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

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

Date: November 15, 2012

To: Interested Person

From: Hillary Adam, Land Use Services
503-823-3581 / Hillary.Adam@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 December 6, 2012**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 12-200467 HDZ, in your letter. It also is helpful to address your letter to me, Hillary Adam.

CASE FILE NUMBER: LU 12-200467 HDZ – BALCONY RAILINGS AND CARRIAGE DOORS

Applicant: Kathy Johnson, Architect
Hennebery Eddy Architects, Inc.
921 SW Washington St, Suite 250
Portland, OR 97205

831 NW 24th Avenue LLC, Owner
6312 SW Capitol Hwy #505
Portland, OR 97239

Site Address: 831 NW 24TH AVE

Legal Description: BLOCK 4 LOT 1&2, KINGS 2ND ADD
Tax Account No.: R452300710
State ID No.: 1N1E33BC 15000
Quarter Section: 2927

Neighborhood: Northwest District, contact John Bradley at 503-313-7574.
Business District: Nob Hill, contact Mike Conklin at 503-226-6126.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: None
Other Designations: Primary Contributing resource in the Historic Alphabet District, listed in the National Register of Historic Places on November 16, 2000.

Zoning: R1 – Residential 1,000

Case Type: HDZ – Historic Design Review
Procedure: Type II, an administrative decision with appeal to the Landmarks Commission.

Proposal:
The applicant proposes to make exterior alterations to the Orange M. Clark House, including:

- Replacement of metal balcony railings on the 2nd and 3rd front façades with wood guardrails and turned balustrades;
- Removal of two non-historic metal fire escapes; and
- Replacement of two overhead garage doors and a swinging door with two partially-glazed wood carriage doors.

Historic design review is required because the proposal is for non-exempt alterations to a contributing resource in the Historic Alphabet District.

Relevant Approval Criteria:
In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are:

- Community Design Guidelines
- Historic Alphabet District: Community Design Guidelines Addendum

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 October 31, 2012 and determined to be complete on November 9, 2012.

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.

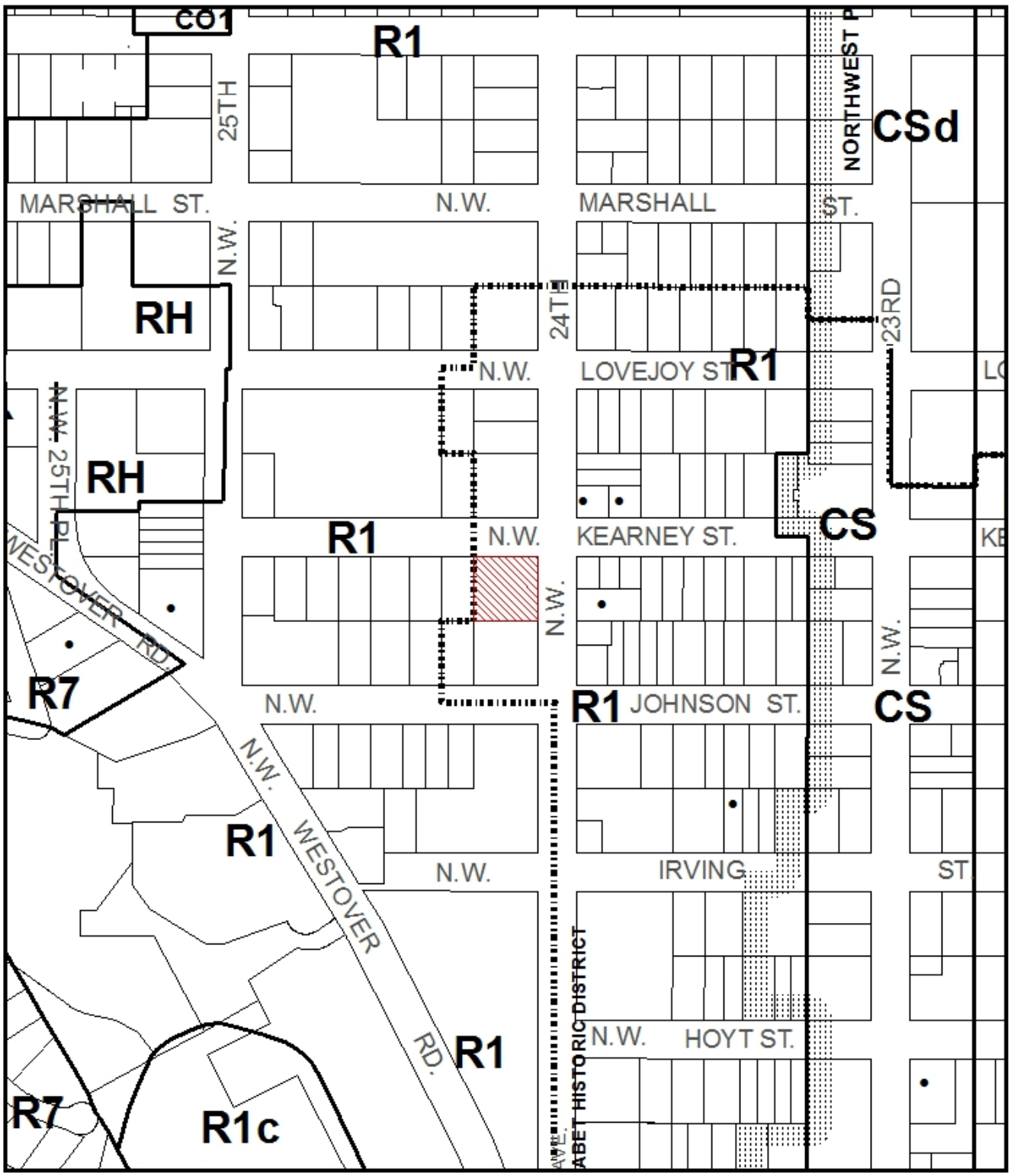
There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

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 550 Capitol St. NE, Suite 235, Salem, OR 97301. 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
North Elevation Demolition
South Elevation Demolition
Proposed East Elevation
Proposed Carriage House Plan and Elevation



ZONING

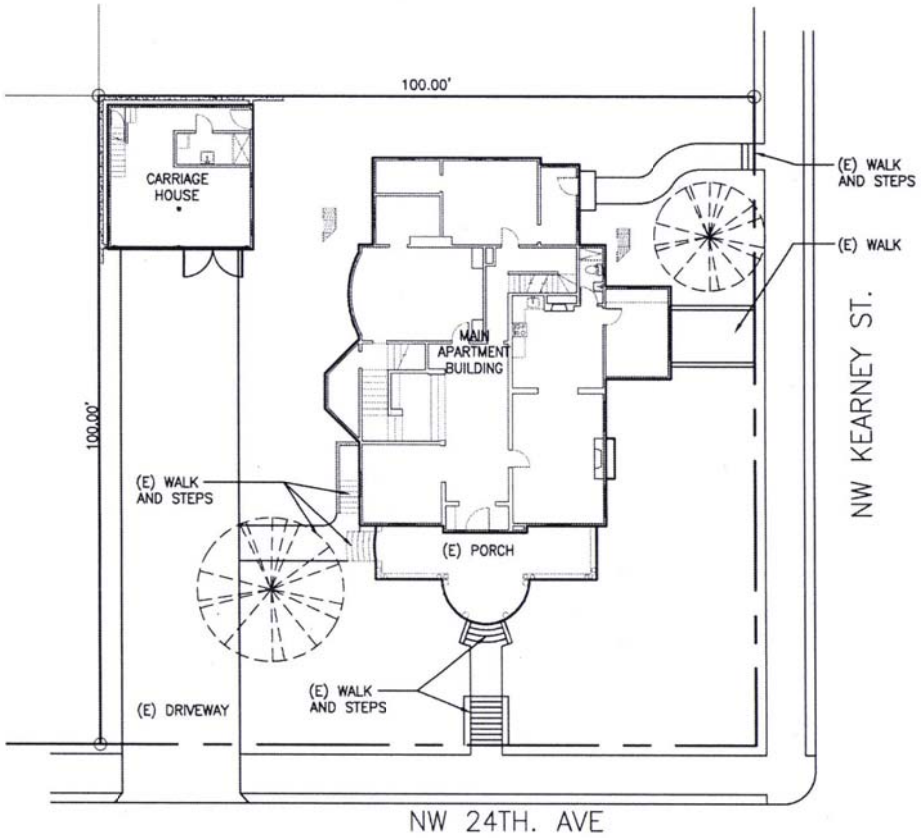
Site

Historic Landmark

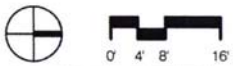
This site lies within the:
ALPHABET HISTORIC DISTRICT

NORTH

File No.	LU 12-200467 HDZ
1/4 Section	2927
Scale	1 inch = 200 feet
State_Id	1N1E33BC 15000
Exhibit	B (Oct 31,2012)



LU 12-200467 HDZ



SITE PLAN

30 October 2012

Hennebery Eddy Architects

Clark House Exterior Improvements
831 NW 24th Avenue, Portland, OR

A1.0

30 October 2012

0 2' 4' 8'

NORTH ELEVATION
DEMOLITIOIN

Hennebery Eddy Architects

Clark House Exterior Improvements
831 NW 24th Avenue, Portland, OR

A5.0

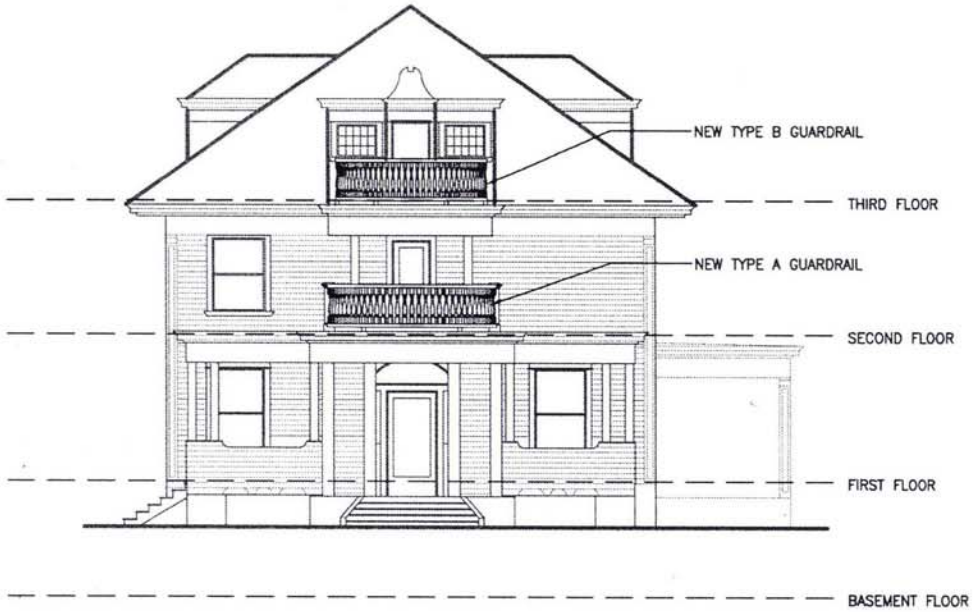
30 October 2012

SOUTH ELEVATION
DEMOLITION

Hennebery Eddy Architects

Clark House Exterior Improvements
831 NW 24th Avenue, Portland, OR

A6.0



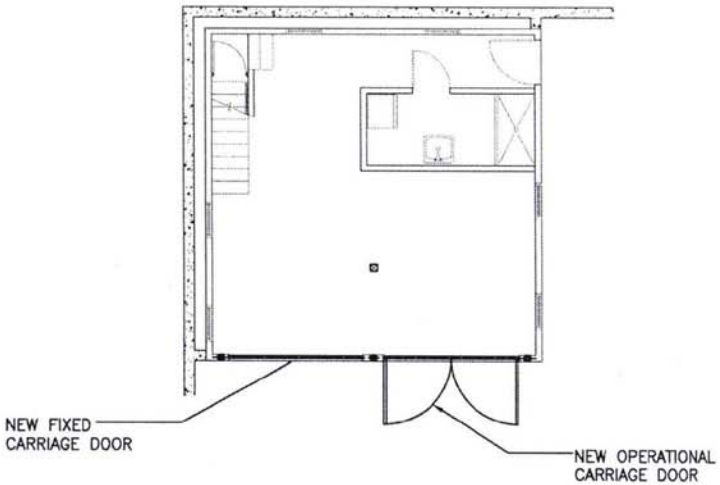
30 October 2012

EAST ELEVATION

Hennebery Eddy Architects

Clark House Exterior Improvements
831 NW 24th Avenue, Portland, OR

A7.0



30 October 2012

CARRIAGE HOUSE PLAN
AND ELEVATION

Hennebery Eddy
Architects

Clark House Exterior Improvements
831 NW 24th Avenue, Portland, OR

A12.0