

City of Portland, Oregon Bureau of Development Services Land Use Services

FROM CONCEPT TO CONSTRUCTION

Charlie Hales, Mayor Paul L. Scarlett, Director Phone: (503) 823-7300 Fax: (503) 823-5630 TTY: (503) 823-6868 www.portlandoregon.gov/bds

Date: March 5, 2013

To: Interested Person

From: Hillary Adam, Land Use Services

503-823-3581 / Hillary.Adam@portlandoregon.gov

RE-NOTIFICATION OF A NOTICE OF A TYPE II PROPOSAL IN YOUR NEIGHBORHOOD

This re-notification is to correct an error in the Notice of Proposal dated February 22, 2013:

- Error: The Notice of Proposal indicated that the applicant is requesting a modification to 33.120.220 Setbacks to reduce the required side yard setback on the south from 10'-0" to 6'-0" for the existing historic resource to remain and to 9'-0" for the proposed addition.
- Correction: The applicant requests a modification to reduce the required side yard setback on the south from 10'-0" to 6'-0" for both the existing historic resource to remain and for the proposed addition.

Because we must publish our decision within 28 days, we need to receive your written comments by 5 p.m. on March 26, 2013, extended from March 15, 2013. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 12-175805 HDZM, in your letter. It also is helpful to address your letter to me, Hillary Adam.

CASE FILE NUMBER: LU 12-175805 HDZM – FIREHOUSE RESTORATION AND NEW ADDITION

Applicant: Matthew Roman,

Roman Design LLC

107 SE Washington St, Suite #227

Portland, OR 97214

No 17 Firehouse LLC 1020 SW Cheltenham Ct Portland, OR 97239

Site Address: 824 NW 24th Avenue

Legal Description: BLOCK 3 LOT 16, KINGS 2ND ADD; BLOCK 3 N 38' OF W 54' OF

LOT 17, KINGS 2ND ADD

Tax Account No.: R452300660, R452300670

State ID No.: 1N1E33BC 10400, 1N1E33BC 08100

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: Portland Historic Landmark listed in the National Register of Historic

Places on March 12, 1987 and contributing resource in the Alphabet Historic District, listed in the National Register of Historic Places on

November 16, 2000.

Zoning: R1 – Residential, 1,000

Case Type: HDZM – Historic Design Review with Modification request **Procedure:** Type II, an administrative decision with appeal to the Historic

Landmarks Commission.

Proposal:

The applicant proposes the following alterations to the historic Fire Station No. 17:

- Removal of an existing non-historic rear deck and solarium and its replacement with a two-story addition which will house a conservatory and solarium, a 2nd floor deck and a roof deck;
- On the north façade, replacement of existing security bars with new, replacement of
 existing windows and aluminum storm windows with new wood double-hung windows,
 and replacement of an aluminum slider window and infill with new wood doors and
 transom based on the original design;
- On the south façade, replacement of existing security bars with new, replacement of
 existing windows and aluminum storm windows with new wood double-hung windows,
 and replacement of existing doors with new wood doors and transom based on the
 original design;
- On the east façade, restoration of a wood transom window and replacement of an existing aluminum window with a new wood window in existing openings, to be concealed by the proposed addition;
- On the west façade, replacement of existing security bars with new, replacement of existing windows and aluminum storm windows with new wood double-hung windows, and replacement of existing doors with new wood doors and transom based on the original design, replace existing garage door with new wood carriage doors with opaque glass based on the original design; restoration of missing features including light fixtures and finials based on the original design; and
- Replacement of the existing rolled roof with new membrane roof, replacement of existing air conditioning unit with a new unit of similar scale in the same location, replacement of the non-historic skylight with a new skylight, and installation of 13 solar panels, not to exceed the height of the parapet;
- Repainting of all wood architectural features and replacement of parapet coping; and
- Site improvements including repaying of the driveway and landscape improvements.

The applicant is requesting modifications to 33.120.220 Setbacks, to:

- Reduce the required side yard setback on the north from 10'-0" to 6'-0" for the existing historic resource to remain and to 7'-0" for the proposed addition; and
- Reduce the required side yard setback on the south from 10'-0" to 6'-0" for both the existing historic resource to remain and for the proposed addition.

Historic Design Review is required because the proposal is for exterior alterations to a Portland Historic Landmark.

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

Enclosures: Zoning Map, Site Plan



