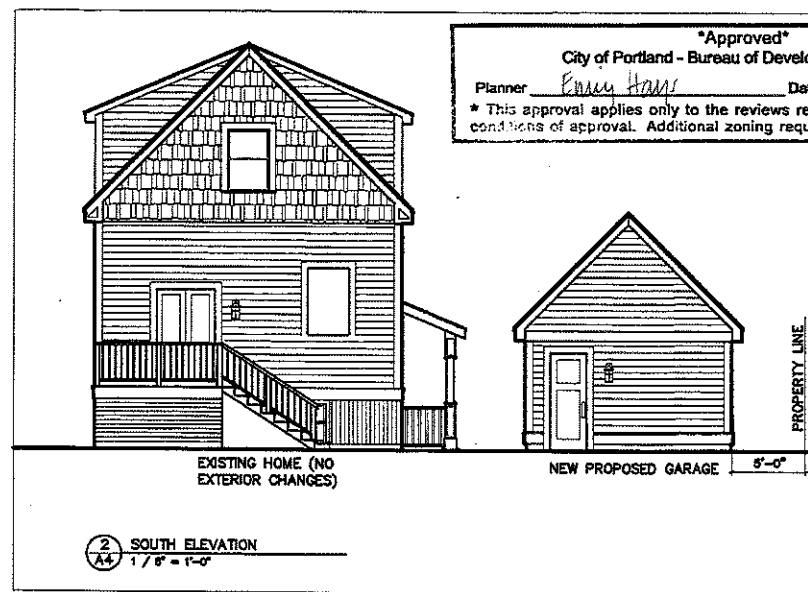
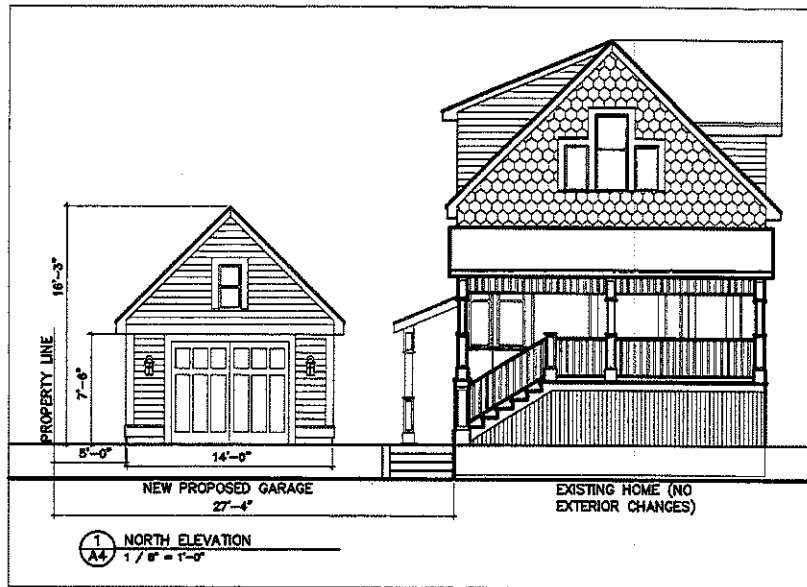


Planner: *Emma Hume*
 City of Portland - Bureau of Development Services
 Date: 5/12/18
 *This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

LU 18-152934 HR EXHIBIT C1

LU 18-152934 HR

LU 18-152934 HR



Approved
City of Portland - Bureau of Development Services
Planner Emily Hays Date 5/29/18
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

EXTERIOR ELEVATIONS
RUBER-JOHNSON GARAGE
1020 NE TILLAMOOK STREET, PORTLAND OREGON 97212

4.16.18
NO SCALE

A4

EXHIBIT C.5
LU 18-152934 HR



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

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

Date: June 1, 2018
To: Interested Person
From: Emily Hays, Land Use Services
503-823-5676 / Emily.Hays@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 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 18-152934 HR – NEW GARAGE

GENERAL INFORMATION

Applicant: Maria Cohen | Maria Cohen Design
33 N Holman Street | Portland, OR 97217
mandm1@teleport.com

Owners: Alexander Johnson & Erika Ruber
1020 NE Tillamook Street | Portland, OR 97212

Site Address: **1020 NE Tillamook Street**

Legal Description: BLOCK 123 LOT 2, WEST IRVINGTON
Tax Account No.: R893604070
State ID No.: 1N1E26CD 04100
Quarter Section: 2831

Neighborhood: Irvington, contact Dean Gisvold at 503-284-3885.
Business District: Soul District Business Association, contact at info@nnebaportland.org
District Coalition: Northeast Coalition of Neighborhoods, contact Jessica Rojas at 503-388-5030.

Plan District: Albina Community
Other Designations: Contributing Resource in the Irvington Historic District

Zoning: **R1a** – Residential 1,000 with Alternative Design Density & Historic Resource Protection Overlays
Case Type: **HR** – Historic Resource Review
Procedure: **Type II**, an administrative decision with appeal to the Landmarks Commission.

PROPOSAL:

The applicant is seeking Historic Resource Review approval for a new garage on the site of a contributing resource in the Irvington Historic District. No changes are proposed to the existing

home. The garage will be sited 34' from the front property line on the east side of the lot, at the terminus of an existing gravel driveway. The structure measures 22' long by 14' wide for a total of 308 SF. The one-story garage will have a gable roof with 8" eaves that matches the pitch of the existing home. Proposed 7" horizontal wood siding will also match the dominant cladding on the existing house. Paving is proposed in place of an existing gravel driveway to connect the new garage to the adjacent right-of-way.

Historic Resource Review is required for new structures in the Irvington Historic District.

RELEVANT APPROVAL CRITERIA:

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

- 33.846.060 G – *Other Approval Criteria*

ANALYSIS

Site and Vicinity: The site is classified as a contributing resource in the Irvington Historic District. The primary house was built in 1894 in the Queen Anne style. The district comprises an eclectic assortment of late 19th and early 20th century architectural styles, including Queen Anne, Craftsman, and Period Revival styles. Garages built during the period of significance were either built at the same time as the associated residences for the later developments, or were later additions to the earlier residences, and were most commonly located at the rear or front of the property.

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 related applications include the following:

- EA 17-172486 – Early Assistance meeting to discuss a 2-story addition at rear of home.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **May 4, 2018**. The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services
- Fire Bureau
- Site Development Section of BDS
- Bureau of Transportation Engineering
- Life Safety Review Section of BDS, See Exhibit E-1

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on May 4, 2018. One written response has been received from either the Neighborhood Association or notified property owners in response to the proposal.

- Dean Gisvold, on behalf of the Irvington Community Association Land Use Committee, wrote on May 23, 2018, with no objections to the 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 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.
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.

3. **Historic changes.** Most properties change over time. Those changes that have acquired historic significance will be preserved.

Findings: The new garage elements will match or echo elements on the primary house, including the window configuration and cladding, to tie the design language of the two structures together. The garage will be located 34' back from the front lot line. This placement, along with its small scale and simplified palette, give deference to the house and reinforce the secondary nature of the new accessory structure. Collectively, the proposed work is in character with the architectural aesthetic of the contributing resource on site and help to ensure that the site remain a record of its time. There are no evident changes to the resource which have acquired historic significance; the construction of a new garage on this site will not alter features of the resource with historic significance. *These criteria have been met.*

4. **Historic features.** Generally, deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and other visual qualities and, where practical, in materials. Replacement of missing features must be substantiated by documentary, physical, or pictorial evidence.
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.
6. **Archaeological resources.** Significant archaeological resources affected by a proposal will be protected and preserved to the extent practical. When such resources are disturbed, mitigation measures will be undertaken.

Findings: The exterior of the existing, historic home will not be altered. No historic materials or features of the home will be affected by the proposed work. The new garage will be sited on the east side of the lot, adjacent to the house, at the terminus of an existing gravel driveway. Significant archaeological resources will not be affected by this proposal. *These criteria have been met.*

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: Construction of the new garage will not affect historic materials that characterize the property. The new structure's relative scale, massing, and setback are key elements to preserve and distinguish the contributing house that shares the property. The new accessory structure is stylistically compatible with the contributing resource on site. The new windows will feature clad wood sashes, differentiating them from the historic windows on the primary structure. While the new garage windows will match existing on the house in style, proportion, and trim, the new windows will be clearly differentiated from original, historic material. *These criteria have been 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.
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.
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, 9 & 10: Details of the new accessory structure aim for compatibility primarily with the main house on the site. The garage elements, namely the wood siding and new windows, are compatible with those on the existing house in proportion and style. The roof pitch of the garage will match that of the existing house, with an 8" overhang that further tie the language of the of the street facing gable on each structure together.

The existing contributing house has dictated the design direction of architectural features so that the new garage reads as a logical complement to the primary structure. The garage is compatible with the site's contributing resource in its material selections and architectural features. These measures and the attention to detail ensure that proposed garage will not detract from the principle contributing resource on the site. Collectively, this proposal is compatible and complementary to this site, the adjacent properties, and the district as a whole. *These criteria have been 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

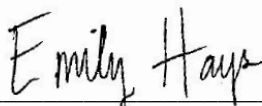
The purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. This proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of Historic Resource Review for a new 308 SF garage on the site of a contributing resource in the Irvington Historic District per the approved site plans, Exhibits C-1 through C-11, signed and dated May 29, 2018, 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 4 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 18-152934 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: Emily Hays

Decision rendered by:  **on May 29, 2018**
By authority of the Director of the Bureau of Development Services

Decision mailed: June 1, 2018

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 April 16, 2018, and was determined to be complete on May 1, 2018.

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 April 16, 2018.

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: August 29, 2018.**

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 June 15, 2018** at 1900 SW Fourth Ave. Appeals can be filed at the 5th floor reception desk of 1900 SW 4th Avenue Monday through Friday between 8:00 am and 4:30 pm. **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 will be recorded with the Multnomah County Recorder.

- *Unless appealed*, the final decision will be recorded on or after **June 18, 2018** 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.

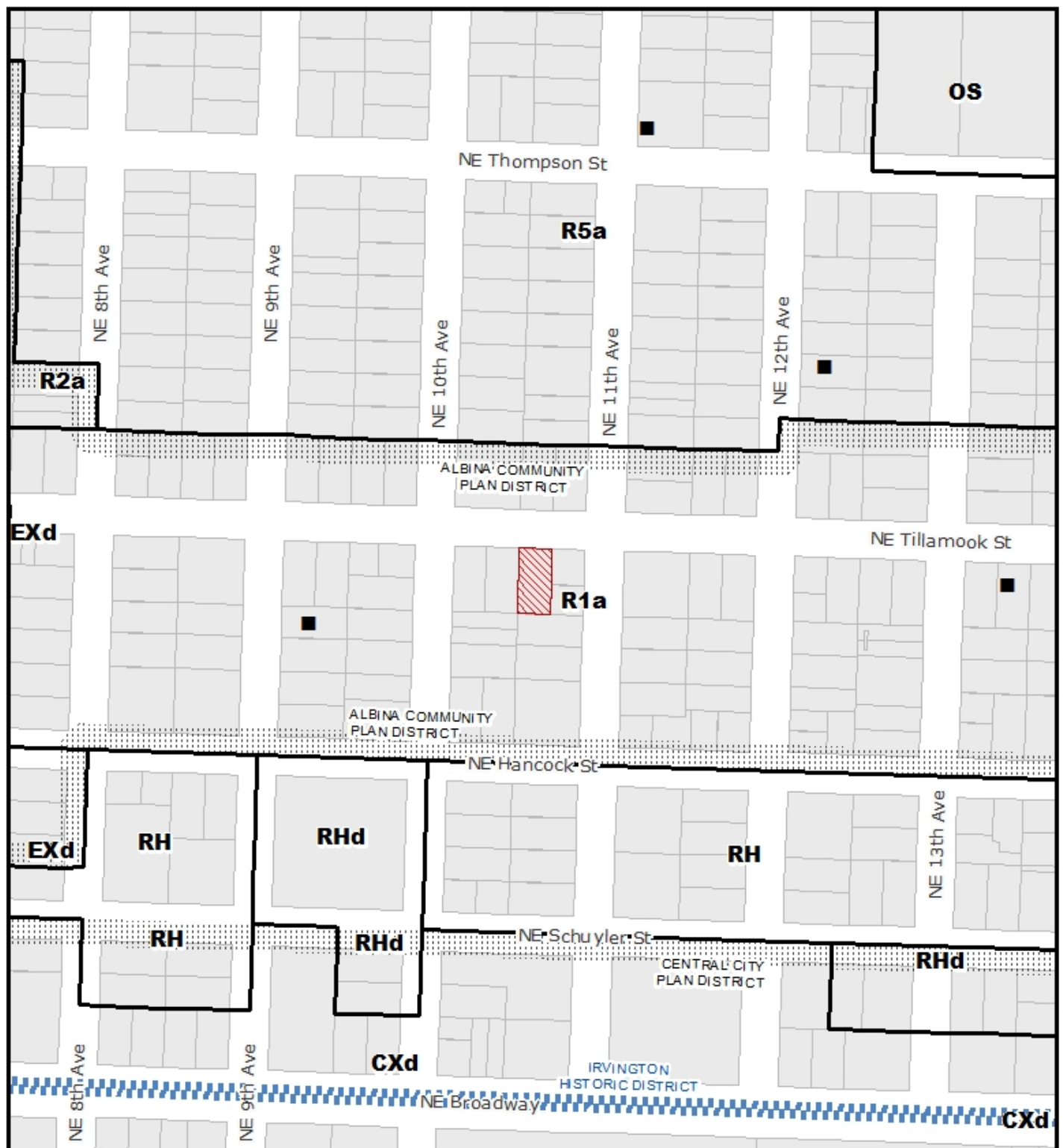
Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:


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

EXHIBITS
NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submittal
 - 1. Land Use Review Written Statement
 - 2. Vicinity Plan
 - 3. Original Site Plan
 - 4. Existing West Elevation – No Changes
 - 5. Existing Window Details
 - 6. Existing Sconce
 - 7. Applicant's Photos
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Main Floor Plan
 - 3. Second Floor Plan
 - 4. Basement Plan
 - 5. Exterior Elevations (attached)
 - 6. North Elevation – Enlarged Street Elevation
 - 7. Window and Door Schedules
 - 8. Window Details
 - 9. Door Details
 - 10. Garage Door Details
 - 11. Proposed Sconce
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Life Safety Review Section of BDS
- F. Correspondence:
 - 1. Dean Gisvold, May 23, 2018, Irvington Community Association Land Use Committee, no objections to the proposal.
- G. Other:
 - 1. Original LU Application
 - 2. Incomplete Letter
 - 3. Email Correspondence

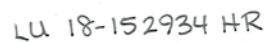
The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).



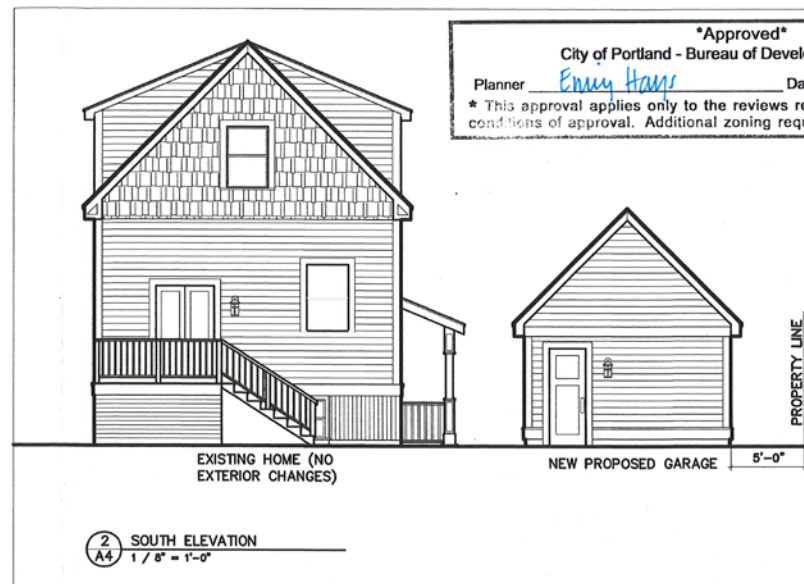
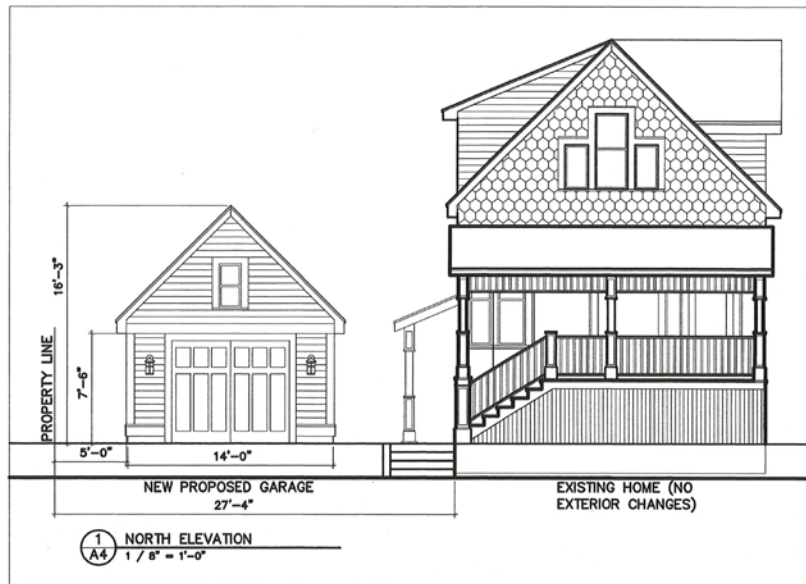
ZONING 
 NORTH
 THIS SITE LIES WITHIN THE:
 ALBINA COMMUNITY PLAN DISTRICT
 IRVINGTON HISTORIC DISTRICT

-  Site
-  Conservation Landmarks
-  Historic Landmark

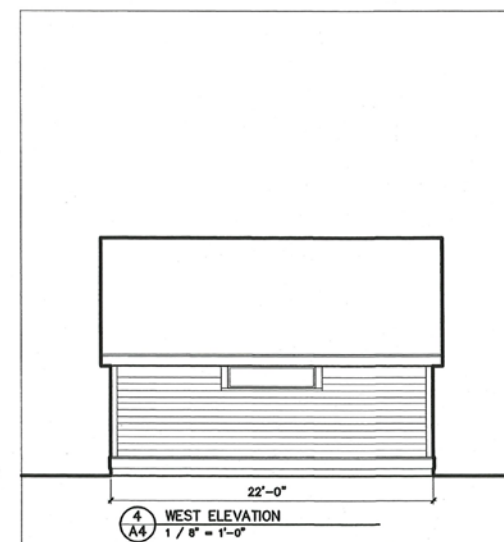
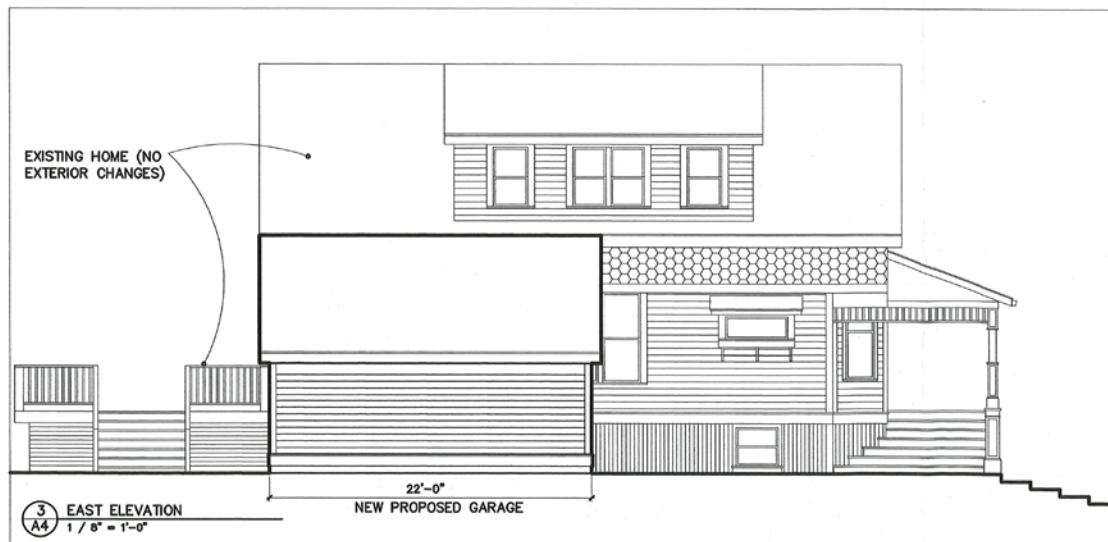
| | |
|-------------|-------------------|
| File No. | LU 18-152934 HR |
| 1/4 Section | 2831 |
| Scale | 1 inch = 200 feet |
| State ID | 1N1E26CD 4100 |
| Exhibit | B Apr 17, 2018 |



LU 18-152934 HR



Approved
City of Portland - Bureau of Development Services
Planner Emily Hays Date 5/29/18
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



EXTERIOR ELEVATIONS

RUBER-JOHNSON GARAGE

1020 NE TILLAMOOK STREET, PORTLAND OREGON 97212

4.16.18

NO SCALE

A4

EXHIBIT C-5

LU 18-152934 HR

| | A | B | C | D | E | F |
|----|--------------------------|---------------|--------------------|------------------------------------|---------------------------|--------------------------|
| 1 | ENDORSEMENT | INFO1 | INFO2 | NAME | ADDRESS/IO ADDRESS | CITY/STATE/ZIP/ADDRESSEE |
| 2 | | | | CURRENT RESIDENT | 2060 NE 11TH AVE | PORTLAND OR 97212 |
| 3 | | | | CURRENT RESIDENT | 2017 NE 11TH AVE | PORTLAND OR 97212 |
| 4 | | | | CURRENT RESIDENT | 2003 NE 11TH AVE #A | PORTLAND OR 97212 |
| 5 | | | | CURRENT RESIDENT | 1926 NE 11TH AVE #2 | PORTLAND OR 97212 |
| 6 | | | | CURRENT RESIDENT | 1926 NE 11TH AVE #1 | PORTLAND OR 97212 |
| 7 | | | | CURRENT RESIDENT | 1916 NE 10TH AVE | PORTLAND OR 97212 |
| 8 | | | | CURRENT RESIDENT | 1912 NE 11TH AVE #B | PORTLAND OR 97212 |
| 9 | | | | CURRENT RESIDENT | 1910 NE 10TH AVE | PORTLAND OR 97212 |
| 10 | | | | CURRENT RESIDENT | 1114 NE TILLAMOOK ST | PORTLAND OR 97212 |
| 11 | | | | CURRENT RESIDENT | 1111 NE TILLAMOOK ST #4 | PORTLAND OR 97212 |
| 12 | | | | CURRENT RESIDENT | 1111 NE TILLAMOOK ST #3 | PORTLAND OR 97212 |
| 13 | | | | CURRENT RESIDENT | 1111 NE TILLAMOOK ST #2 | PORTLAND OR 97212 |
| 14 | | | | CURRENT RESIDENT | 1111 NE TILLAMOOK ST #1 | PORTLAND OR 97212 |
| 15 | | | | CURRENT RESIDENT | 1106 NE TILLAMOOK ST | PORTLAND OR 97212 |
| 16 | | | | CURRENT RESIDENT | 1102 NE TILLAMOOK ST | PORTLAND OR 97212 |
| 17 | | | | CURRENT RESIDENT | 1036 NE TILLAMOOK ST | PORTLAND OR 97212 |
| 18 | | | | CURRENT RESIDENT | 1033 NE TILLAMOOK ST | PORTLAND OR 97212 |
| 19 | | | | CURRENT RESIDENT | 1030 NE TILLAMOOK ST | PORTLAND OR 97212 |
| 20 | | | | CURRENT RESIDENT | 1021 NE TILLAMOOK ST #16 | PORTLAND OR 97212 |
| 21 | | | | CURRENT RESIDENT | 1021 NE TILLAMOOK ST #15 | PORTLAND OR 97212 |
| 22 | | | | CURRENT RESIDENT | 1021 NE TILLAMOOK ST #14 | PORTLAND OR 97212 |
| 23 | | | | CURRENT RESIDENT | 1021 NE TILLAMOOK ST #13 | PORTLAND OR 97212 |
| 24 | | | | CURRENT RESIDENT | 1021 NE TILLAMOOK ST #12 | PORTLAND OR 97212 |
| 25 | | | | CURRENT RESIDENT | 1021 NE TILLAMOOK ST #11 | PORTLAND OR 97212 |
| 26 | | | | CURRENT RESIDENT | 1016 NE TILLAMOOK ST | PORTLAND OR 97212 |
| 27 | | | | CURRENT RESIDENT | 1012 NE TILLAMOOK ST | PORTLAND OR 97212 |
| 28 | | | | CURRENT RESIDENT | 1011 NE TILLAMOOK ST #9 | PORTLAND OR 97212 |
| 29 | | | | CURRENT RESIDENT | 1011 NE TILLAMOOK ST #8 | PORTLAND OR 97212 |
| 30 | | | | CURRENT RESIDENT | 1011 NE TILLAMOOK ST #7 | PORTLAND OR 97212 |
| 31 | | | | CURRENT RESIDENT | 1011 NE TILLAMOOK ST #6 | PORTLAND OR 97212 |
| 32 | | | | CURRENT RESIDENT | 1011 NE TILLAMOOK ST #10 | PORTLAND OR 97212 |
| 33 | | | | CURRENT RESIDENT | 1011 NE HANCOCK ST | PORTLAND OR 97212 |
| 34 | | | | CURRENT RESIDENT | 1009 NE HANCOCK ST | PORTLAND OR 97212 |
| 35 | | | | CURRENT RESIDENT | 1007 NE TILLAMOOK ST #5 | PORTLAND OR 97212 |
| 36 | | | | CURRENT RESIDENT | 1007 NE TILLAMOOK ST #4 | PORTLAND OR 97212 |
| 37 | | | | CURRENT RESIDENT | 1007 NE TILLAMOOK ST #3 | PORTLAND OR 97212 |
| 38 | | | | CURRENT RESIDENT | 1007 NE TILLAMOOK ST #2 | PORTLAND OR 97212 |
| 39 | | | | CURRENT RESIDENT | 1007 NE TILLAMOOK ST #1 | PORTLAND OR 97212 |
| 40 | RETURN SERVICE REQUESTED | | 1N1E26CD 80003 | WOLFSOHN CARL & THILL GARY L | 1031 NE HANCOCK ST #3 | PORTLAND OR 97212-4036 |
| 41 | RETURN SERVICE REQUESTED | | 1N1E26CD 4900 | WAN SAMUEL | 1012-1016 NE TILLAMOOK ST | PORTLAND OR 97212 |
| 42 | RETURN SERVICE REQUESTED | | 1N1E26CD 4600 | TINIAKOS AVGOUSTIS D TR | 1229 NE KNOTT ST | PORTLAND OR 97212 |
| 43 | RETURN SERVICE REQUESTED | | 1N1E26CD 4802 | RIDDICK CARL A & O'HEARN MARY E | 2006 NE 10TH AVE | PORTLAND OR 97212 |
| 44 | RETURN SERVICE REQUESTED | | 1N1E26CA 16000 | RENSLA PROPERTIES LLC | 3015 NE DUNCKLEY ST | PORTLAND OR 97212 |
| 45 | RETURN SERVICE REQUESTED | | 1N1E26CD 80005 | MUNIZ CHRISTINA & MUNIZ ANDREW | 1909 NE 11TH AVE | PORTLAND OR 97212 |
| 46 | RETURN SERVICE REQUESTED | | 1N1E26CD 4300 | HOWARD-KONE HOLLY E | 1923 NE 11TH AVE | PORTLAND OR 97212-4025 |
| 47 | RETURN SERVICE REQUESTED | | 1N1E26CD 3500 | HOLFERT MAX & HOLFERT VANESSA | 1912 NE 11TH AVE | PORTLAND OR 97212 |
| 48 | RETURN SERVICE REQUESTED | | 1N1E26CD 4200 | GUNDLE BARBARA | 2003 NE 11TH AVE | PORTLAND OR 97212-4027 |
| 49 | RETURN SERVICE REQUESTED | | 1N1E26CD 3600 | ESCOE PAUL H & JOSEPHSON ANDREW H | 2737 NE HAMBLET ST | PORTLAND OR 97212 |
| 50 | RETURN SERVICE REQUESTED | | 1N1E26CD 99010 | BOLDING TAYLOR G | 2068 NE 11TH AVE #10 | PORTLAND OR 97212 |
| 51 | RETURN SERVICE REQUESTED | | 1N1E26CA 14000 | YOUNGER CAROLYN | 1631 NE BROADWAY PMB 625 | PORTLAND OR 97232 |
| 52 | RETURN SERVICE REQUESTED | | 1N1E26CD 80002 | WATERMAN DIANE & WATERMAN JOHN | 1027 NE HANCOCK ST | PORTLAND OR 97212-4036 |
| 53 | RETURN SERVICE REQUESTED | | 1N1E26CD 99001 | RIDER DOUGLAS & RIDER ANGELA | 1118 NE TILLAMOOK ST | PORTLAND OR 97212 |
| 54 | RETURN SERVICE REQUESTED | | 1N1E26CD 4700 | NEWLANDS SARAH W & DONALD T | 1926 NE 10TH AVE | PORTLAND OR 97212-4012 |
| 55 | RETURN SERVICE REQUESTED | | 1N1E26CD 3700 | LIMPRECHT RODNEY T & SUSAN F | 2002 NE 11TH AVE | PORTLAND OR 97212-4026 |
| 56 | RETURN SERVICE REQUESTED | | 1N1E26CD 99006 | GILMER LAURIE A & BECK KELLIE D | 2052 NE 11TH AVE | PORTLAND OR 97212 |
| 57 | RETURN SERVICE REQUESTED | | 1N1E26CD 4801 | ATKINS-KARLIN JOINT TRUST | 2010 NE 10TH AVE | PORTLAND OR 97212 |
| 58 | RETURN SERVICE REQUESTED | | 1N1E26CA 15900 | 1007-21 NORTHEAST TILLAMOOK LL | 3015 NE DUNCKLEY ST | PORTLAND OR 97212 |
| 59 | RETURN SERVICE REQUESTED | | 1N1E26CD 80001 | SATTERLEE STEVEN M & CHRISTINE | 1023 NE HANCOCK ST | PORTLAND OR 97212-4036 |
| 60 | RETURN SERVICE REQUESTED | | 1N1E26CA 15800 | RHEINGOLD CHAD H & SONYA C | PO BOX 12470 | PORTLAND OR 97212-0470 |
| 61 | RETURN SERVICE REQUESTED | | 1N1E26CD 99002 | REDE GEORGE H & REDE LORI R | 1114 NE TILLAMOOK ST #2 | PORTLAND OR 97212 |
| 62 | RETURN SERVICE REQUESTED | | 1N1E26CD 99008 | PARSONS JENNIFER | 856 ALANDELE AVE | LOS ANGELES CA 90036 |
| 63 | RETURN SERVICE REQUESTED | | 1N1E26CD 99009 | CALLISTER LORI G | 2064 NE 11TH AVE | PORTLAND OR 97212 |
| 64 | RETURN SERVICE REQUESTED | | 1N1E26CD 99007 | BASS PAULA | 2056 NE 11TH AVE | PORTLAND OR 97212 |
| 65 | RETURN SERVICE REQUESTED | | 1N1E26CD 99005 | WIESCHER MICHAEL & BRIGITTE | 1219 MISHAWAKA AVE | SOUTH BEND IN 46615 |
| 66 | RETURN SERVICE REQUESTED | | 1N1E26CD 4000 | WARWICK W MICHAEL & BAILEY SUSAN V | 535 NE THOMPSON ST | PORTLAND OR 97212-3844 |
| 67 | RETURN SERVICE REQUESTED | 1N1E26CD 3900 | TEL INDUSTRY LLC | ATTN DANIEL KAVEN MGR | 4080 N WILLIAMS AVE #100 | PORTLAND OR 97227-1687 |
| 68 | RETURN SERVICE REQUESTED | | 1N1E26CD 99004 | SUTER ALICE H | 1106 NE TILLAMOOK ST #4 | PORTLAND OR 97212-4336 |
| 69 | RETURN SERVICE REQUESTED | | 1N1E26CD 99003 | MONAGHAN-MILSTEIN MONICA | 1110 NE TILLAMOOK ST | PORTLAND OR 97212-4336 |
| 70 | RETURN SERVICE REQUESTED | | 1N1E26CD 80004 | LEIGHTON J WILLIAM & M BARBARA | 1035 NE HANCOCK ST | PORTLAND OR 97212-4036 |
| 71 | RETURN SERVICE REQUESTED | | 1N1E26CD 5000 | JOERSZ ROBERT T | 1002 NE TILLAMOOK ST | PORTLAND OR 97212 |
| 72 | RETURN SERVICE REQUESTED | | 1N1E26CD 4500 | INGEBRIGTSEN JEFFREY M & JEFF | 50350 COWENS RD SLIP 21 | SCAPPOOSE OR 97056-4491 |
| 73 | RETURN SERVICE REQUESTED | APPLICANT | MARIA COHEN DESIGN | COHEN MARIA | 33 N HOLMAN ST | PORTLAND OR 97217 |

| | A | B | C | D | E | F |
|----|--------------------------|------------|-------------------------|------------------------------------|-----------------------------|-------------------|
| 74 | RETURN SERVICE REQUESTED | OWNER | 1N1E26CD 4100 | JOHNSON ALEXANDER & RUBER ERIKA | 1020 NE TILLAMOOK ST | PORTLAND OR 97212 |
| 75 | RETURN SERVICE REQUESTED | RESPONDENT | DEAN GISVOLD | IRVINGTON COMMUNITY ASSOCIATION | 2225 NE 15TH AVE | PORTLAND OR 97212 |
| 76 | RETURN SERVICE REQUESTED | | REQUIRED NOTICE CONTACT | SOUL DISTRICT BUSINESS ASSOCIATION | PO BOX 11565 | PORTLAND OR 97211 |
| 77 | RETURN SERVICE REQUESTED | | ROJAS JESSICA | NE COALITION OF NEIGHBORHOODS | 4815 NE 7TH AVE | PORTLAND OR 97211 |
| 78 | RETURN SERVICE REQUESTED | | LAND USE CONTACT | TRANSIT DEVELOPMENT | 1800 SW FIRST AVE SUITE 300 | PORTLAND OR 97201 |
| 79 | RETURN SERVICE REQUESTED | | LAND USE CONTACT | PORT OF PORTLAND PLANNING | PO BOX 3529 | PORTLAND OR 97208 |
| 80 | RETURN SERVICE REQUESTED | | LAND USE CONTACT | PLAN AMENDMENT SPECIALIST | 635 CAPITAL ST NE #150 | SALEM OR 97301 |
| 81 | RETURN SERVICE REQUESTED | | LAND USE CONTACT | STATE FISH & WILDLIFE | 18330 NW SAUVIE ISL RD | PORTLAND OR 97231 |
| 82 | | | | | PDC | B129 |
| 83 | | | | | ATTN LAND USE CONTACT | 128/METRO |
| 84 | | | | | DAWN KRANTZ | B299/R5000 |
| 85 | RETURN SERVICE REQUESTED | | 18-152934 DEC 06-01-18 | CASE FILE HAYS | 1900 SW 4TH AVE #5000 | PORTLAND OR 97201 |

APRIL 10, 2018

LAND USE REVIEW WRITTEN STATEMENT

FOR A PROPOSED DETACHED GARAGE AT 1020 NE TILLAMOOK STREET

This proposed project is located at 1020 NE Tillamook in Irvington. The house is designated as "contributing". The Queen Anne Style existing home was built in 1894.

PROCEDURE TYPE: Type I Historic Resource Review based on the thresholds per table 846-3 of Section 33.846.060

LIST OF LAND USE REVIEWS REQUESTED:

- Historic Review – Type I

SUMMARY OF THE PROPOSED NEW GARAGE LOCATION AND DESIGN

The exterior of the existing, historic home will not be changed in any way. We are proposing to build a new garage on the east side of the existing lot, adjacent to the house. It will be located on a part of the lot that is currently empty; at the terminus of an existing gravel driveway.

Our design goal is for the 22' long by 14 feet wide, 308 square foot new garage to complement, but not detract, from the existing historic home. We will accomplish this by, one, making the garage much smaller in scale than the existing home, two, using a simplified, though complimentary palate of materials and details on the garage and, three, by locating the garage 34' back from the existing front lot line (the existing home is only 5'-6" back from the front lot line). The existing historic home will clearly be the dominant form on the lot while the garage will be secondary.

We presented the proposed design to the Irvington Land Use Committee on March 28, 2018 and they supported and approved the design as we are presenting it.

PROPOSED GARAGE DESIGN:

NORTH (STREET FACING) FAÇADE

The garage will be located 34'-4" back from the front lot line. The one story garage will have a gable roof that matches the pitch of the existing home. The roof will be finished in asphalt shingles that match the existing home's roof. The siding will match the existing home's seven inch, painted, horizontal v-groove siding. The garage door will be eight feet wide by seven feet tall painted mdf carriage style door. We will have one window in the attic space (for aesthetics only; this space will not be used); the window's details and style will match the existing home's windows (see attached cut sheets from Marvin and existing window detail drawings).

SOUTH (BACKYARD) FAÇADE

The back wall of the new garage will be aligned with the back wall of the existing home. The exterior details will match those outlined in the North Façade (see above description). It will have one exterior painted fiberglass door that will match the style and details of the existing home's doors (see attached door cut sheets).

EAST (NEIGHBOR FACING) FAÇADE

The east wall of the garage will be located five feet from the property line. This side of the garage, facing the neighbor's side yard, will be sided with painted, horizontal, v-groove siding that matches the existing homes' siding. There will be an eight inch deep soffit that will match the existing home's soffit in dimension and detail.

WEST (FACING EXISTING HOME) FAÇADE

The west wall of the garage will be located 8'-4" from the east wall of the existing home. This side of the new garage will be facing the existing home and, again, will be sided with painted, horizontal v-groove siding that matches the existing homes' siding. Again, there will be an eight inch soffit that will match the existing home's soffit in dimension and detail. There will be a 1'-8" high by 6'-0" long fixed window. The style and details of this windows will match the existing home's windows (see attached cut from Marvin and existing window detail drawings).

HISTORIC REVIEW PROCESS – Other Approval Criteria 33.846 G (1-10)

- 1) **Historic Character.** We are not altering the exterior of the existing home and therefore the historic character of the original home will be retained and preserved. We will match many of the historic characteristics of the original home in the new garage (siding, window details, roof, details, etc).
- 2) **Record of Its' Time.** The original historic home will remain a physical record of its time, place and use. We will not add any features that create a false sense of historic development. The new garage will replicate many features of the original home (siding style, roof pitch) but will be a new, separate structure. The proposed garage will compliment but not detract from the existing, historic home.
- 3) **Historic Changes.** This is not applicable to our proposed project. The original house is not being altered in any way.
- 4) **Historic Features.** This is not applicable to our proposed project. The original house is not being altered in any way.
- 5) **Historic Materials.** This is not applicable to our proposed project. The original house is not being altered in any way.
- 6) **Archaeological resources.** This is not applicable to our proposed project. The original house is not being altered in any way.
- 7) **Differentiate new from old.** The new, proposed garage is subordinate and differentiated from the original, historic house. The existing home has much more variety of detail (for example, three different siding styles: v-groove horizontal siding, fish scale shingles and shake siding) and a wide variety of volumes (for example, shed dormer, gable dormer, bay windows, Queen Anne detailed front porch) than the new garage (the new garage is only one volume and one siding style). In addition, the new garage much smaller in scale than the original home.
- 8) **Architectural Compatibility.** The new garage will be compatible with the existing house's massing, size, scale and architectural features. We will not be making the home more accessible than it currently is at this time.
- 9) **Preserve the form and integrity of historic resources.** The original house is not being altered in any way. The new, detached garage will be undertaken in such a manner that if they are removed in the future, the essential form and integrity of the historic resource and its environment would be unimpaired.
- 10) **Hierarchy of compatibility.** The new garage will be designed to be compatible with the original source, secondarily with adjacent properties and with the rest of the historic Irvington district. The new garage will fit in with the original home and entire neighborhood.

IN SUMMARY

We are proposing to add a new garage where there currently isn't one on a part of the site where it would be logically located. We want the garage to fit into the historic neighborhood and it will mimic many of the existing home's details to make it look like it fit in but will clearly be a separate, secondary structure

on the site that does not compete with the existing home. We want to make the new garage compatible with the existing home but subordinate to it.

We are not making any exterior changes or modifications to the existing, original home on the site and will protect it during the construction of the new, proposed garage.

We presented this project to the Irvington Land Use Committee and they gave us their support.

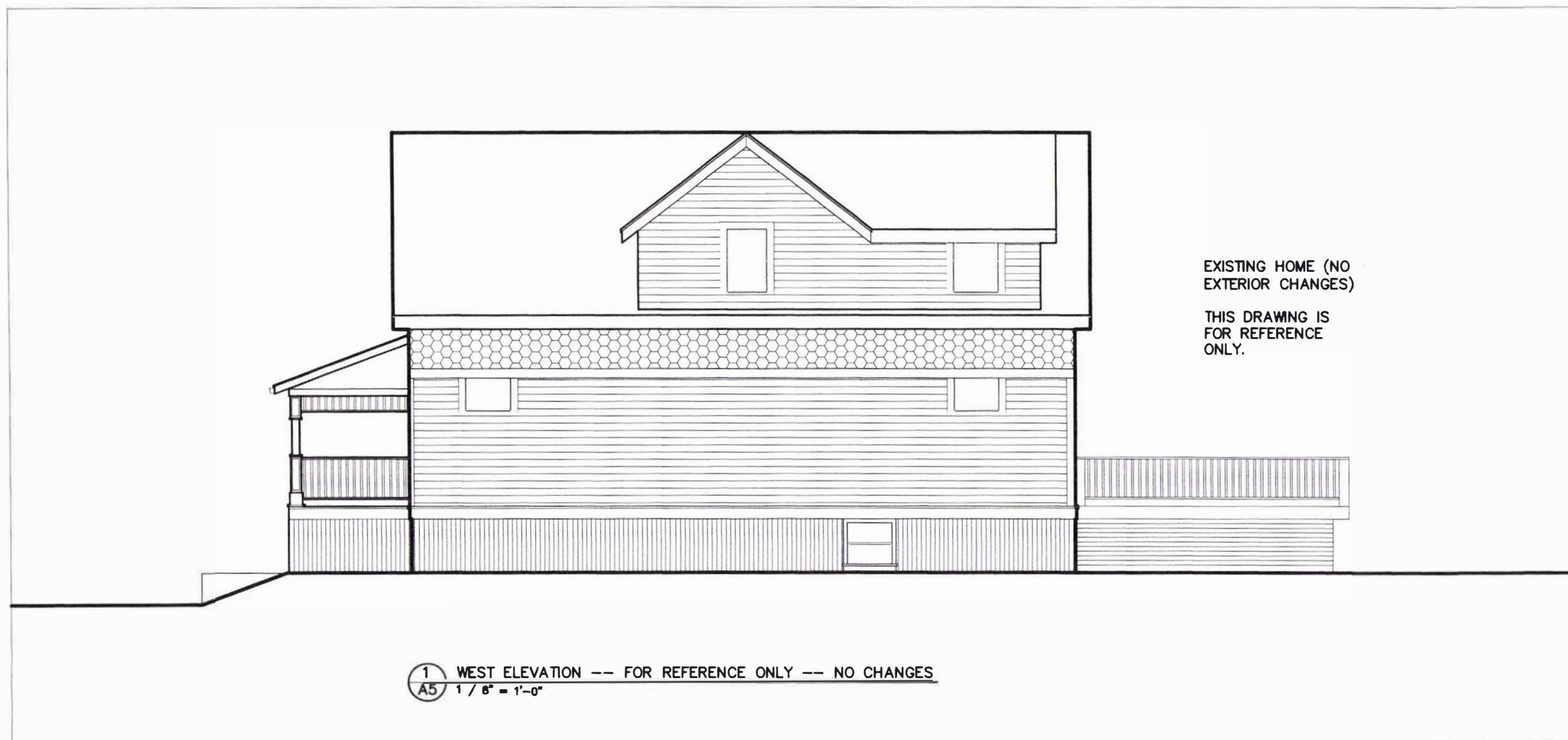


VICINITY PLAN

RUBER-JOHNSON RESIDENCE REMODEL

1020 NE TILLAMOOK STREET, PORTLAND OREGON 97212

SCALE: 1/128" = 1'



EXTERIOR ELEVATIONS

RUBER-JOHNSON GARAGE

1020 NE TILLAMOOK STREET, PORTLAND OREGON 97212

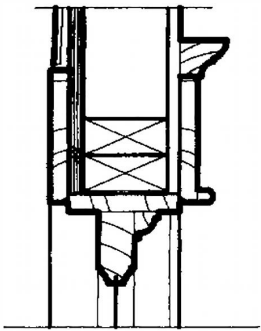
4.16.18

1/8" = 1'-0"

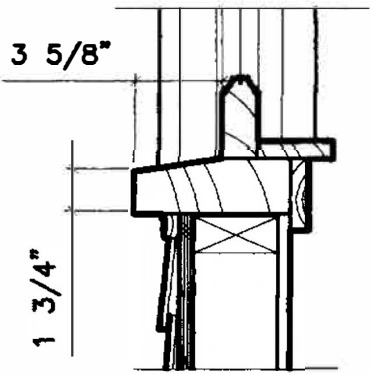
A5

EXISTING PICTURE IN EXISTING HOME

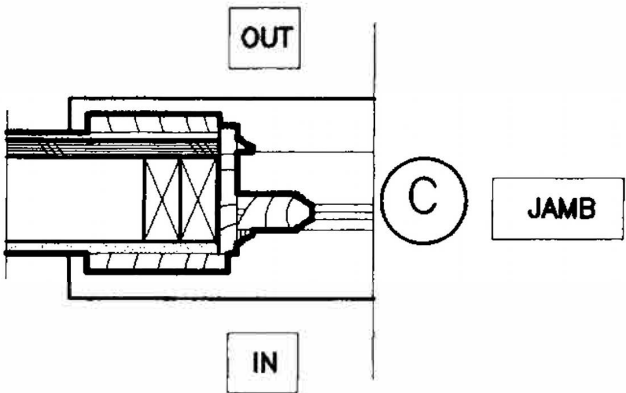
EXISTING
EXISTING ORIGINAL
PAINTED WOOD
DOUBLE HUNG



A HEAD



B SILL



C JAMB

A8

1-1/2" = 1'-0"
4.16.18

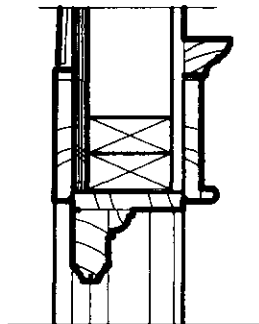
WINDOW DETAILS - 1

RUBER-JOHNSON RESIDENCE REMODEL
1020 NE TILLAMOOK STREET, PORTLAND OREGON 97212

EXISTING DOUBLE HUNG IN EXISTING HOME

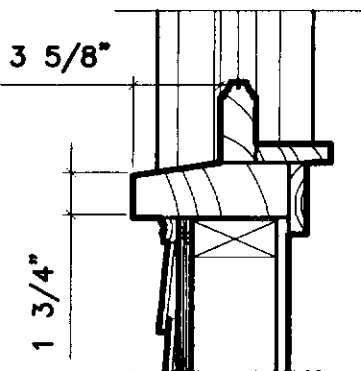
EXISTING

EXISTING ORIGINAL
PAINTED WOOD
DOUBLE HUNG



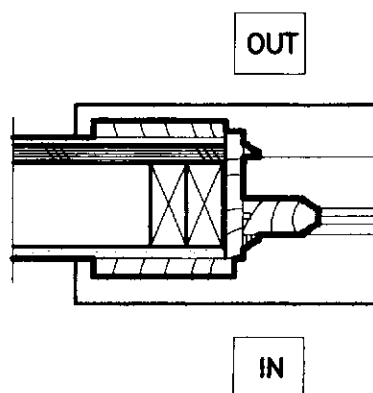
A

HEAD



B

SILL



C

JAMB

A9

1-1/2" = 1'-0"

4.16.18

WINDOW DETAILS - 2

RUBER-JOHNSON RESIDENCE REMODEL

1020 NE TILLAMOOK STREET, PORTLAND OREGON 97212

LU 18-15 2934 HR



1020 NE TILLAMOOK
EXISTING SCONCE ON ORIGINAL HOME

PHOTOGRAPHS SHOWING EXISTING SITE



1020 NE TILLAMOOK
STREET VIEW



1020 NE TILLAMOOK
SHOWING EAST SIDE OF HOUSE.
(PROPOSED GARAGE IS APPROX. WHERE MINI-VAN IS LOCATED.)

LU 18-15 2934 HR



1020 NE TILLAMOOK
TAKEN FROM WEST

LU 18-15 2934 HK



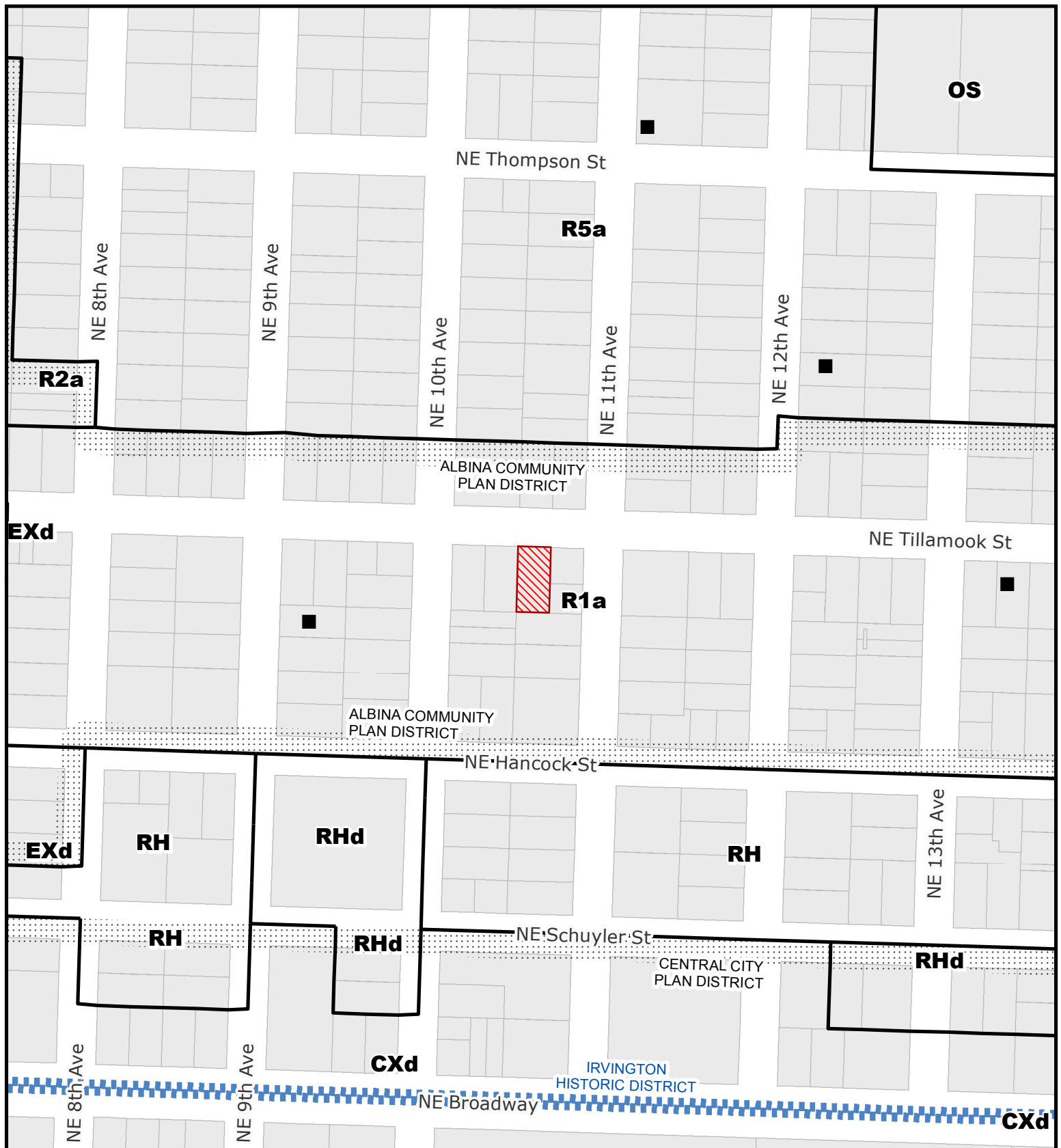
NE TILLAMOOK
TAKEN FROM EAST (INTERSECTION OF NE 11th AND NE TILLAMOOK)

LU 18-15 2934 HR



NE TILLAMOOK STREET
TAKE FROM WEST (INTERSECTION OF NE 10th AND NE TILLAMOOK)

LU 18-15 2934 HK



ZONING



THIS SITE LIES WITHIN THE:
ALBINA COMMUNITY PLAN DISTRICT
IRVINGTON HISTORIC DISTRICT



Site



Conservation Landmarks 1/4 Section



Historic Landmark

File No.

LU 18-152934 HR

2831

Scale

1 inch = 200 feet

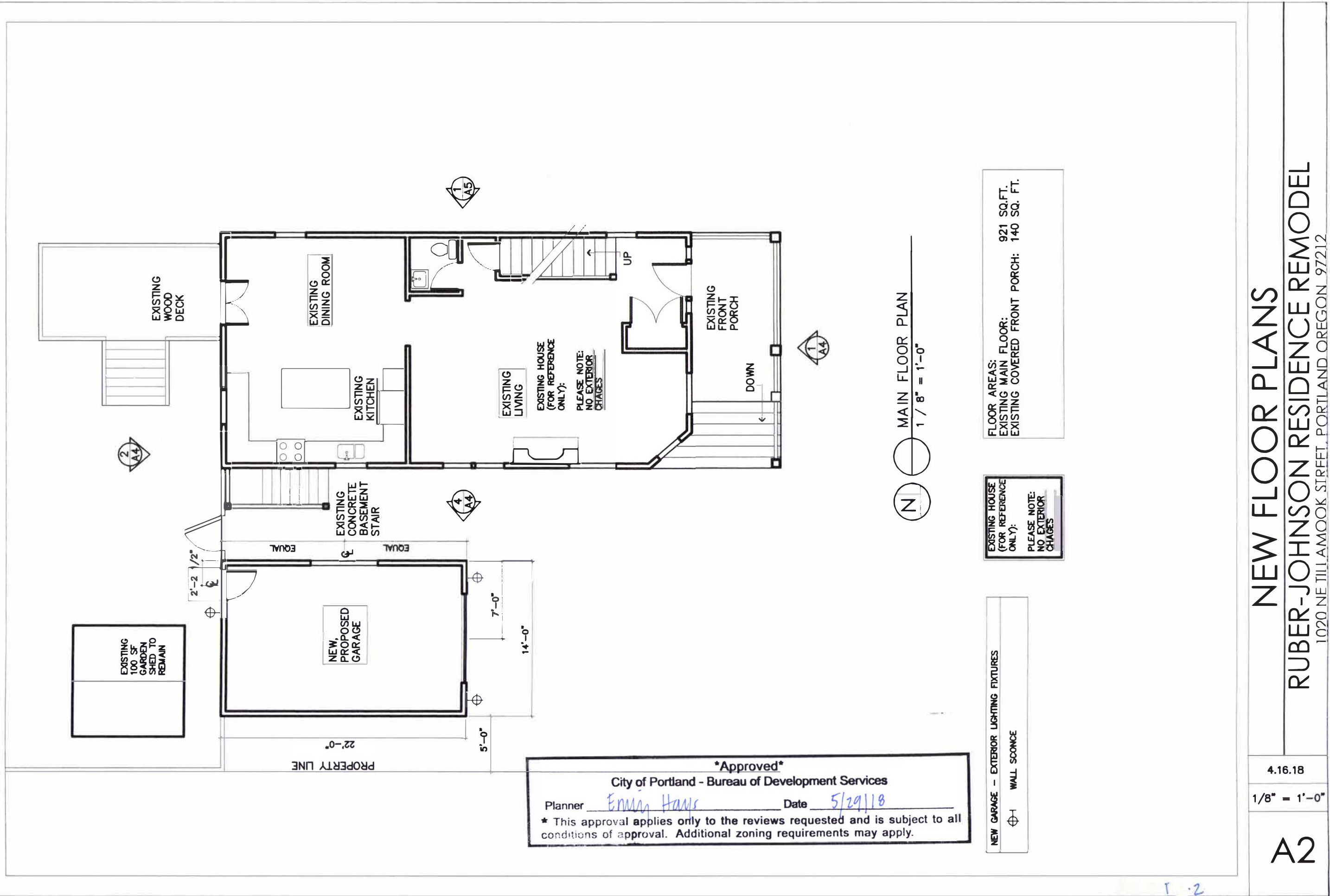
State ID

1N1E26CD 4100

Exhibit

B

Apr 17, 2018



Approved
City of Portland - Bureau of Development Services
Planner Emin Hays Date 5/29/18
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

NEW GARAGE - EXTERIOR LIGHTING FIXTURES
⊕ WALL SCONCE

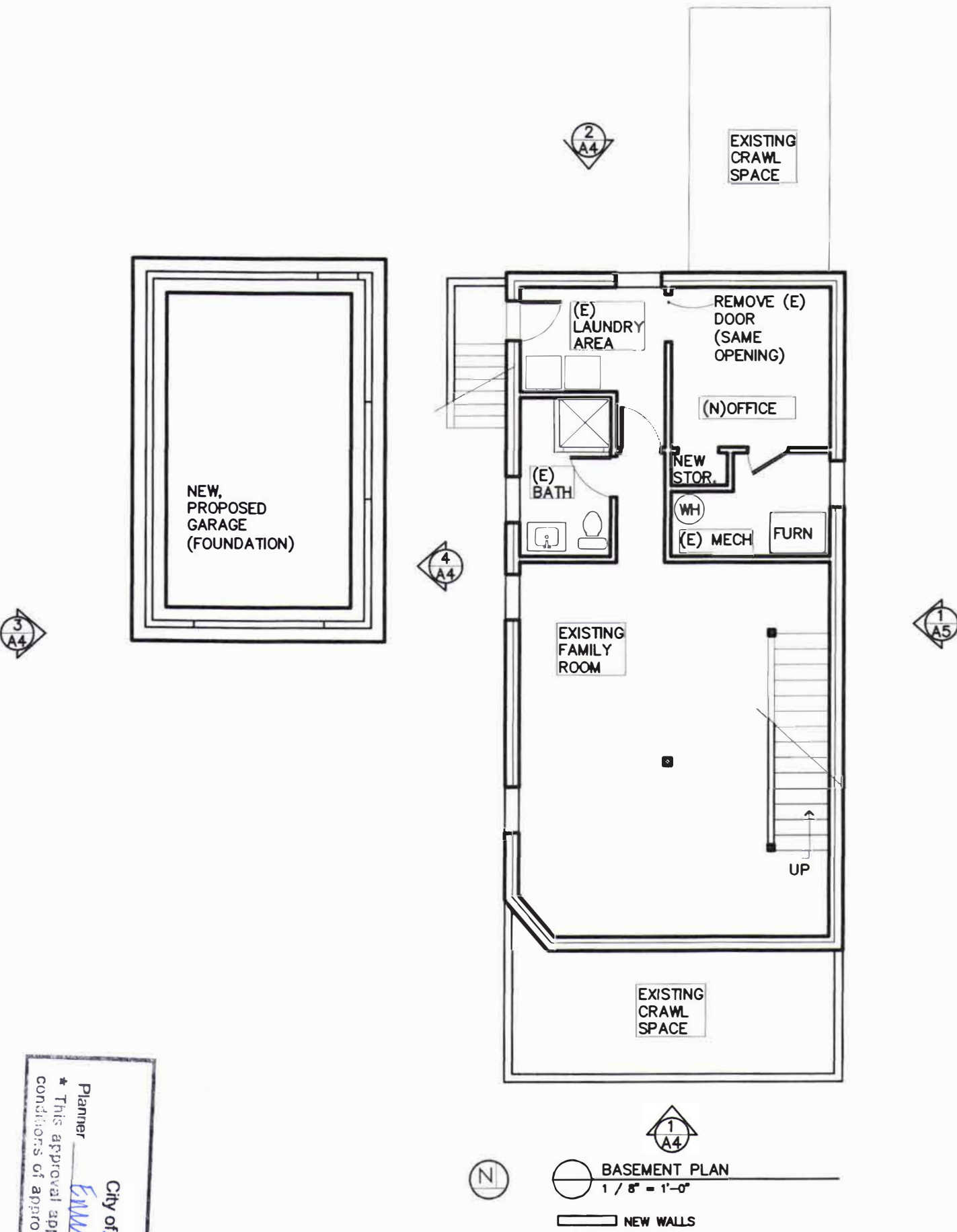
EXISTING HOUSE
(FOR REFERENCE ONLY):
PLEASE NOTE:
NO EXTERIOR
CHANGES

FLOOR AREAS:
EXISTING MAIN FLOOR: 921 SQ.FT.
EXISTING COVERED FRONT PORCH: 140 SQ. FT.

NEW FLOOR PLANS
RUBER-JOHNSON RESIDENCE REMODEL
1020 NE TILLAMOOK STREET, PORTLAND OREGON 97212

4.16.18
1/8" = 1'-0"

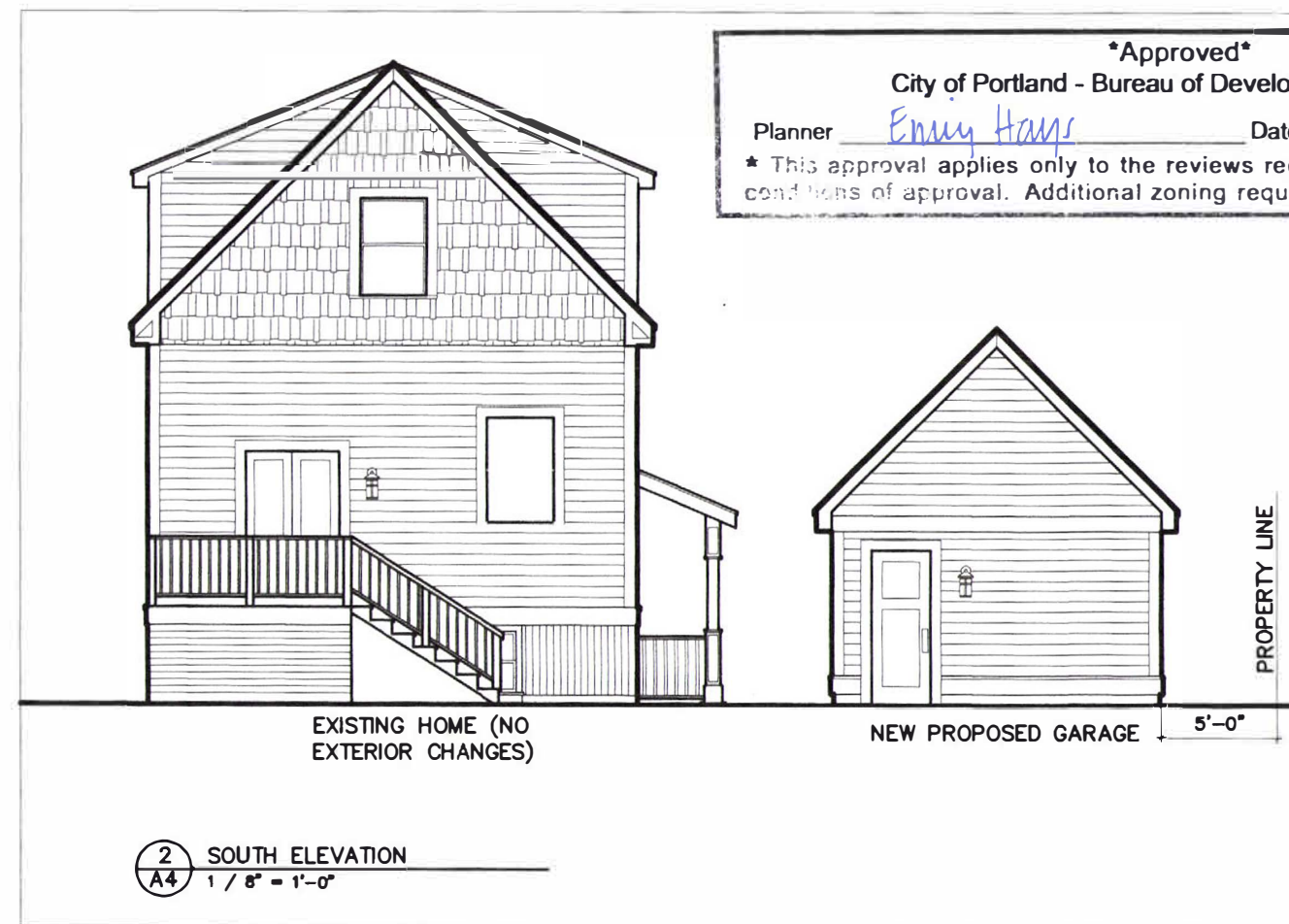
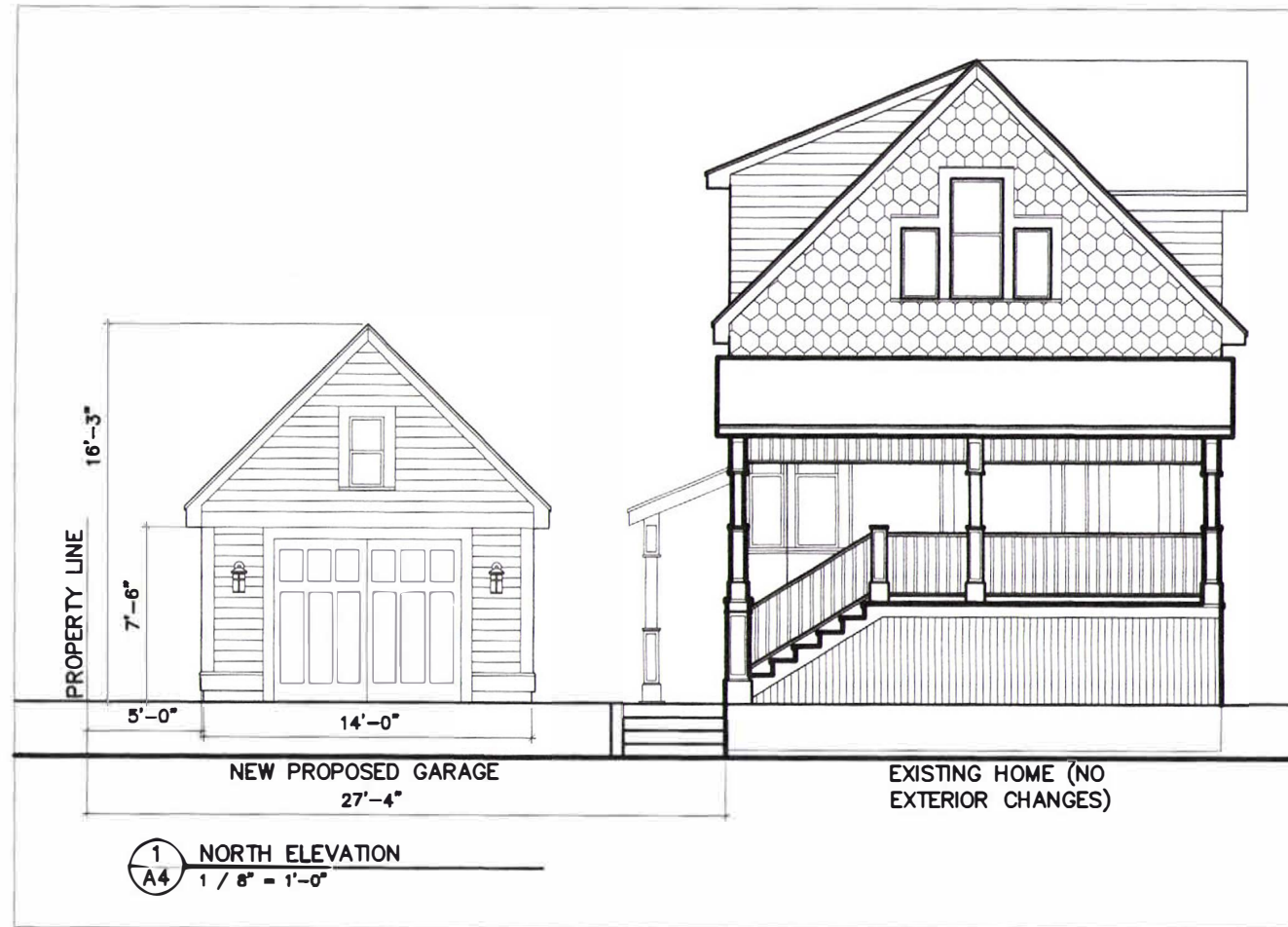
A2



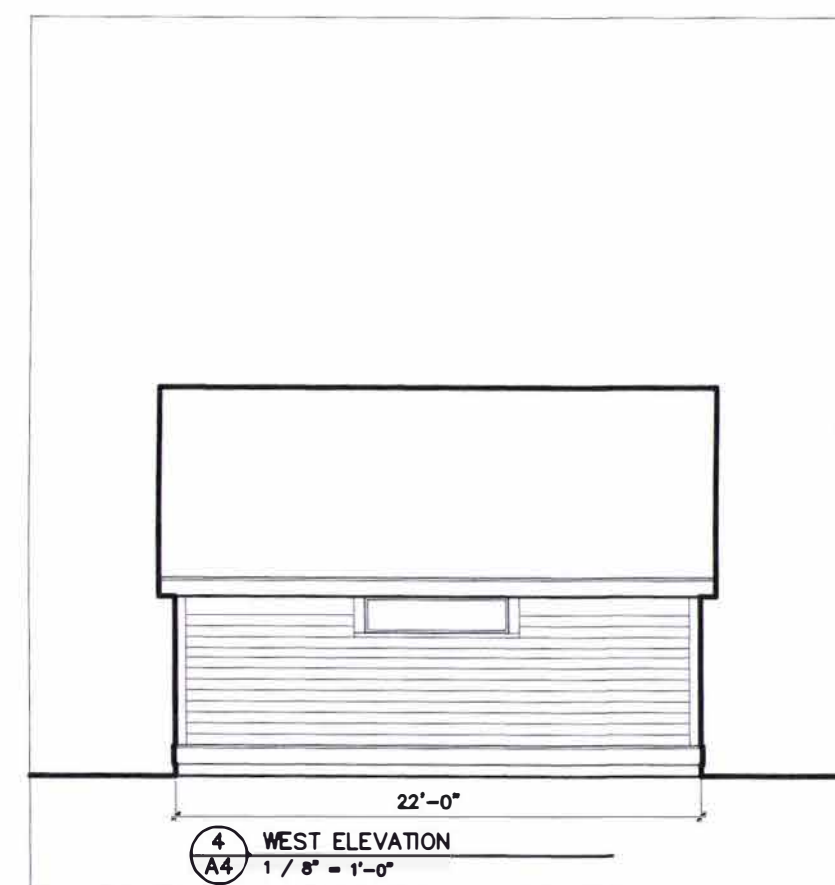
Approved
 City of Portland - Bureau of Development Services
 Planner Emily Hall Date 5/29/18
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

EXISTING HOUSE
 (FOR REFERENCE
 ONLY):
 PLEASE NOTE:
 NO EXTERIOR
 CHANGES

FLOOR AREAS:
 EXISTING BASEMENT: 921 SQUARE FEET



Approved
City of Portland - Bureau of Development Services
Planner Emmy Hays Date 5/29/18
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



EXTERIOR ELEVATIONS

RUBER-JOHNSON GARAGE

1020 NE TILLAMOOK STREET, PORTLAND OREGON 97212

4.16.18

NO SCALE

A4

MATCH EXISTING
ROOF SLOPE 12:12

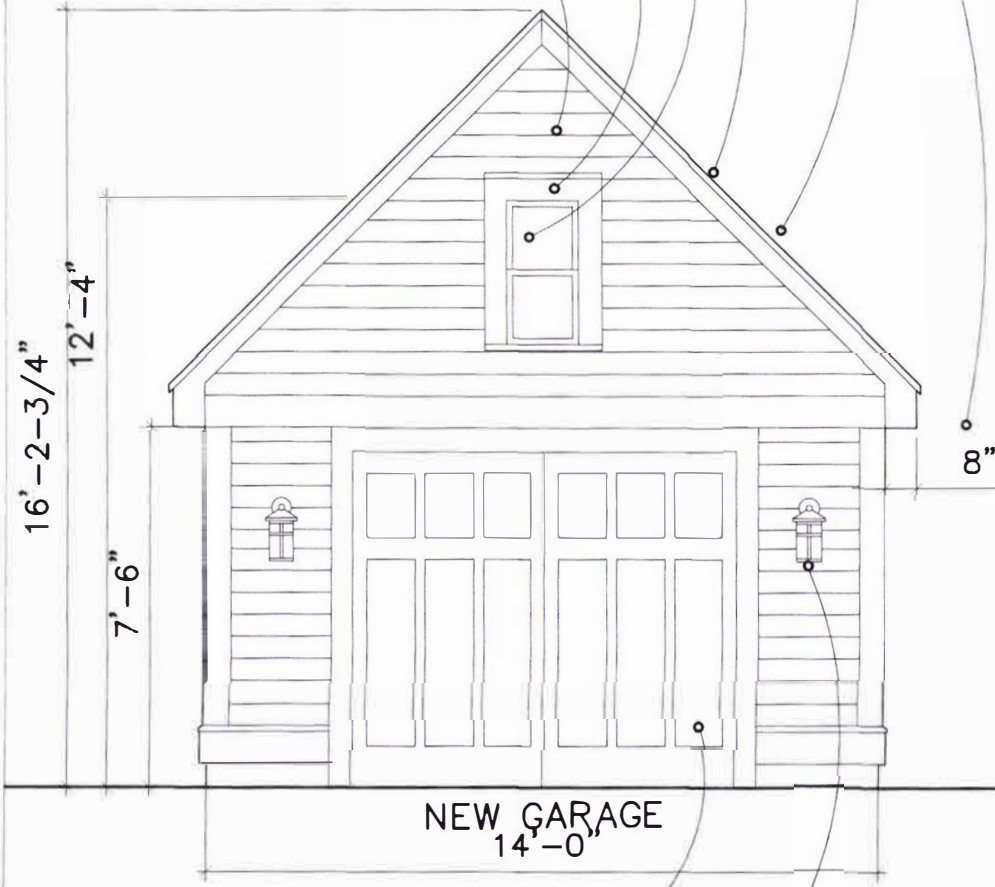
MATCH 8"
OVERHANG

MATCH (E) ASPHALT ROOF
SHINGLES

WOOD CLAD WINDOWS

MATCH (E) 1x6 PAINTED
WOOD WINDOW TRIM

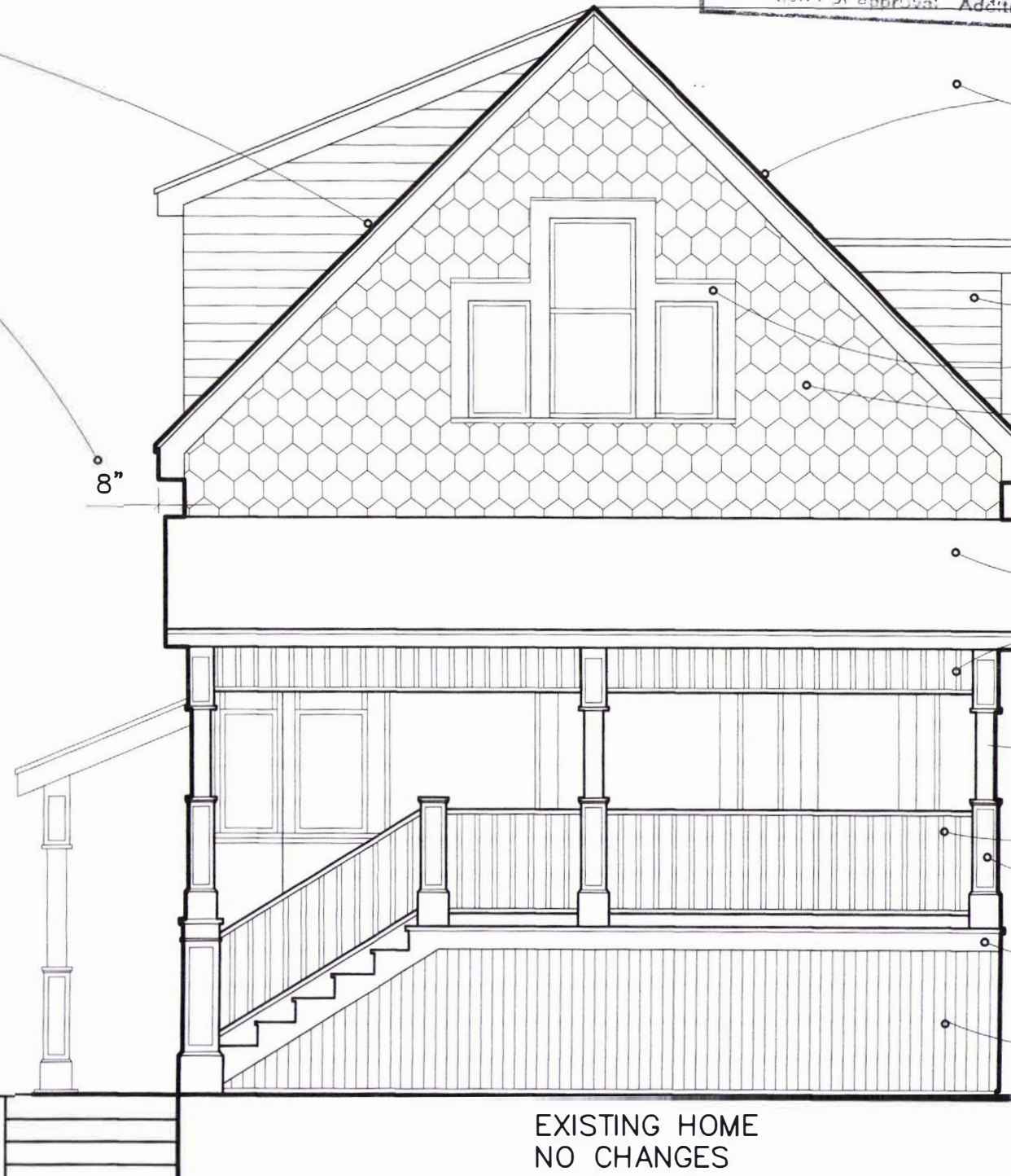
MATCH (E) 7" PAINTED
WOOD HORIZONTAL
V-GROOVE SIDING



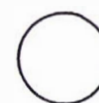
NEW GARAGE
14'-0"

OVERHEAD DOOR CARRIAGE
GARAGE DOOR
HOLDEN --- (PAINTED)

EXTERIOR WALL SCONCES (EACH SIDE)
(HINKLEY LIGHTING --- FREEPORT SCONCE)
SIMILAR IN STYLE TO EXISTING
HOME'S EXTERIOR WALL SCONCES



EXISTING HOME
NO CHANGES



NORTH ELEVATION --- ENLARGED STREET ELEVATION
1 / 4" = 1'-0"

City of Portland - Bureau of Development Services
Planner Emmy Han Date 5/29/18
* This approval applies only to the reviews requested and is subject to all
conditions of approval. Additional zoning requirements may apply.

(E) ASPHALT ROOF
SHINGLES

(E) 7" PAINTED
WOOD HORIZONTAL
V-GROOVE SIDING

(E) 1x6 PAINTED
WOOD WINDOW TRIM

(E) PAINTED WOOD
SCALLOP SHINGLES

(E) ASPHALT ROOF
SHINGLES

(E) TURNED PAINTED
WOOD PIECES

(E) PAINTED WOOD
6" DIAM. ROUND COL.

(E) TURNED PAINTED
WOOD BALLUSTER

(E) PAINTED WOOD
NEWEL POSTS

(E) 1x8 PAINTED
WOOD TRIM BOARD

(E) 5" PAINTED WOOD
VERTICAL V-GROOVE
SIDING

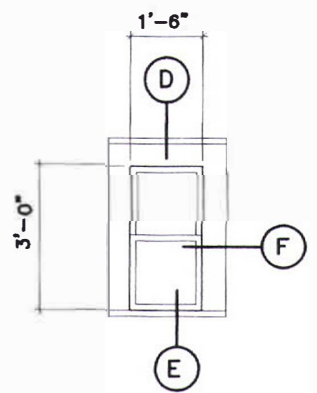
RUBER-JOHNSON RESIDENCE REMODEL

1020 NE TILLAMOOK STREET, PORTLAND OREGON 97212

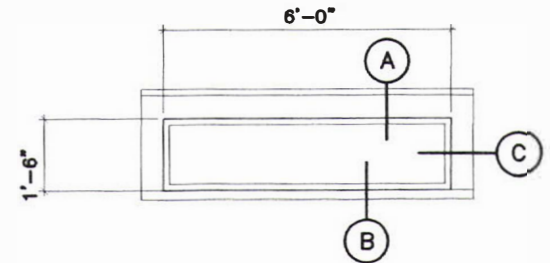
4.16.18

A6

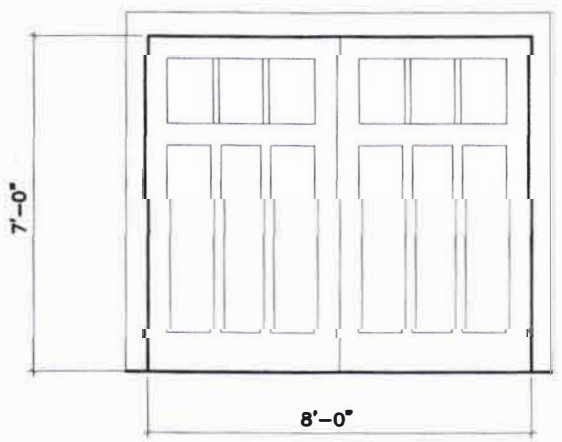
TYPICAL ALL:
 PAINT (INTERIOR);
 FIBERGLASS (EXTERIOR)
 HARDWARE TO MATCH (E)
 ALL WINDOWS TO MEET
 CURRENT ENERGY CODES.



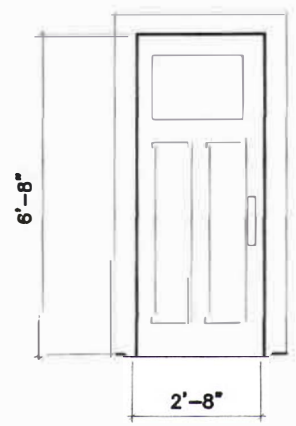
1 GARAGE DOUBLE HUNG (SOUTH FACING)
 WOOD CLAD
 NOTE: EXTERIOR SILL INSET 2" MIN FROM EXTERIOR SIDING



2 GARAGE FIXED (EAST FACING)
 WOOD CLAD
 NOTE: EXTERIOR SILL INSET 2" MIN FROM EXTERIOR SIDING



1 GARAGE DOOR (SOUTH FACING)
 OVERHEAD DOOR - PAINTED CARRIAGE DOOR
 MODEL #580 P



4 GARAGE EXTERIOR DOOR (NORTH FACING)
 THREE PANELED SHAKER CRAFTSMAN
 TRIMLITE SOLUTIONS SERIES
 PAINTED FIBERGLASS

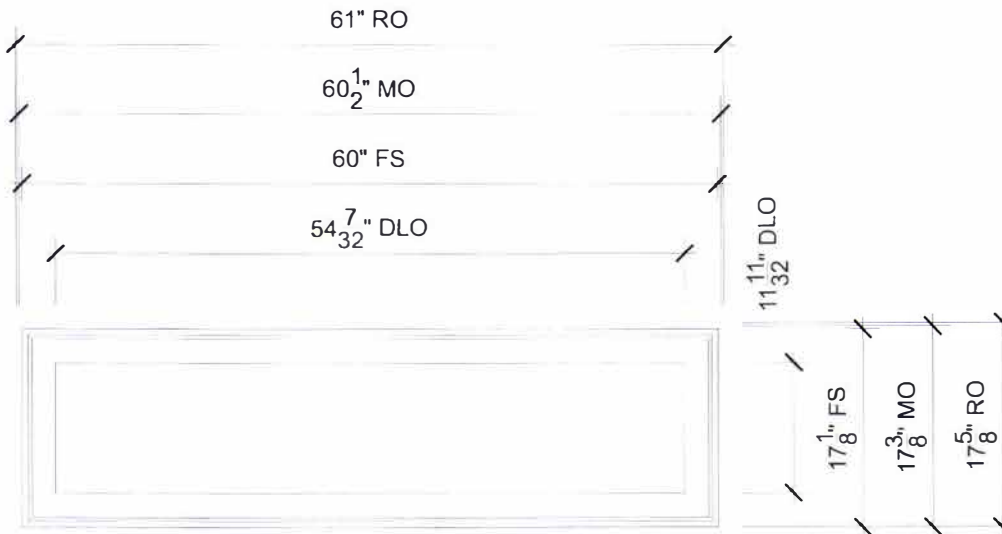
Planner Erin Hall Date 5/29/18
 City of Portland - Bureau of Development Services
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

A7

4.16.18
 1/4" = 1'-0"

WINDOW AND DOOR SCHEDULES
RUBER-JOHNSON RESIDENCE REMODEL
 1020 NE TILLAMOOK STREET, PORTLAND OREGON 97212

PROPOSED WINDOWS FOR NEW GARAGE



GARAGE / FIXED

SCALE: 3/4" = 1'-0"



Head



Jamb



Sill

Approved
City of Portland - Bureau of Development Services
 Planner Ensign Hodge Date 5/29/18
 ★ This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

Encircle Design Build / Ruber-Johnson
 Residence ~ Marvin Clad/Wood
 Windows (04-11-18) ~



PROJ/JOB: Encircle Design Build / Ruber-Johnson Addition
 DIST/DEALER: WESTPAC-PORTLAND
 DRAWN: JEFF PILGER
 QUOTE#: EDV36UR PK VER: 0002.19.00

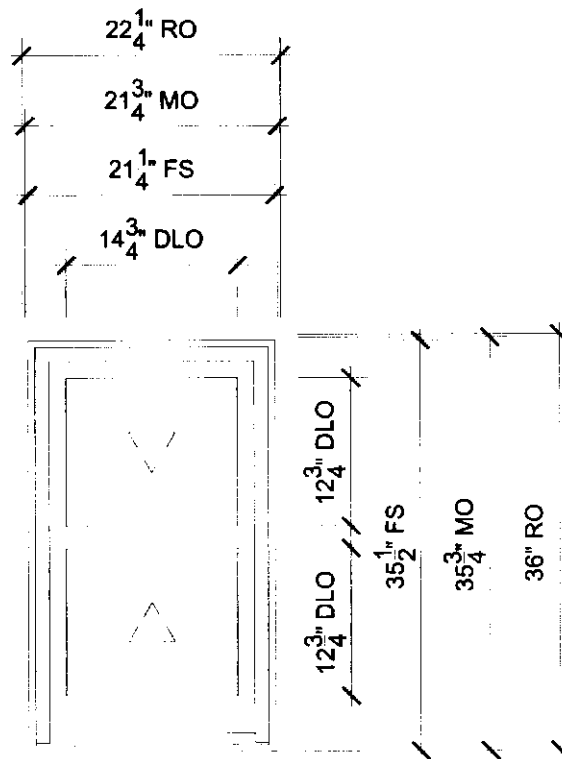
CREATED: 04/11/2018 REVISION: 1084

SHEET

1

OF 4

LU 18-152934 HR
EXHIBIT C.8



GARAGE / UPPER SCALE: 3/4" = 1'-0"

- ④ Head
- ② Sill
- ① Jamb
- ③ Checkrail

Encircle Design Build / Ruber-Johnson
Residence ~ Marvin Clad/Wood
Windows (04-11-18) ~



PROJ/JOB: Encircle Design Build / Ruber-Johnson Addition
DIST/DEALER: WESTPAC-PORTLAND
DRAWN: JEFF PILGER
QUOTE#: EDV36UR

PK VER: 0002.19.00

CREATED: 04/11/2018 REVISION:

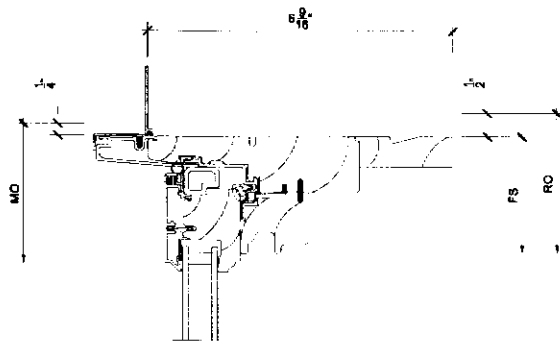
SHEET

2

OF 4

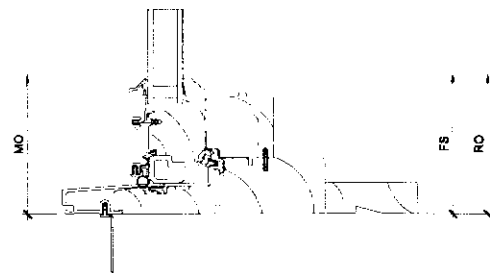
C.8 2044

LV 18-15 2934 HR



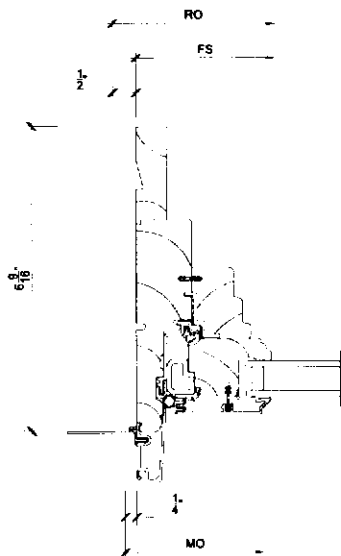
1
3 Head

SCALE: 3" = 1'-0"



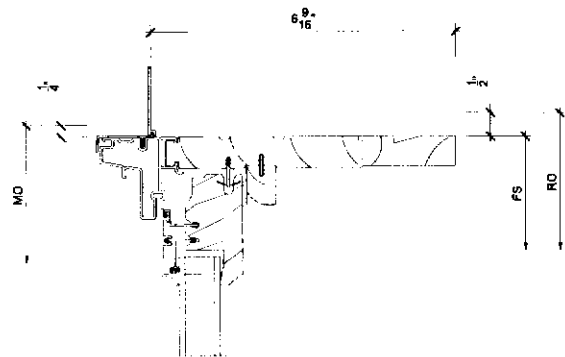
3
3 Sill

SCALE: 3" = 1'-0"



2
3 Jamb

SCALE: 3" = 1'-0"



4
3 Head

SCALE: 3" = 1'-0"



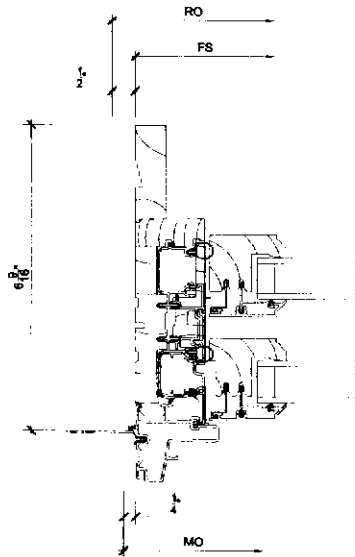
PROJ/JOB: Encircle Design Build / Ruber-Johnson Addition
DIST/DEALER: WESTPAC-PORTLAND
DRAWN: JEFF PILGER
QUOTE#: EDV36UR PK VER: 0002.19.00

CREATED: 04/11/2018 REVISION:

SHEET
3
OF 4

C.8 30F4

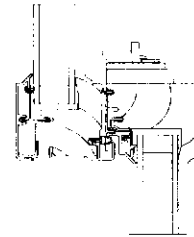
LU 18-15 2934 HR



1
4

Jamb

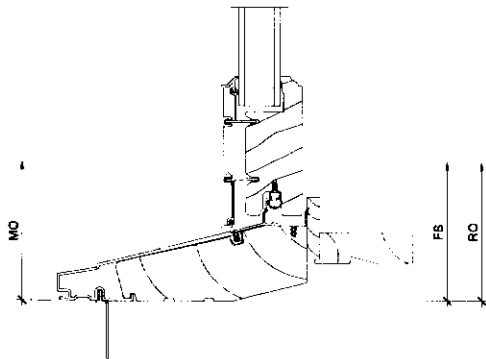
SCALE: 3" = 1'-0"



3
4

Checkrail

SCALE: 3" = 1'-0"



2
4

Sill

SCALE: 3" = 1'-0"

4
4

NOT USED

SCALE: 3" = 1'-0"



PROJ/JOB: Encircle Design Build / Ruber-Johnson Addition
DIST/DEALER: WESTPAC-PORTLAND
DRAWN: JEFF PILGER
QUOTE#: EDV36UR PK VER: 0002.19.00

CREATED: 04/11/2018 REVISION:

SHEET
4
OF 4

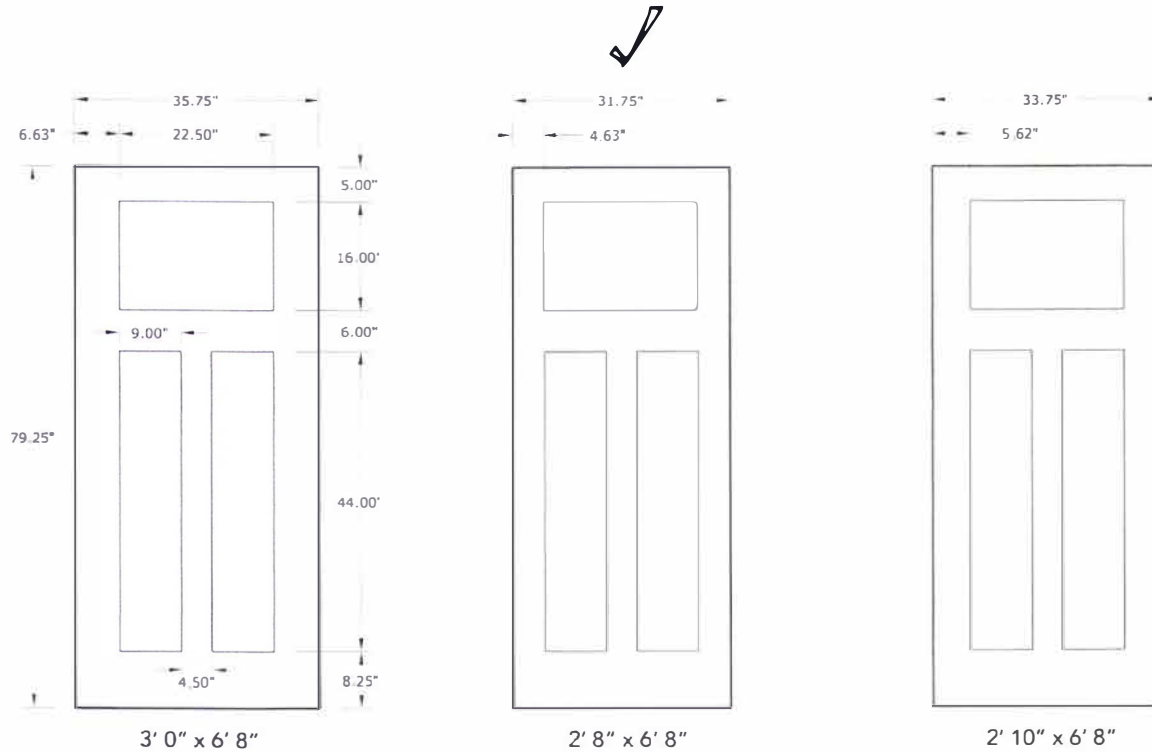
C.8 40f4

LU 18-15 2934 HK

PROPOSED DOOR FOR NEW GARAGE

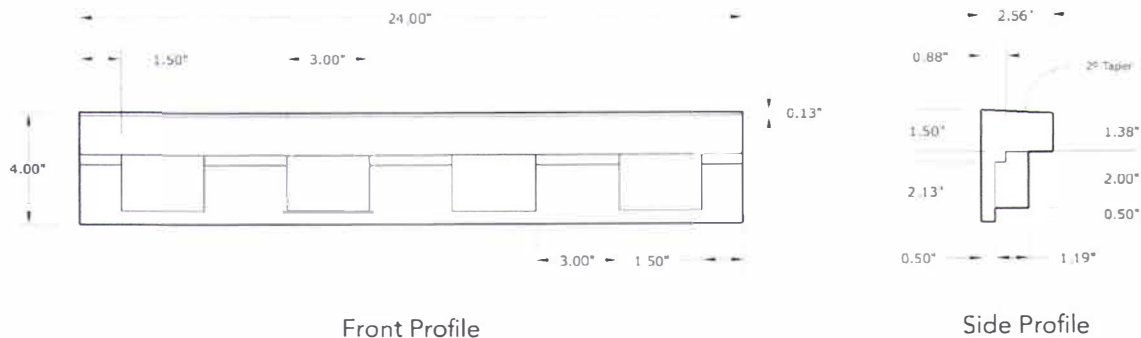
6'8" DRS3F THREE PANEL SHAKER CRAFTSMAN

DOOR WIDTHS



NOTE: BY REQUEST, DOOR HEIGHT COMES IN VARYING DIMENSIONS TO A MINIMUM OF 79". EXCESS WILL BE TAKEN FROM BOTTOM RAIL. ALL OTHER DIMENSIONS WILL REMAIN THE SAME.

ACDSSW2404 DRS3F 4 BLOCK DENTIL SHELF



ACCESSORY INFO

Parts Per Set: 1

4 Block Dentil Shelf

Approved

City of Portland - Bureau of Development Services

Planner

Emmy Hays

Date

5/29/18

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

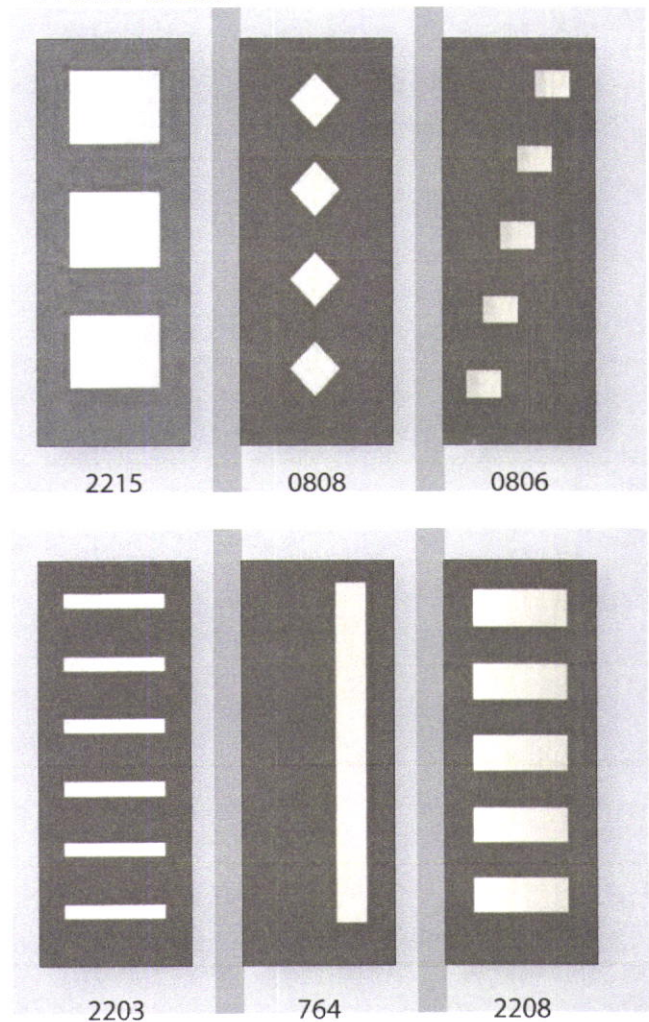
LU 18-152934 HR
EXHIBIT C.9 (1 of 3)



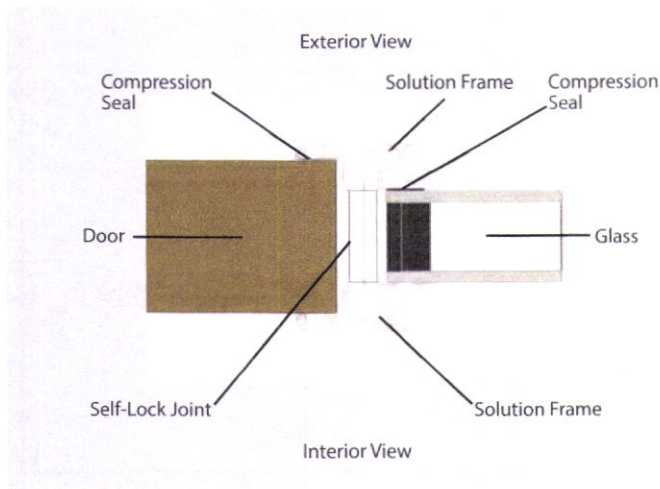
SOLUTION SERIES | Frame Options



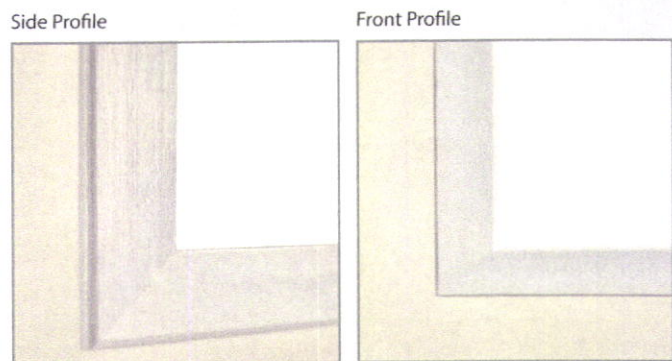
Frame Sizes



Design



Frame Detail





2017



SOLUTION SERIES

www.trimlite.com

09 3083

LU 18-15 2934 HK

PROPOSED GARAGE DOOR

The Genuine. The Original.



Signed approval of this design is required prior to acceptance and/or entry of a sales order. Approval must be returned to source of your quotation. Minor finish preparation may be required. To validate warranty, manufacturer's finishing instructions must be followed (available on product label and/or Owner's Manual upon request). Differences in grain and color variation are inherent in natural wood products. These are not considered defects and will not be held under warranty.

| | | |
|-------------------------------------|---------------------------------|------------------------|
| Customer: OHD OF PORTLAND | Approval No.: 2617730 | |
| Project: | Date: 03/21/18 | Drawn By: DC |

☐ STANDARD

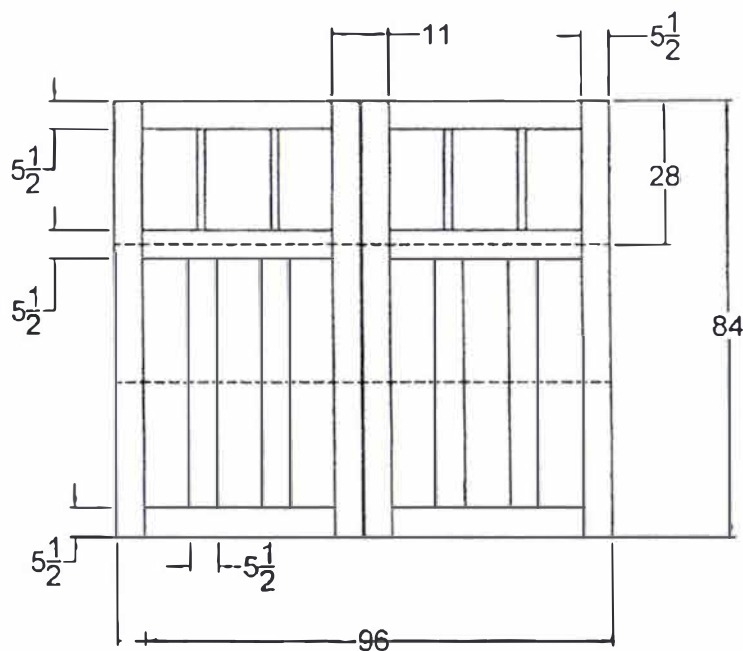
EDGE DETAIL

☒ ADDITIONAL CHARGE
☐ CUSTOM

X
APPROVAL SIGNATURE

Planner Emma Hume
City of Portland - Bureau of Development Services
Date 5/29/18
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply

Approved



DEPICTION PURPOSE ONLY:
NOT TO SCALE

| | | | | | | | |
|--|------------------|--------------------------------------|--------------------------------------|---------------------------|--------------------------------------|---|---|
| Model: 580P | QTY: 1 | Door Width (Ft -In): 8'0" | Door Height (Ft -In): 7'0" | No. Sections: 3 | No. Panels: 2 | Panel Material: 3/8" SMOOTH MDO | Frame Material: SOLID CEDAR TRIM - SQ CUT |
| Top Section Design: 28" SQUARE GLZ TOP | | Glazing Type: 1/8" CLR DSB | | Qty of Lites: 6 | Lite Dividers: TRUE DIVIDE | Optional Exterior Siding: | Finishing (By Others): PRIMED |

LU 18-152934 HR EXHIBIT C.10



CALL US
877.445.4486
Mon-Fri 6am-6pm PT
Sat 7am-5pm PT

Freeport Outdoor Wall Sconce

By Hinkley Lighting

\$85.00 - \$369.00

IN STOCK Ships within 3 business days.

5 out of 5

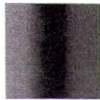
5 of 5 (100%) people recommend this product

FREE SHIPPING on orders over \$75.

Finish:



Black with Clear Seedy



Oil Rubbed Bronze with Clear Seedy



Olde Penny with Etched Seedy

Size:



Small



Medium



Large

Light Option:



Incandescent



Fluorescent



LED



Shown in Olde Penny with Etched Seedy

Details

Reminiscent of the weather-beaten fixtures found in a small New England seaside village. The Hinkley Lighting Freeport Collection brings that charm inland. The Freeport Outdoor Wall Sconce features a single seeded glass shade encased by a cylindrical metal frame, all of which hangs from a metal wallplate.

Cleveland-based Hinkley Lighting is driven by a passion to combine design and function to create exceptional lighting solutions. Family-owned Hinkley began as a traditional lantern company in 1922, and, still today, they produce top quality outdoor lighting. Hinkley Lighting has also expanded to include a full range of interior lighting solutions, including chandeliers, sconces, pendants and vanity lights.

The Freeport Outdoor Wall Sconce is available with the following:

Details:

- Material: Cast aluminum
- Shade Material: Seedy glass
- Cylindrical clear shade
- Fluorescent version is Title 24 compliant
- Rectangular wall plate
- UL Listed Wet
- Made In China

Options:

- **Finish:** Black with Clear Seedy, Oil Rubbed Bronze with Clear Seedy, Olde Penny with Etched Seedy
- **Size:** Small, Medium, Large

Approved

City of Portland - Bureau of Development Services

Planner Emily Hahn

Date 5/29/18

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

1020 NE TILLAMOOK
PROPOSED SCONCE FOR NEW GARAGE

LU 18-152934 HR
EXHIBIT C.11

| | A | B | C | D | E | F |
|----|--------------------------|----------------|---------------------------------|------------------------------------|-----------------------------|------------------------|
| 1 | ENDORSEMENT | INFO1 | INFO2 | NAME | ADDRESS/IO ADDRESS | CITYSTATEZIP/ADDRESSEE |
| 2 | | | | CURRENT RESIDENT | 2060 NE 11TH AVE | PORTLAND OR 97212 |
| 3 | | | | CURRENT RESIDENT | 2017 NE 11TH AVE | PORTLAND OR 97212 |
| 4 | | | | CURRENT RESIDENT | 2003 NE 11TH AVE #A | PORTLAND OR 97212 |
| 5 | | | | CURRENT RESIDENT | 1926 NE 11TH AVE #2 | PORTLAND OR 97212 |
| 6 | | | | CURRENT RESIDENT | 1926 NE 11TH AVE #1 | PORTLAND OR 97212 |
| 7 | | | | CURRENT RESIDENT | 1916 NE 10TH AVE | PORTLAND OR 97212 |
| 8 | | | | CURRENT RESIDENT | 1912 NE 11TH AVE #B | PORTLAND OR 97212 |
| 9 | | | | CURRENT RESIDENT | 1910 NE 10TH AVE | PORTLAND OR 97212 |
| 10 | | | | CURRENT RESIDENT | 1114 NE TILLAMOOK ST | PORTLAND OR 97212 |
| 11 | | | | CURRENT RESIDENT | 1111 NE TILLAMOOK ST #4 | PORTLAND OR 97212 |
| 12 | | | | CURRENT RESIDENT | 1111 NE TILLAMOOK ST #3 | PORTLAND OR 97212 |
| 13 | | | | CURRENT RESIDENT | 1111 NE TILLAMOOK ST #2 | PORTLAND OR 97212 |
| 14 | | | | CURRENT RESIDENT | 1111 NE TILLAMOOK ST #1 | PORTLAND OR 97212 |
| 15 | | | | CURRENT RESIDENT | 1106 NE TILLAMOOK ST | PORTLAND OR 97212 |
| 16 | | | | CURRENT RESIDENT | 1102 NE TILLAMOOK ST | PORTLAND OR 97212 |
| 17 | | | | CURRENT RESIDENT | 1036 NE TILLAMOOK ST | PORTLAND OR 97212 |
| 18 | | | | CURRENT RESIDENT | 1033 NE TILLAMOOK ST | PORTLAND OR 97212 |
| 19 | | | | CURRENT RESIDENT | 1030 NE TILLAMOOK ST | PORTLAND OR 97212 |
| 20 | | | | CURRENT RESIDENT | 1021 NE TILLAMOOK ST #16 | PORTLAND OR 97212 |
| 21 | | | | CURRENT RESIDENT | 1021 NE TILLAMOOK ST #15 | PORTLAND OR 97212 |
| 22 | | | | CURRENT RESIDENT | 1021 NE TILLAMOOK ST #14 | PORTLAND OR 97212 |
| 23 | | | | CURRENT RESIDENT | 1021 NE TILLAMOOK ST #13 | PORTLAND OR 97212 |
| 24 | | | | CURRENT RESIDENT | 1021 NE TILLAMOOK ST #12 | PORTLAND OR 97212 |
| 25 | | | | CURRENT RESIDENT | 1021 NE TILLAMOOK ST #11 | PORTLAND OR 97212 |
| 26 | | | | CURRENT RESIDENT | 1016 NE TILLAMOOK ST | PORTLAND OR 97212 |
| 27 | | | | CURRENT RESIDENT | 1012 NE TILLAMOOK ST | PORTLAND OR 97212 |
| 28 | | | | CURRENT RESIDENT | 1011 NE TILLAMOOK ST #9 | PORTLAND OR 97212 |
| 29 | | | | CURRENT RESIDENT | 1011 NE TILLAMOOK ST #8 | PORTLAND OR 97212 |
| 30 | | | | CURRENT RESIDENT | 1011 NE TILLAMOOK ST #7 | PORTLAND OR 97212 |
| 31 | | | | CURRENT RESIDENT | 1011 NE TILLAMOOK ST #6 | PORTLAND OR 97212 |
| 32 | | | | CURRENT RESIDENT | 1011 NE TILLAMOOK ST #10 | PORTLAND OR 97212 |
| 33 | | | | CURRENT RESIDENT | 1011 NE HANCOCK ST | PORTLAND OR 97212 |
| 34 | | | | CURRENT RESIDENT | 1009 NE HANCOCK ST | PORTLAND OR 97212 |
| 35 | | | | CURRENT RESIDENT | 1007 NE TILLAMOOK ST #5 | PORTLAND OR 97212 |
| 36 | | | | CURRENT RESIDENT | 1007 NE TILLAMOOK ST #4 | PORTLAND OR 97212 |
| 37 | | | | CURRENT RESIDENT | 1007 NE TILLAMOOK ST #3 | PORTLAND OR 97212 |
| 38 | | | | CURRENT RESIDENT | 1007 NE TILLAMOOK ST #2 | PORTLAND OR 97212 |
| 39 | | | | CURRENT RESIDENT | 1007 NE TILLAMOOK ST #1 | PORTLAND OR 97212 |
| 40 | RETURN SERVICE REQUESTED | | 1N1E26CD 80003 | WOLFSOHN CARL & THILL GARY L | 1031 NE HANCOCK ST #3 | PORTLAND OR 97212-4036 |
| 41 | RETURN SERVICE REQUESTED | | 1N1E26CD 4900 | WAN SAMUEL | 1012-1016 NE TILLAMOOK ST | PORTLAND OR 97212 |
| 42 | RETURN SERVICE REQUESTED | | 1N1E26CD 4600 | TINIAKOS AVGOUSTIS D TR | 1229 NE KNOTT ST | PORTLAND OR 97212 |
| 43 | RETURN SERVICE REQUESTED | | 1N1E26CD 4802 | RIDDICK CARL A & O'HEARN MARY E | 2006 NE 10TH AVE | PORTLAND OR 97212 |
| 44 | RETURN SERVICE REQUESTED | | 1N1E26CA 16000 | RENSLA PROPERTIES LLC | 3015 NE DUNCLEY ST | PORTLAND OR 97212 |
| 45 | RETURN SERVICE REQUESTED | | 1N1E26CD 80005 | MUNIZ CHRISTINA & MUNIZ ANDREW | 1909 NE 11TH AVE | PORTLAND OR 97212 |
| 46 | RETURN SERVICE REQUESTED | | 1N1E26CD 4300 | HOWARD-KONE HOLLY E | 1923 NE 11TH AVE | PORTLAND OR 97212-4025 |
| 47 | RETURN SERVICE REQUESTED | | 1N1E26CD 3500 | HOLFERT MAX & HOLFERT VANESSA | 1912 NE 11TH AVE | PORTLAND OR 97212 |
| 48 | RETURN SERVICE REQUESTED | | 1N1E26CD 4200 | GUNDLE BARBARA | 2003 NE 11TH AVE | PORTLAND OR 97212-4027 |
| 49 | RETURN SERVICE REQUESTED | | 1N1E26CD 3600 | ESCOE PAUL H & JOSEPHSON ANDREW H | 2737 NE HAMBLET ST | PORTLAND OR 97212 |
| 50 | RETURN SERVICE REQUESTED | | 1N1E26CD 99010 | BOLDING TAYLOR G | 2068 NE 11TH AVE #10 | PORTLAND OR 97212 |
| 51 | RETURN SERVICE REQUESTED | | 1N1E26CA 14000 | YOUNGER CAROLYN | 1631 NE BROADWAY PMB 625 | PORTLAND OR 97232 |
| 52 | RETURN SERVICE REQUESTED | | 1N1E26CD 80002 | WATERMAN DIANE & WATERMAN JOHN | 1027 NE HANCOCK ST | PORTLAND OR 97212-4036 |
| 53 | RETURN SERVICE REQUESTED | | 1N1E26CD 99001 | RIDER DOUGLAS & RIDER ANGELA | 1118 NE TILLAMOOK ST | PORTLAND OR 97212 |
| 54 | RETURN SERVICE REQUESTED | | 1N1E26CD 4700 | NEWLANDS SARAH W & DONALD T | 1926 NE 10TH AVE | PORTLAND OR 97212-4012 |
| 55 | RETURN SERVICE REQUESTED | | 1N1E26CD 3700 | LIMPRECHT RODNEY T & SUSAN F | 2002 NE 11TH AVE | PORTLAND OR 97212-4026 |
| 56 | RETURN SERVICE REQUESTED | | 1N1E26CD 99006 | GILMER LAURIE A & BECK KELLIE D | 2052 NE 11TH AVE | PORTLAND OR 97212 |
| 57 | RETURN SERVICE REQUESTED | | 1N1E26CD 4801 | ATKINS-KARLIN JOINT TRUST | 2010 NE 10TH AVE | PORTLAND OR 97212 |
| 58 | RETURN SERVICE REQUESTED | | 1N1E26CA 15900 | 1007-21 NORTHEAST TILLAMOOK LL | 3015 NE DUNCLEY ST | PORTLAND OR 97212 |
| 59 | RETURN SERVICE REQUESTED | 1N1E26CD 99000 | TANZAMOOK TOWNHOMES CONDOMINIUM | ASSOCIATION KOTEEAN RY | 2018-2022 NE 11TH AVE | PORTLAND OR 97212 |
| 60 | RETURN SERVICE REQUESTED | | 1N1E26CD 80001 | SATTERLEE STEVEN M & CHRISTINE | 1023 NE HANCOCK ST | PORTLAND OR 97212-4036 |
| 61 | RETURN SERVICE REQUESTED | | 1N1E26CA 15800 | RHEINGOLD CHAD H & SONYA C | PO BOX 12470 | PORTLAND OR 97212-0470 |
| 62 | RETURN SERVICE REQUESTED | | 1N1E26CD 99002 | REDE GEORGE H & REDE LORI R | 1114 NE TILLAMOOK ST #2 | PORTLAND OR 97212 |
| 63 | RETURN SERVICE REQUESTED | | 1N1E26CD 99008 | PARSONS JENNIFER | 856 ALANDELE AVE | LOS ANGELES CA 90036 |
| 64 | RETURN SERVICE REQUESTED | 1N1E26CD 80000 | HANCOCK STREET TOWNHOUSES CONDO | OWNERS ASSOCIATION | 6501 SW MACADAM AVE 2ND FLR | PORTLAND OR 97201 |
| 65 | RETURN SERVICE REQUESTED | | 1N1E26CD 99009 | CALLISTER LORI G | 2064 NE 11TH AVE | PORTLAND OR 97212 |
| 66 | RETURN SERVICE REQUESTED | | 1N1E26CD 99007 | BASS PAULA | 2056 NE 11TH AVE | PORTLAND OR 97212 |
| 67 | RETURN SERVICE REQUESTED | | 1N1E26CD 99005 | WIESCHER MICHAEL & BRIGITTE | 1219 MISHAWAKA AVE | SOUTH BEND IN 46615 |
| 68 | RETURN SERVICE REQUESTED | | 1N1E26CD 4000 | WARWICK W MICHAEL & BAILEY SUSAN V | 535 NE THOMPSON ST | PORTLAND OR 97212-3844 |
| 69 | RETURN SERVICE REQUESTED | 1N1E26CD 3900 | TEL INDUSTRY LLC | ATTN DANIEL KAVEN MGR | 4080 N WILLIAMS AVE #100 | PORTLAND OR 97227-1687 |
| 70 | RETURN SERVICE REQUESTED | | 1N1E26CD 99004 | SUTER ALICE H | 1106 NE TILLAMOOK ST #4 | PORTLAND OR 97212-4336 |
| 71 | RETURN SERVICE REQUESTED | | 1N1E26CD 99003 | MONAGHAN-MILSTEIN MONICA | 1110 NE TILLAMOOK ST | PORTLAND OR 97212-4336 |
| 72 | RETURN SERVICE REQUESTED | | 1N1E26CD 80004 | LEIGHTON J WILLIAM & M BARBARA | 1035 NE HANCOCK ST | PORTLAND OR 97212-4036 |
| 73 | RETURN SERVICE REQUESTED | | 1N1E26CD 5000 | JOERSZ ROBERT T | 1002 NE TILLAMOOK ST | PORTLAND OR 97212 |

| | A | B | C | D | E | F |
|----|--------------------------|-----------|---------------------------------|------------------------------------|-----------------------------|-------------------------|
| 74 | RETURN SERVICE REQUESTED | | 1N1E26CD 4500 | INGEBRIGTSEN JEFFREY M & JEFF | 50350 COWENS RD SLIP 21 | SCAPPOOSE OR 97056-4491 |
| 75 | RETURN SERVICE REQUESTED | APPLICANT | MARIA COHEN DESIGN | COHEN MARIA | 33 N HOLMAN ST | PORTLAND OR 97217 |
| 76 | RETURN SERVICE REQUESTED | OWNER | 1N1E26CD 4100 | JOHNSON ALEXANDER & RUBER ERIKA | 1020 NE TILLAMOOK ST | PORTLAND OR 97212 |
| 77 | RETURN SERVICE REQUESTED | | REQUIRED NOTICE CONTACT | SOUL DISTRICT BUSINESS ASSOCIATION | PO BOX 11565 | PORTLAND OR 97211 |
| 78 | RETURN SERVICE REQUESTED | | REQUIRED NOTICE CONTACT | NE COALITION OF NEIGHBORHOODS | 4815 NE 7TH AVE | PORTLAND OR 97211 |
| 79 | RETURN SERVICE REQUESTED | | IRVINGTON COMMUNITY ASSOCIATION | DEAN GISVOLD | 2225 NE 15TH AVE | PORTLAND OR 97212 |
| 80 | RETURN SERVICE REQUESTED | | LAND USE CONTACT | TRANSIT DEVELOPMENT | 1800 SW FIRST AVE SUITE 300 | PORTLAND OR 97201 |
| 81 | RETURN SERVICE REQUESTED | | LAND USE CONTACT | PORT OF PORTLAND PLANNING | PO BOX 3529 | PORTLAND OR 97208 |
| 82 | RETURN SERVICE REQUESTED | | LAND USE CONTACT | PLAN AMENDMENT SPECIALIST | 635 CAPITAL ST NE #150 | SALEM OR 97301 |
| 83 | RETURN SERVICE REQUESTED | | LAND USE CONTACT | STATE FISH & WILDLIFE | 18330 NW SAUVIE ISL RD | PORTLAND OR 97231 |
| 84 | | | | | PDC | B129 |
| 85 | | | | | ATTN LAND USE CONTACT | 128/METRO |
| 86 | | | | | DAWN KRANTZ | B299/R5000 |
| 87 | RETURN SERVICE REQUESTED | | 18-152934 PROP 05-04-18 | CASE FILE HAYS | 1900 SW 4TH AVE #5000 | PORTLAND OR 97201 |



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

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

Date: May 4, 2018
To: Interested Person
From: Emily Hays, Land Use Services
503-823-5676/Emily.Hays@portlandoregon.gov

NOTICE OF A TYPE II PROPOSAL IN YOUR NEIGHBORHOOD

Development has been proposed in your neighborhood. The proposed development requires a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map is attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

Because we must publish our decision within 28 days, **we need to receive your written comments by 5 p.m. on May 25, 2018.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-152934 HR, in your letter. It also is helpful to address your letter to me, Emily Hays. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 18-152934 HR – NEW GARAGE

Applicant: Maria Cohen | Maria Cohen Design
33 N Holman Street | Portland, OR 97217
mandm1@teleport.com

Owners: Alexander Johnson & Erika Ruber
1020 NE Tillamook Street | Portland, OR 97212

Site Address: **1020 NE Tillamook Street**

Legal Description: BLOCK 123 LOT 2, WEST IRVINGTON
Tax Account No.: R893604070
State ID No.: 1N1E26CD 04100
Quarter Section: 2831

Neighborhood: Irvington, contact Dean Gisvold at 503-284-3885.
Business District: Soul District Business Association, contact at
outreach@nnebaportland.org
District Coalition: Northeast Coalition of Neighborhoods, contact Jessica Rojas at 503-388-5030.

Plan District: Albina Community
Other Designations: Contributing Resource in the Irvington Historic District

Zoning: **R1a** – Residential 1,000 with Alternative Design Density & Historic Resource Protection Overlays
Case Type: **HR** – Historic Resource Review

Procedure: **Type II**, an administrative decision with appeal to the Landmarks Commission.

Proposal:

The applicant is seeking Historic Resource Review approval for a new garage on the site of a contributing resource in the Irvington Historic District. No changes are proposed to the existing home. The garage will be sited 34' from the front property line on the east side of the lot, at the terminus of an existing gravel driveway. The structure measures 22' long by 14' wide for a total of 308 SF. The one-story garage will have a gable roof with 8" eaves that matches the pitch of the existing home. Proposed 7" horizontal wood siding will also match the dominant cladding on the existing house. Paving is proposed in place of an existing gravel driveway to connect the new garage to the adjacent right-of-way.

Historic Resource Review is required for new structures in the Irvington Historic District.

Relevant Approval Criteria:

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

- 33.846.060 G – Other Approval Criteria

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. This application was submitted on April 16, 2018 and determined to be complete on May 1, 2018.

DECISION MAKING PROCESS

The Bureau of Development Services will make a decision on this proposal. We will consider your comments, and

- Approve the proposal.
- Approve the proposal with conditions.
- Deny the proposal.

The neighborhood association listed on the first page of this notice may take a position on this application. They may also schedule an open meeting prior to making their recommendation to the Bureau of Development Services. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

The file and all evidence on this case are available for your review by appointment 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.

APPEAL PROCESS

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Landmarks Commission. This review body will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and information on how to file an appeal will be included. If you do not send any comments, you can still appeal the decision. There is a 14-day deadline to file an appeal beginning on the day the decision is mailed. The reason for the appeal must be specifically defined in order for the

review body to respond to the appeal. If an appeal is filed, you will be notified of the time and location of the appeal hearing.

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

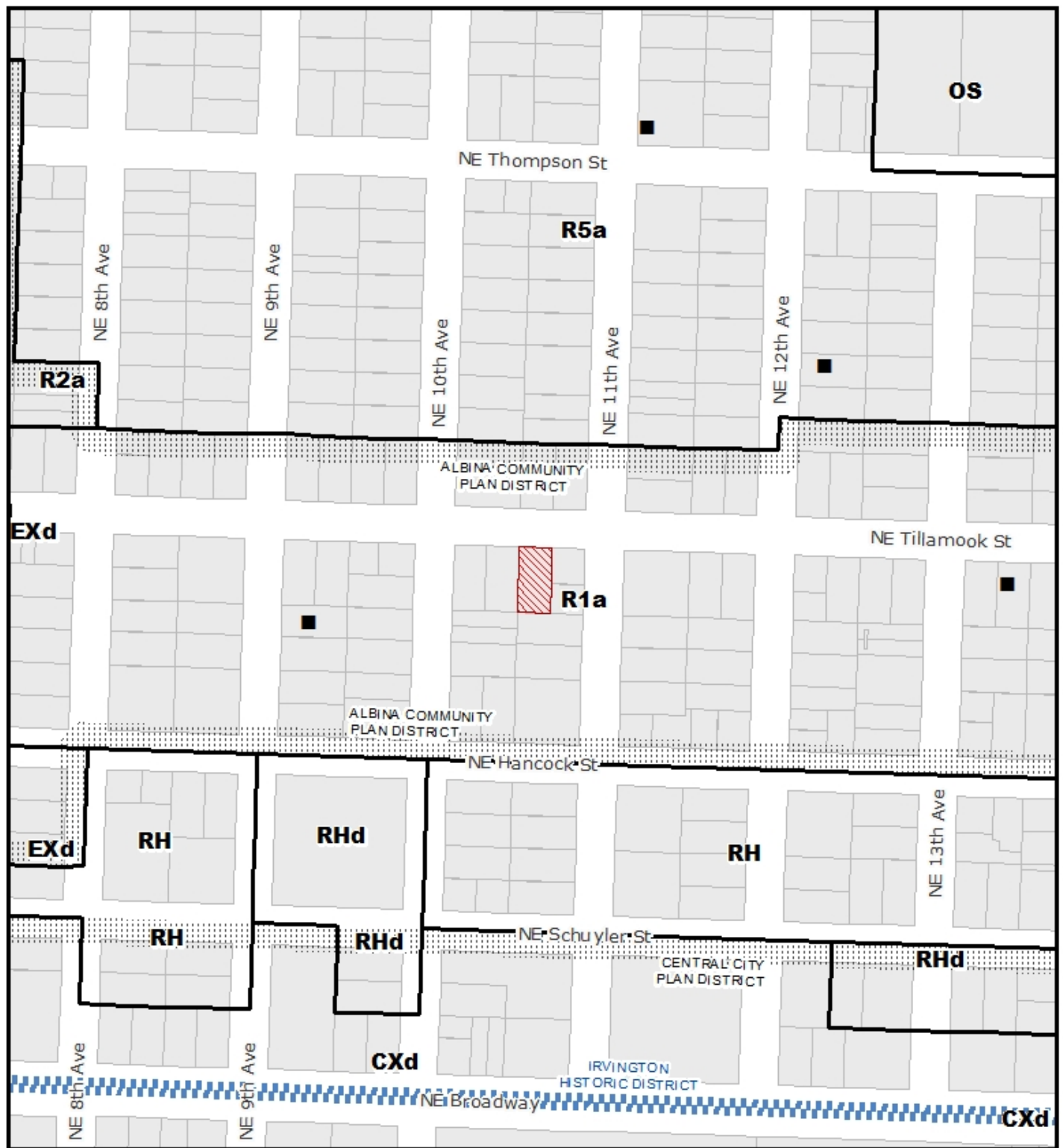
APPEAL OF THE FINAL CITY DECISION


After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the comment deadline or prior to the conclusion of the hearing if a local appeal is requested. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that may also preclude an appeal to LUBA on that issue.

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

Enclosures:

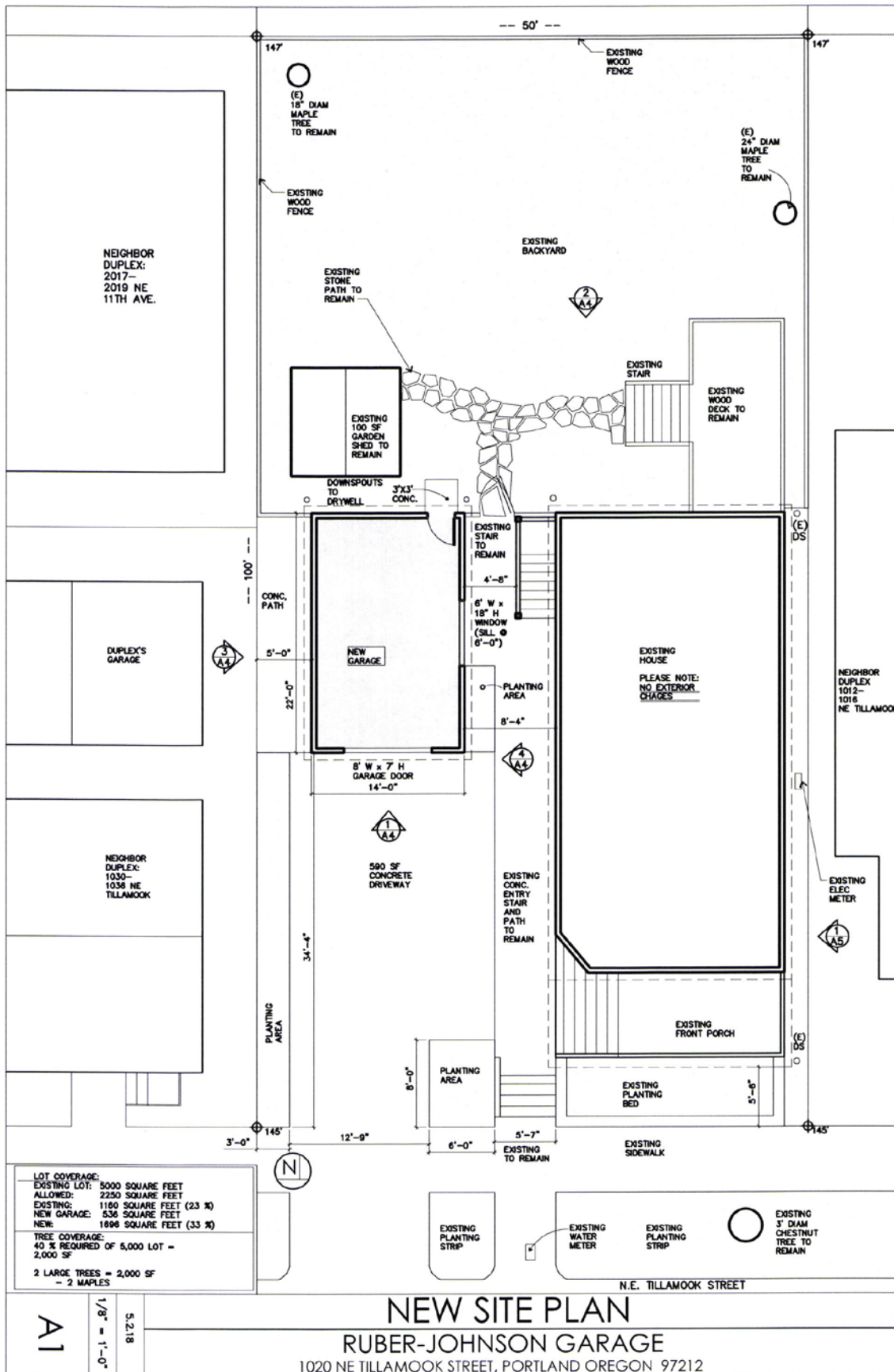
Zoning Map
Site Plan
Elevations



ZONING 
 NORTH
 THIS SITE LIES WITHIN THE:
 ALBINA COMMUNITY PLAN DISTRICT
 IRVINGTON HISTORIC DISTRICT

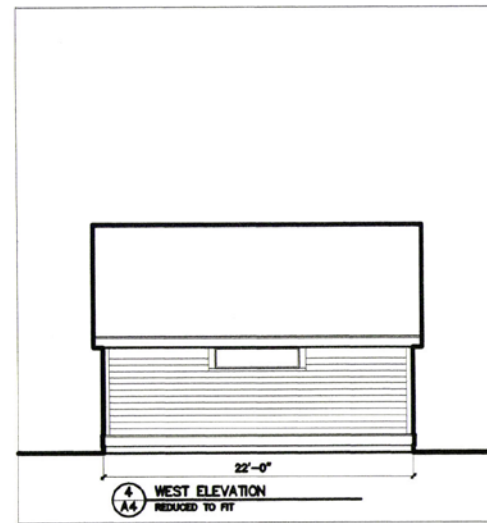
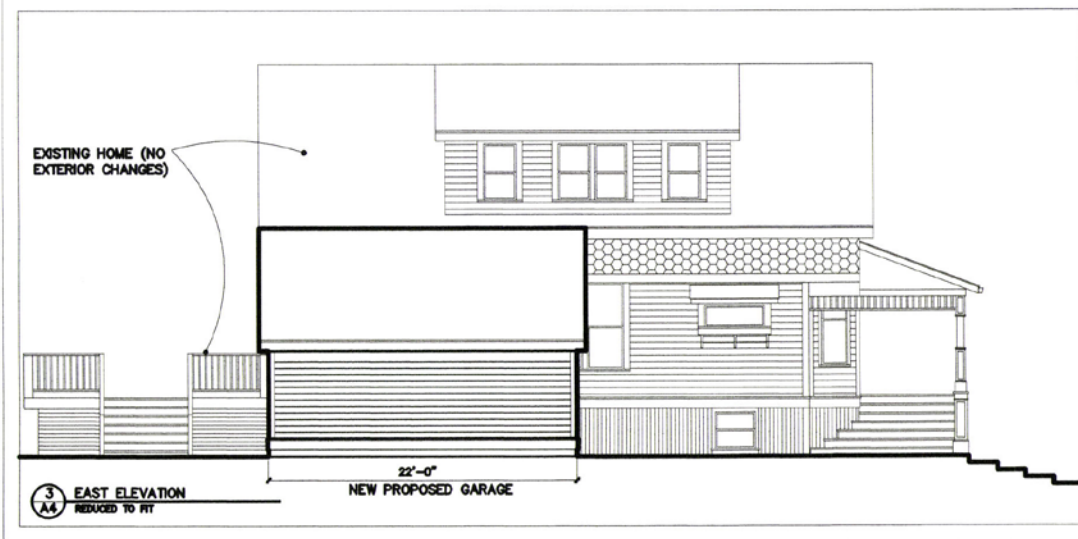
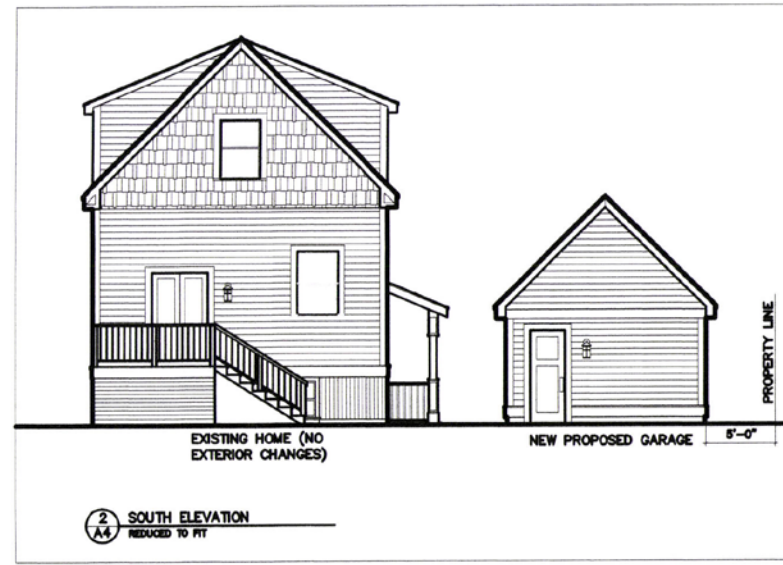
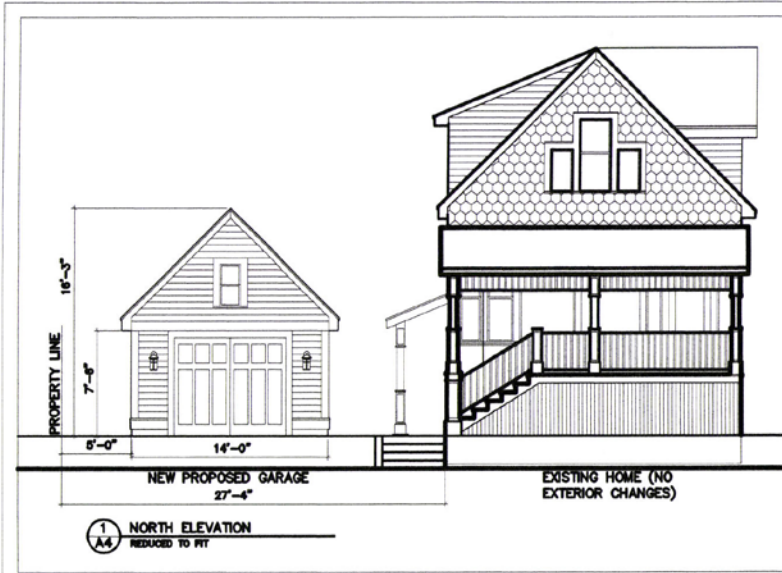
-  Site
-  Conservation Landmarks
-  Historic Landmark

| | |
|-------------|-------------------|
| File No. | LU 18-152934 HR |
| 1/4 Section | 2831 |
| Scale | 1 inch = 200 feet |
| State ID | 1N1E26CD 4100 |
| Exhibit | B Apr 17, 2018 |



LU 18-152934 HR

LU 18-152934 HR



EXTERIOR ELEVATIONS
RUBER-JOHNSON GARAGE
1020 NE TILLAMOOK STREET, PORTLAND OREGON 97212

4.16.18

NO SCALE

A4

LU 18-152934 HR



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

Chloe Eudaly, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-6983
TTY: (503) 823-6868
www.portlandoregon.gov/bds

LIFE SAFETY RESIDENTIAL PLAN REVIEW RESPONSE

To: Emily Hays
From: Geoffrey Harker, Life Safety Plans Examiner
Date: May 18, 2018
RE: 1020 NE TILLAMOOK ST, 18-152934-LU

The following comments are based on the plans and documents provided to the Life Safety Plan Reviewer. They are intended to provide the applicant with preliminary Building Code information that could affect this Land Use review and/or future Building Permit reviews. The comments may not identify all conflicts between this proposal and the Building Codes. A complete Life Safety plan review will be provided at the time of Building Permit submittal. The comments are based on the 2017 Oregon Residential Specialty Code (ORSC), henceforward referred to as the Building Code.

RESPONSE SUMMARY

Life Safety Plan Review does not object to the approval of this proposal. The applicant should be aware that several building code requirements may impact the final design of this building. For information regarding future compliance, see the **GENERAL LIFE SAFETY COMMENTS** below.

GENERAL LIFE SAFETY COMMENTS

Item # Comment

- 1 Based on the information provided, there appears to be no conflicts between the proposal and applicable building codes.
- 2 A separate Building Permit is required for the proposed garage and the proposal must be designed to meet all applicable building codes and ordinances. More information regarding building code requirements can be obtained by visiting the Bureau of Development Services Development Services Center - 1900 SW 4th Ave, 1st floor. The Development Services Center is open Monday through Friday from 8:00 a.m. to 3:00 p.m. (close at noon on Thursday). No appointment is necessary. Building Code information is also available online at: <http://www.portlandonline.com/bds/>, or by calling (503) 823-1456.

Hays, Emily

From: Dean P. Gisvold <deang@mcewengisvold.com>
Sent: Wednesday, May 23, 2018 11:06 AM
To: Hays, Emily
Cc: Maria Floyd Cohen; Alex Michel; Anna Withington; Barb Christopher; Bob Dobrich; Dean P. Gisvold; Emily Schield; James Heuer; Jeff Jones; Jim Barta; John Brennan; Meryl Logue; Nathan Corser; Nikki Johnston; Peter O'Neil; Sean; Stephen Doubleday; Steven Cole; Tiffanie Shakespeare ; Tony Greiner
Subject: 1020 NE Tillamook

Emily

The ICA land use committee has reviewed this application, and has no objections.

Dean

Dean P. Gisvold | Attorney at Law | Senior Partner

M^cEWEN GISVOLD LLP - EST. 1886

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

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

Email: deang@mcewengisvold.com

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

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



City of Portland, Oregon - Bureau of Development Services

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



Land Use Review Application

File Number: LU 18-152934 HR

FOR INTAKE, STAFF USE ONLY

Date Rec 4/16/18 by ijd

☒ Type I ☐ Type Ix ☐ Type II ☐ Type Ix ☐ 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) 2831 Zoning R1a

Plan District Albina Community

☒ Historic and/or Design District Irvington

Neighborhood Irvington

District Coalition NECN

Business Assoc Soul District

Related File #

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

Development Site

Address or Location 1020 NE TILLAMOOK ST., PORTLAND OR

Cross Street 10th AVENUE

Sq. ft./Acreage 5,000 SF

Site tax account number(s)

R 301306

R

R

R

R

R

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

R

R

R

Describe project (attach additional page if necessary)

WE ARE PROPOSING TO BUILD A NEW, ONE STORY, 14' x 22' GARAGE TO THE EAST OF THE EXISTING HOUSE.

Describe proposed stormwater disposal methods

DOWNSPOUTS DIRECTED TO NEW DRYWELL

Identify requested land use reviews

HISTORIC (IRVINGTON)

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

For renovation, provide exterior alteration value.

AND provide total project valuation.

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

New street (public or private)?

- 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?

\$ 12,950

\$

\$

N/A

☐ yes ☒ no

☐ yes ☐ no ☒ N/A

continued / over

1

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:

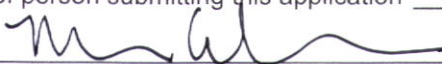
Name MARIA COHEN Signature 
Company/Organization MARIA COHEN DESIGN
Mailing Address 33 N. HOLMAN STREET
City PORTLAND State OR Zip Code 97217
Day Phone 503.381.0366 FAX _____ email MANDM1@TELEPORT.COM
Check all that apply ☒ Applicant ☐ Owner ☐ Other _____

Name _____ Signature _____
Company/Organization _____
Mailing Address _____
City _____ State _____ Zip Code _____
Day Phone _____ FAX _____ email _____
Check all that apply ☐ Applicant ☐ Owner ☐ Other _____

Name _____ Signature _____
Company/Organization _____
Mailing Address _____
City _____ State _____ Zip Code _____
Day Phone _____ FAX _____ email _____
Check all that apply ☐ Applicant ☐ Owner ☐ Other _____

Name _____ 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.

Print name of person submitting this application MARIA COHEN
Signature 
Phone number 503.381.0366 Date APRIL 16, 2018



CITY OF
PORTLAND, OREGON
BUREAU OF DEVELOPMENT SERVICES
1900 SW 4th Ave., Suite 5000
Portland, OR 97201



RECEIPT #: 2105143

4/16/2018

Site Address: 1020 NE TILLAMOOK ST

IVR Number: 4193997

Permit Number: 18-152934-000-00-LU

Land Use Review

APPLICANT MARIA COHEN DESIGN *MARIA FLOYD COHEN*

Phone: (503) 381-0366

| Fee Code | Fee Description | Fee Amount | Paid to Date | Balance | This Transaction | New Balance |
|---------------|---------------------------------|------------|--------------|----------|------------------|-------------|
| 2552 | Historic Resource Review Type 1 | \$250.00 | | | | |
| Bill #4297146 | Sub Total | \$250.00 | \$0.00 | \$250.00 | \$250.00 | \$0.00 |
| TOTAL | | \$250.00 | \$0.00 | \$250.00 | \$250.00 | \$0.00 |

Shaded items indicate fees not yet calculated.

*** Fees marked with an asterisk are due at application.**

PAYOR MARIA COHEN DESIGN *MARIA FLOYD COHEN*

Phone: (503) 381-0366

Payment #: 2105143

Method of Payment: 020938 VS MARIA COHEN

Receipt By: Aan Gondoputro

CITY CONTACT

Phone:

E-Mail:

Fax: (503) 823-4172

Notice: This document is not a permit. This document may not represent all fees owing for this permit. All fees are subject to change based on new or corrected information. For more information, consult your City of Portland Contact listed above.



CITY OF
PORTLAND, OREGON
BUREAU OF DEVELOPMENT SERVICES
1900 SW 4th Ave., Suite 5000
Portland, OR 97201



RECEIPT #: 2110939

5/1/2018

Site Address: 1020 NE TILLAMOOK ST

IVR Number: 4193997

Permit Number: 18-152934-000-00-LU

Land Use Review

APPLICANT MARIA COHEN DESIGN *MARIA COHEN*

Phone: (503) 381-0366

| Fee Code | Fee Description | Fee Amount | Paid to Date | Balance | This Transaction | New Balance |
|---------------|-------------------------------------|------------|--------------|------------|------------------|-------------|
| 2552 | Historic Resource Review Type 1 | \$250.00 | | | | |
| Bill #4297146 | Sub Total | \$250.00 | \$250.00 | \$0.00 | \$0.00 | \$0.00 |
| 2552 | Historic Resource Review Type 1 | | | | | |
| Bill #4308098 | Sub Total | | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2521 | Design / Historic Review Type D | \$1,260.00 | | | | |
| Bill #4308099 | Sub Total | \$1,260.00 | \$250.00 | \$1,010.00 | \$1,010.00 | \$0.00 |
| 1090 | Site Development - Land Use Reviews | \$77.00 | | | | |
| 2504 | Life Safety Review - Land Use | \$100.00 | | | | |
| 324 | BES Land Use Rvw-Engineering | \$357.00 | | | | |
| 374 | PBOT Design Review | \$324.00 | | | | |
| 404 | Water Available Plan Rvw - Type C | \$125.00 | | | | |
| Bill #4308100 | Sub Total | \$983.00 | \$0.00 | \$983.00 | \$983.00 | \$0.00 |
| TOTAL | | \$2,243.00 | \$500.00 | \$1,993.00 | \$1,993.00 | \$0.00 |

Shaded items indicate fees not yet calculated.

* Fees marked with an asterisk are due at application.

PAYOR MARIA COHEN DESIGN *MARIA COHEN*

Phone: (503) 381-0366

Payment #: 2110939

Method of Payment: 1055 CK MARIA COHEN DE

Receipt By: John Duran

CITY CONTACT

Phone:

E-Mail:

Fax: (503) 823-4172

Notice: This document is not a permit. This document may not represent all fees owing for this permit. All fees are subject to change based on new or corrected information. For more information, consult your City of Portland Contact listed above.



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

Chloe Eudaly, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

April 25, 2018

Maria Cohen | Maria Cohen Design
33 N Holman Street
Portland, OR 97217

Mice

Re: Land Use Review LU 18-152934 HR – New Garage

Dear Maria Cohen:

The Bureau of Development Services received your application for a Historic Resource Review located at **1020 NE Tillamook Street** on April 16, 2018. Your case has been assigned to me, Emily Hays. In order to continue to review your application, additional information is needed. Once you submit this information, your application will be considered complete, and I will proceed with a full review of your proposal. Up to this point, your application has been reviewed only to determine if all required information has been submitted. The application has not been fully reviewed to determine if it meets the relevant approval criteria, however some issues you may want to consider are identified in Section II below.

I. Information Necessary to Complete Application

The following information must be submitted before your proposal can be evaluated:

1. Review Procedure – The scope of work shown in the submitted drawings is subject to review as a Type II. The proposed driveway paving falls under “other exempt exterior alteration” as shown in Table 846-3, and exceeds the threshold for a Type I accessory structure review. Additionally, the creation of over 500 SF of new impervious surface triggers stormwater management requirements subject to review by the Bureau of Environmental Services. Applications cannot be deemed complete unless accompanied by the required fees.

This proposal should be processed as a Type II, Tier D which is a minimum LUS fee of \$1,260 + \$983 for review by other development bureaus. The full LUS Fee Schedule can be found online: <https://www.portlandoregon.gov/bds/article/67127>. Please refer to the BDS Land Use Fee Schedule to confirm the additional amount owed.

2. Site Plan Revision – Please revise the site plan to show the full extent of new impervious surface and any alterations to the existing curb cut on NE Tillamook.

II. Time to Complete Application

The Portland Zoning Code allows you up to 180 days to complete your application. Since the 180-day period began on the day we received the application, the deadline to make your application complete is **Monday, October 15, 2018**.

III. Determination of a Complete Application

The application will be determined complete when you have submitted:

1. All of the requested information included in Section I, above. If you cannot provide all of the requested information at one time and intend to submit additional information, please include a written statement with each separate submittal indicating that you still intend to provide the additional missing information by the **Monday, October 15, 2018** deadline, or

2. Some of the requested information included in Section I, above, and a written statement that no additional information will be provided; **or**
3. A written statement that none of the requested information included in Section I, above, will be provided.

Please be aware that not submitting the requested information may result in your application being denied. The information is needed to demonstrate the approval criteria are met. Once the application is deemed complete, review of your application can proceed using the information you have provided.

Your application will be approved if it meets the relevant land use review approval criteria. It is your responsibility to document how the approval criteria are met. The items listed above will help provide that documentation.

Voiding of Application

If your application is not complete by **Monday, October 15, 2018**, it will be voided, and the application fee will not be refunded. The City's land use review procedures are outlined in Chapter 33.730 of the Portland Zoning Code.

Please contact me if you have any questions about this letter. My telephone number is **503-823-5676**, and my e-mail address is Emily.Hays@portlandoregon.gov. You may mail correspondence to me at the Bureau of Development Services, Suite 5000, 1900 SW Fourth Avenue, Portland, OR 97201. If you deliver the requested material in person, please bring it to the **fifth** floor receptionist at 1900 SW Fourth Avenue. Please label all correspondence and materials you submit with the case number LU 18-152934.

Sincerely,



Emily Hays, Planner
Land Use Services Division

cc: Application Case File

Hays, Emily

From: Maria Floyd Cohen <mandm1@teleport.com>
Sent: Monday, April 30, 2018 8:47 AM
To: Hays, Emily
Subject: RE: LU 18-152934 HR - 1020 NE Tillamook

Good morning, Emily-

We have made our peace with the switch from Type I to Type II ☺.

One quick follow up clarification – as long as I don't exceed the 40% lot coverage, the driveway can be as large as we want?

Also – do I need to go down to the city to change the designation from Type I to Type II? Are there different forms that I need to sign? How do I go about making the change in payment?

Thanks, Emily!
Maria

From: Hays, Emily [mailto:Emily.Hays@portlandoregon.gov]
Sent: Friday, April 27, 2018 9:12 AM
To: Maria Floyd Cohen
Subject: RE: LU 18-152934 HR - 1020 NE Tillamook

Hi Maria,

I spent some time yesterday afternoon running through options with my supervisor and I don't see a way to avoid the Type II. Any work to resurface the driveway would require Type II review. The work couldn't be removed from this proposal because the Parking and Loading chapter of the Zoning Code still applies, and driveway paving would be required. I understand that this is a frustrating section of code.

The Type II is still a staff level decision and the public comment period is only seven days longer than the Type I requirement. I understand there is a substantial cost difference, but I think we could get you through a Type II fairly quickly if timing is your biggest concern. I would estimate about 6 weeks from complete to final decision (including appeal period). Assuming no major issues arise during the comment period, I may even be able to allow early permit submission.

Best,
Emily

From: Maria Floyd Cohen [mailto:mandm1@teleport.com]
Sent: Thursday, April 26, 2018 9:58 AM
To: Hays, Emily <Emily.Hays@portlandoregon.gov>
Subject: RE: LU 18-152934 HR - 1020 NE Tillamook

Hi Emily-
Thanks.

We are really struggling. I am not sure if you know the history of this project but we have spent many thousands of dollars on reviews already for two scrapped projects (scheme one: master suite over garage, scheme two: an addition

to the south (backyard) side of the house). The owners basically settled on doing the garage as a consolation prize. We have a contractor lined up for a late spring/early summer slot for the garage and we may lose her if we are delayed by a type II review. I know that this has nothing to do with you and your review but I just wanted you to understand why we are a bit desperate at this point!

I am wondering if we take off the driveway (and any additional hardscape) can we go back to being a type I?

And, if so, if we do install a driveway at a later date, does doing a driveway in general trigger a historic review?

Final question – do different types of materials trigger a type II? For example, if we created a permeable driveway (see photo below for an example of what I mean), is there more flexibility? Or does anything we do in terms of a driveway trigger type II?



The first priority is to get the garage done by our contractor this spring/summer. We are willing to adjust anything else! Thanks, Emily. I appreciate your help with this.

Best,
Maria

From: Hays, Emily [<mailto:Emily.Hays@portlandoregon.gov>]
Sent: Thursday, April 26, 2018 9:18 AM
To: Maria Floyd Cohen
Subject: RE: LU 18-152934 HR - 1020 NE Tillamook

Hi Maria,

Attached is the Incomplete Letter for LU 18-152934 HR. The letter serves to document the procedure change explained in my previous emails. You have up to 180 days to pay the fee difference and have the application deemed complete.

I understand this is a significant change for the homeowners. Should you choose to withdraw the application, I've gotten the okay to issue a full refund rather than retaining the minimum \$200.

Best,
Emily

From: Maria Floyd Cohen [<mailto:mandm1@teleport.com>]
Sent: Wednesday, April 25, 2018 2:10 PM
To: Hays, Emily <Emily.Hays@portlandoregon.gov>
Subject: RE: LU 18-152934 HR - 1020 NE Tillamook

Hi Emily-
Why is it Type II? What pushed us over?
Could you please clarify?
I already revised the driveway and we are at 478 square feet so I don't think that is an issue anymore.
Thanks.
Maria

From: Hays, Emily [<mailto:Emily.Hays@portlandoregon.gov>]
Sent: Wednesday, April 25, 2018 2:06 PM
To: Maria Floyd Cohen
Subject: RE: LU 18-152934 HR - 1020 NE Tillamook

Hi Maria,

I have confirmed that the scope of this work is subject to a Type II review. This is a very well-designed proposal and I've confirmed with the BES review section that they would have no objection to the land use approval. The project could move through review very quickly once the difference in fees had been paid.

This proposal should be processed as a Type II, Tier D which is a minimum LUS fee of \$1,260 + \$983 for review by other development bureaus. The full LUS Fee Schedule can be found online:
<https://www.portlandoregon.gov/bds/article/67127> .

I'm going to issue an Incomplete Letter (hopefully today) that notes the change in review type and the fee difference owed in order to deem the application complete. This will give you and your clients up to 180 days to take action.

Please let me know if you have any questions.

Best,
Emily

From: Maria Floyd Cohen [<mailto:mandm1@teleport.com>]
Sent: Tuesday, April 24, 2018 3:15 PM
To: Hays, Emily <Emily.Hays@portlandoregon.gov>
Subject: RE: LU 18-152934 HR - 1020 NE Tillamook

Thanks, Emily-
I really appreciate your thoughts and advice.
I will check in with the owner and contractor and get back to you asap. I do know we do NOT want to trigger a Type II review!
Best,
Maria

From: Hays, Emily [<mailto:Emily.Hays@portlandoregon.gov>]
Sent: Tuesday, April 24, 2018 2:47 PM
To: Maria Floyd Cohen
Subject: RE: LU 18-152934 HR - 1020 NE Tillamook

Hi Maria,

Thank you for submitting a complete and thoughtful proposal. I have no comments related to approvability; the design is compatible with the primary structure on site and components are well detailed.

However, in reviewing your application I saw the note indicating a new paved driveway. Can you update the site plan to clearly show the extent of new paved areas?

There are two potential issues related to the new paved area:

1. Stormwater Management Manual may be triggered; the threshold for review by the Bureau of Environmental Services is 500 SF of new impervious surface.
2. Parking & Loading (33.266.120.C.3) restricts the amount of paved area in the "front yard" as measured from the front lot line to the front building line. No more than 40% of the land in this area may be paved.

Given the intention to pave the driveway, the scope of work shown in the submitted drawings may be subject to review as a Type II rather than a Type I. I need to confirm with senior staff and the BES review section that the driveway paving is considered "other exempt exterior alteration" as shown in Table 846-3, and exceeds the threshold for a Type I accessory structure review. I have had similar situations warrant a procedure change in the past.

I wanted to put this on your radar sooner rather than later, as a change to a Type II review will result in additional fees. I will do my best to confirm the procedure change early tomorrow. If that is the case, I can send you an Incomplete Letter so you have time to address this change with your clients.

Best,
Emily

From: Maria Floyd Cohen [<mailto:mandm1@teleport.com>]
Sent: Friday, April 20, 2018 2:55 PM
To: Hays, Emily <Emily.Hays@portlandoregon.gov>
Subject: RE: LU 18-152934 HR - 1020 NE Tillamook

Thanks so much, Emily.
Have a nice weekend.
Maria

From: Hays, Emily [<mailto:Emily.Hays@portlandoregon.gov>]
Sent: Friday, April 20, 2018 1:25 PM
To: Maria Floyd Cohen
Subject: RE: LU 18-152934 HR - 1020 NE Tillamook

Hi Maria,

No need to make the revision; I've updated the sheet in the file. Thank you for catching that error!

Best,
Emily

From: Maria Floyd Cohen [<mailto:mandm1@teleport.com>]
Sent: Friday, April 20, 2018 1:09 PM
To: Hays, Emily <Emily.Hays@portlandoregon.gov>
Subject: RE: LU 18-152934 HR - 1020 NE Tillamook

Thanks, Emily. That sounds great.

As I was doing the permit docs I just noticed that I made a mistake on the drawings I submitted. The door schedule (sheet A7) has the back garage door with a window symbol and the number four when in fact it should have a door symbol and have the number 2.

I can come down to the city and make the revision or, if you can and will, you can make the change.

Sorry about that...just let me know what I should do.

Best,
Maria

From: Hays, Emily [<mailto:Emily.Hays@portlandoregon.gov>]
Sent: Friday, April 20, 2018 10:27 AM
To: Maria Floyd Cohen
Subject: RE: LU 18-152934 HR - 1020 NE Tillamook

Hi Maria,

Right now I'm tracking to finish my completeness review by next Tuesday. I appreciate the very thorough application; I just need time to run through a plan check. I will be in touch at that time with any issues to address.

I will be sure to keep you updated on the dates for the public comment period. Any comments received during that time will be forwarded to you immediately so you can address them as needed. Once the comment period has ended there would be very little risk in getting started on engineering, particularly if the ICA has already expressed support.

You can expect an update from me by the end of the day Tuesday but feel free to reach out if you have any questions.

Best,
Emily

From: Maria Floyd Cohen [<mailto:mandm1@teleport.com>]
Sent: Friday, April 20, 2018 9:41 AM
To: Hays, Emily <Emily.Hays@portlandoregon.gov>
Subject: RE: LU 18-152934 HR - 1020 NE Tillamook

Hi Emily-
Thanks so much for reaching out.

I would love to be able to get going on the engineering on this project as soon as possible. I worked on a project with Cassie (I apologize but I am forgetting her last name) in which she let me know when the comment period was over so I could give the green light for engineering (which we – obviously - need to submit for permit). I understand that there is a slight risk on proceeding with the engineering during the design review but I feel fairly comfortable doing this with this project since it seems pretty straightforward. The only things I see you potentially wanting to change would be the window sizes but I could easily revise the engineering for those. As I said in my application, we reviewed this with the

Irvington neighborhood land use review group and they didn't have any objections to the design (hence some of my comfort with going forward with engineering asap).

Do you think that is something that we could do on this project?

Let me know your thoughts when you have a moment.

Best,
Maria

From: Hays, Emily [<mailto:Emily.Hays@portlandoregon.gov>]

Sent: Friday, April 20, 2018 9:04 AM

To: mandm1@teleport.com

Subject: LU 18-152934 HR - 1020 NE Tillamook

Hi Maria,

I'm the Historic Resource Review planner assigned to your case at **1020 NE Tillamook Street**. I'm in the process of reviewing your application for completeness. I wanted to make sure you have my contact information in case you have any questions about the Historic Resource Review process.

I'll be in touch over the next week with either a request for additional information or an update on the public notice period.

Best,
Emily

Emily Hays

Design Review | Historic Resource Review

City of Portland | Bureau of Development Services

1900 SW 4th Avenue, Suite 5000, Portland, OR 97201

p: 503.823.5676

e: Emily.Hays@portlandoregon.gov

w: www.portlandoregon.gov/bds

Work Hours: M-F 8:30AM-5PM