



City of Portland Historic Landmarks Commission

Type III Land Use Review

MEMORANDUM

Date: May 23, 2025
To: Historic Landmarks Commission
From: Benjamin Nielsen and Tanya Paglia, Design / Historic Review Team
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Re: LU 25-007018 HRM – Irvington Town Homes
Type III Design Review – May 23, 2025

Several documents have been received since the Staff Report and Recommendation for LU 25-007018 HRM (Irvington Town Homes) was published. To keep all participants up to date on all documents related to this land use review, included in this memo is a Revised Exhibit List.

Please note that the C Exhibits in this Revised Exhibit List were edited on 5-23-25 to correct some minor inconsistencies. There have been no substantive changes to the 5-22-25 C Exhibits. The minor inconsistencies that were edited in the new C Exhibits include:

- Reference to the correct # of units (5 units)
- Reference to the correct allowed Zoning Code height (65')
- Clarification that the 3 proposed plan options refer to 3 bike parking configurations
- A ROW section drawing that meets Portland Transportation's standard improvements in the ROW
- An updated rendering with door locations matching plans and elevations

Revised Exhibit List – Exhibits received since the Staff Report was published are noted in bold

- A. Applicant's Submittals
 - 1. Drawing Set
 - 2. Belgian Blocks History
 - 3. Clinker Bricks image
 - 4. Four Story Buildings within Immediate Vicinity
 - 5. Massing Model
 - 6. Narrative
 - 7. Neighborhood Contact Materials
 - 8. Night View

9. Geotech Report
10. Tree Inventory
11. DAR Summary Memo
12. ICA Land Use Committee Meeting Notes from 06/11/2024
13. DAR Presentation
14. Survey
15. Collection of Images
16. Request for Evidentiary Hearing
17. Revised Drawing Set, received March 15, 2025
18. Revised Drawing Set, received April 1, 2025
19. Revised Drawing Sheets C1.3, C2.0, C2.1, C3.1, C3.5, C3.6, & C6.1
- 20. Revised Drawing Set, received May 15, 2025 (also known as "Consolidated Set")**
- 21. Revised Drawing Set, received May 22, 2025**
- B. Zoning Map (attached)
- C. Plan & Drawings
 - 1. Site Plan (attached)**
 2. Existing Conditions Map
 3. Floor Area Calculation
 - 4. Window Area Calculation**
 5. Basement Floor Plan
 - 6. First Floor Plan**
 - 7. Second Floor Plan**
 - 8. Third Floor Plan**
 - 9. Fourth Floor Plan**
 10. Roof Plan
 - 11. South Elevation**
 - 12. West Elevation & East Elevation – Bldg 1**
 - 13. North Elevation**
 - 14. East Elevation & West Elevation – Bldg 2**
 - 15. Colored South Elevation**
 - 16. Colored West Elevation & Colored East Elevation – Bldg 1**
 17. Stuc-o-flex Details
 - 18. Building Section**
 - 19. Building Section**
 - 20. Building Sections**
 - 21. Landscape Plan**
 22. Landscape Details
 - 23. Landscape Elevations**
 24. Door Schedule
 25. Window Schedule
 26. Milgard Ultra Series Cutsheets
 27. Milgard Ultra Series Cutsheets
 28. Details
 29. Details
 - 30. Wall Sections**
 31. Oakridge Shingles Cutsheets
 32. Oakridge Shingles Cutsheets
 - 33. Exterior Lighting Plan**
 34. Lighting Cutsheets
 - 35. Frontage Improvement Plan**
 - 36. Frontage Improvement Plan**
 - 37. Frontage Improvement Plan**
 38. Driveway Detail
- D. Notification information:
 1. Request for response
 2. Posting letter sent to applicant

3. Notice to be posted
 4. Applicant's statement certifying posting
 5. Mailed notice
 6. Mailing list
- E. Agency Responses:
1. Transportation Review Section of PP&D
 2. Fire Bureau
 3. Life Safety Review Section of PP&D
 4. **Water Bureau**
 5. **Urban Forestry Section of PP&D**
 6. **Environmental Services Section of PP&D**
- F. Letters
1. Nathan Corser, 02/24/25, letter with concerns
 2. Roger Watkins, Co-Chair ICA Land Use Committee, 04/20/25, letter with concerns about timeline
 3. Irvington Community Association, 05/03/25, letter in opposition
 4. **Gina Whitehill-Baziuk, 05/12/25, letter with concerns**
 5. **Irvington Community Association, 05/15/25, letter in opposition**
- G. Other
1. Original LUR Application
 2. Incomplete Application Letter
 3. Email Correspondence
 4. **Irvington Community Association Commentary Document for DAR held on Monday, December 11, 2023 (23-093048)**
 5. **Staff Memo to Commission, 05/16/25**
 6. **Images from Applicant, 05/19/25**
- H.
1. **Staff Memo to Commission, 05/16/25**
 2. **Staff Memo to Commission, 05/19/25**
 3. **Staff Memo to Commission, 05/23/25**