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

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

Date: March 4, 2014

To: Interested Person

From: Dave Skilton, Land Use Services 503-823-0660
dave.skilton@portlandoregon.gov

NOTICE OF A TYPE Ix 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 45 days, **we need to receive your written comments by 5 p.m. on April 3, 2014**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 14-115135 HR, in your letter. It also is helpful to address your letter to me, Dave Skilton.

CASE FILE NUMBER: LU 14-115135 HR – DOOR OPERATORS

Applicant: Wendy Klein
Central City Concern
232 NW 6th Avenue
Portland OR 97209

Representative: Kevin Saxton
KASA Architects
4119 NE Cesar E Chavez Boulevard
Portland, OR 97211

Site Address: 309 SW 4th Avenue

Legal Description: BLOCK 65 LOT 1&2 LAND ONLY SEE R246126 (R667707551) FOR IMPS POTENTIAL ADDITIONAL TAX, PORTLAND; BLOCK 65 LOT 1&2 IMPS ONLY SEE R246125 R66770-7550) FOR LAND POTENTIAL ADDITIONAL TAX, PORTLAND
Tax Account No.: R667707550, R667707551
State ID No.: 1N1E34CD 05900, 1N1E34CD 05900A1
Quarter Section: 3029
Neighborhood: Portland Downtown, contact Jennifer Geske at 503-750-9843.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Central City - Downtown
Other Designations: Historic Landmark pursuant to listing in the National register of Historic Places on May 13, 1982.
Zoning: CXd, Central Commercial with Historic Resource and Design Overlays
Case Type: HR, Historic Resource Review

Procedure: Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:
The applicant is seeking Historic Resource Review approval for a proposal to attach three door operating devices to the terra cotta surface on the front of the building adjacent to the main entry. Attachment will be with a reversible adhesive and holes will only be drilled through mortar joints. Historic Resource Review is required because the proposal is for exterior alteration of a Historic Landmark.

Approval Criteria:
In order to be approved, this proposal must comply with the approval criteria specified in the Portland Zoning Code (Title 33 of the Portland City Code). The approval criteria are:

- 33.846.060 G Other Approval Criteria
- *Central City Fundamental Design Guidelines*

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 February 11, 2014 and determined to be complete on February 28, 2014.

Decision Making Process
The Bureau of Development Services will make a decision on this proposal. We will consider your comments, and either:
- Approve the proposal;
- Approve the proposal with conditions; or
- Deny the proposal.

We will mail you a copy of our decision only if you comment in writing to us at the City of Portland Bureau of Development Services, 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. There will be no public hearing.

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.

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. You may also find additional information about the City of Portland and City Bureaus, as well as a digital copy of the Portland Zoning Code, by visiting the City's homepage on the Internet at www.portlandonline.com.

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.

Appeal Process
If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem OR 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues which may provide the basis for an appeal to LUBA must be raised in writing before the deadline for comments, or you may not be able to raise that issue in an appeal. If you do not

raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that also may 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
Partial Plan
Partial Elevation

ZONING

Site; Historic Landmark: C.K. Henry Building

Historic Landmark

NORTH

This site lies within the:
CENTRAL CITY PLAN DISTRICT
DOWNTOWN SUB DISTRICT

File No.	LU 14-115135 HR
1/4 Section	3029
Scale	1 inch = 200 feet
State_Id	1N1E34CD 5900
Exhibit	B (Feb 13,2014)

REGISTERED ARCHITECT
KEVIN ANTHONY SAXTON
PORTLAND, OREGON
4465
STATE OF OREGON

Henry Building
Entrance Alteration

309 SW Fourth Ave.
Portland, Oregon
KASA Proj. # 1337

Site Plan

1" = 20'-0"

FEBRUARY 07, 2014

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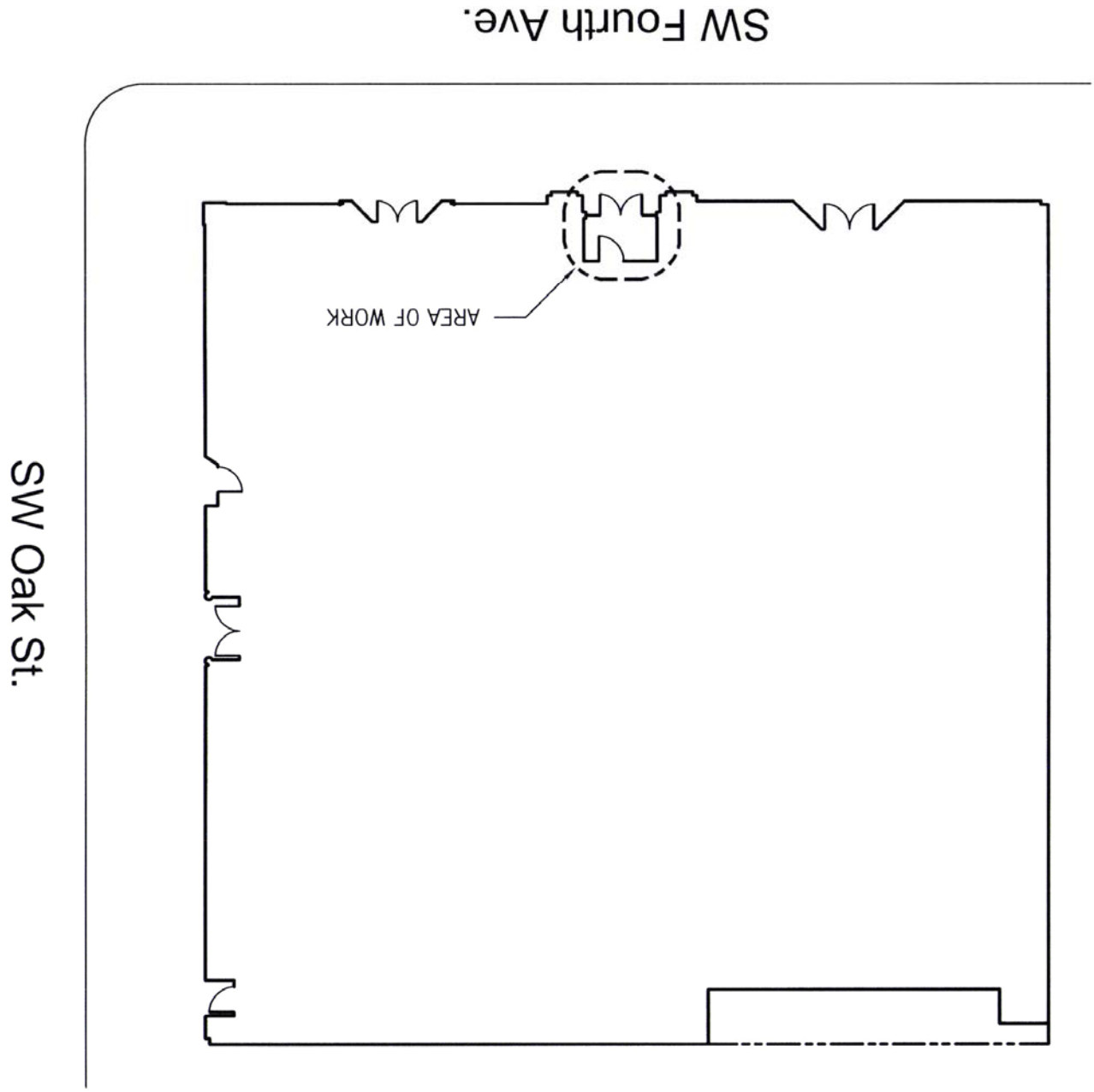
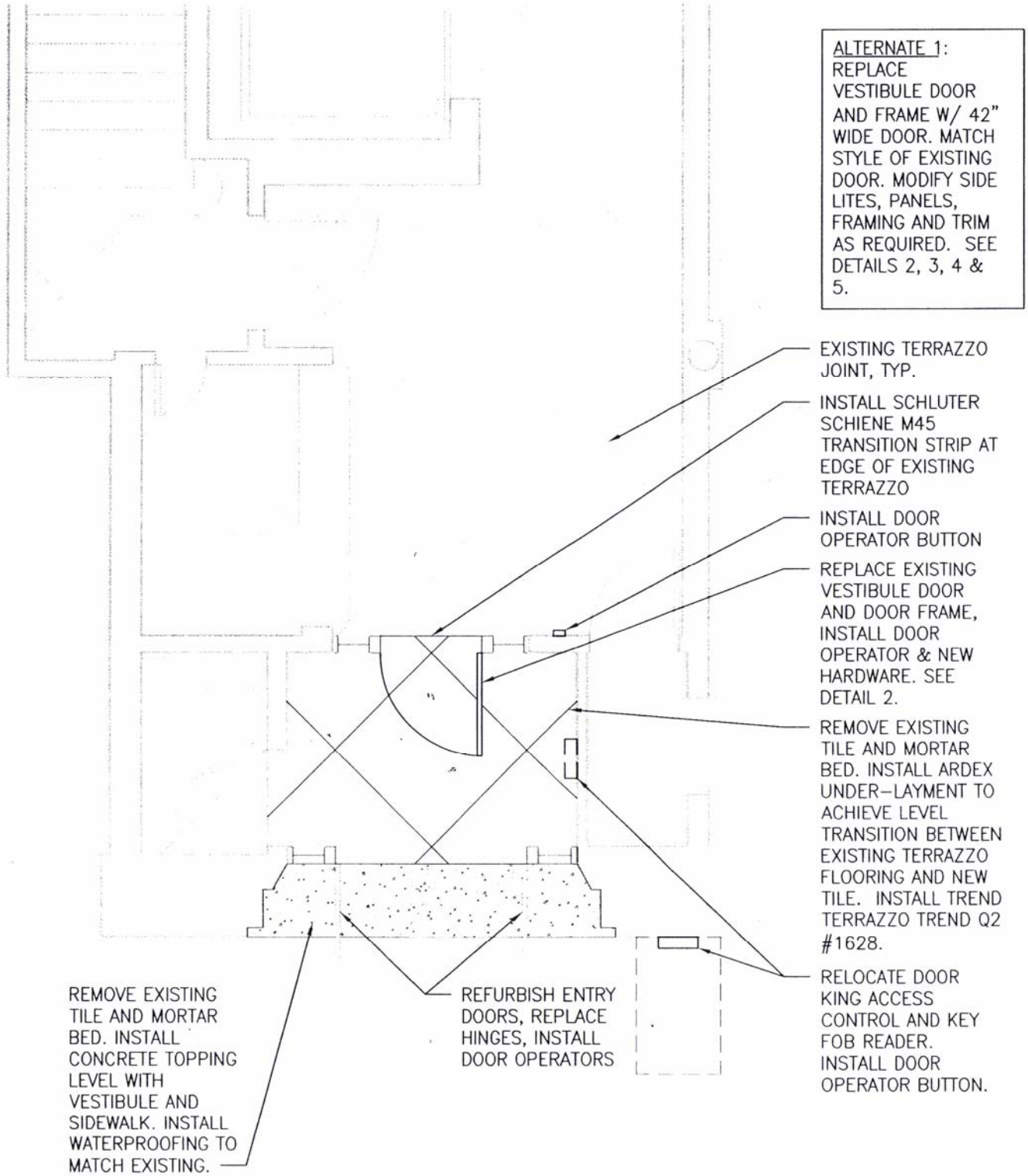




REGISTERED ARCHITECT
KEVIN ANTHONY SAXTON
Kevin Saxton
PORTLAND, OREGON
4465
STATE OF OREGON

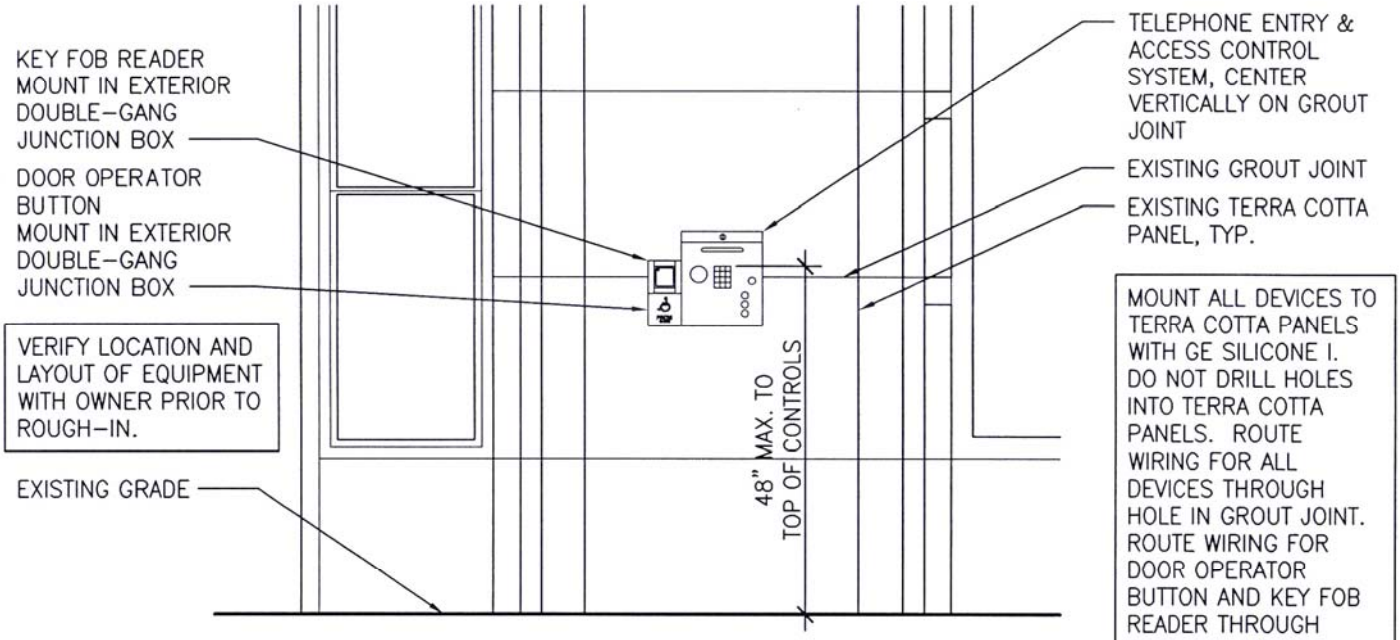
1 Floor Plan

1/4" = 1'-0" FEBRUARY 03, 2014

0 1' 2' 4'

Henry Building Entrance Alteration

309 SW Fourth Ave.
Portland, Oregon
KASA Proj. # 1337



6 Door Access Equipment Elevation

1/2" = 1'-0" FEBRUARY 26, 2014

Henry Building
Entrance Alteration

309 SW Fourth Ave.
Portland, Oregon
KASA Proj. # 1337

KASA
architecture • interiors
4119 NE Cesar E Chavez Blvd.
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www.kasapdx.com