



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 19, 2014
To: Interested Person
From: Dave Skilton, Land Use Services 503-823-0660
dave.skilton@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 April 9, 2014.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 14-122134 HR, in your letter. It also is helpful to address your letter to me, Dave Skilton.

CASE FILE NUMBER: LU 14-122134 HR – WINDOW REPLACEMENT

Applicant: Shoreline Bldg Limited Partnership
2 NW 2nd Avenue
Portland, OR 97209

Sean Hubert,
Central City Concern
232 NW 6th Ave
Portland, OR 97209-3609

Ryan Cone,
Richart Family Inc
14600 NE 20th Ave
Vancouver, WA 98686

Representative: Wendy Klein,
Central City Concern
232 NW 6th Ave
Portland OR 97209

Site Address: 123 W Burnside Street

Legal Description: BLOCK 12 LOT 2 EXC PT IN STS LOT 3 POTENTIAL ADDITIONAL TAX, COUCHS ADD

Tax Account No.: R180200520, R180200520

State ID No.: 1N1E34CA 09200, 1N1E34CA 09200

Quarter Section: 3029

Neighborhood:	NW/NW, Old Town-China Town, contact Paul Verhoeven at 503-222-6072 ext 12.
Business District:	Old Town Chinatown Business Association, contact Dorian Yee at 503-224-7006.
District Coalition:	Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District:	Central City - River District
Other Designations:	Contributing resource in the Skidmore Old Town Historic District, which was listed in the National Register of Historic Places on December 6, 1975.
Zoning:	CXd, Central Commercial with Historic Resource and Design Overlays
Case Type:	HR, Historic Resource Review
Procedure:	Type II, an administrative decision with appeal to the Historic Landmarks Commission.

Proposal:

The applicant is seeking Historic Resource Review approval for a proposal to replace all of the existing second and third windows. The windows on the street facing facades are 6-over-1 wooden double-hung units and the proposal is to replace them with new wooden units that match the existing windows in exterior appearance. The existing windows in the light well are steel-framed units and the proposal is to replace them with new metal-clad wooden units. Historic Resource Review is required because the proposal is for non-exempt exterior alterations in a historic district.

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 criteria are:

- Skidmore Old Town Historic District 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 28, 2014 and determined to be complete on **March 17, 2014**.

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; or
- 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 Historic 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.

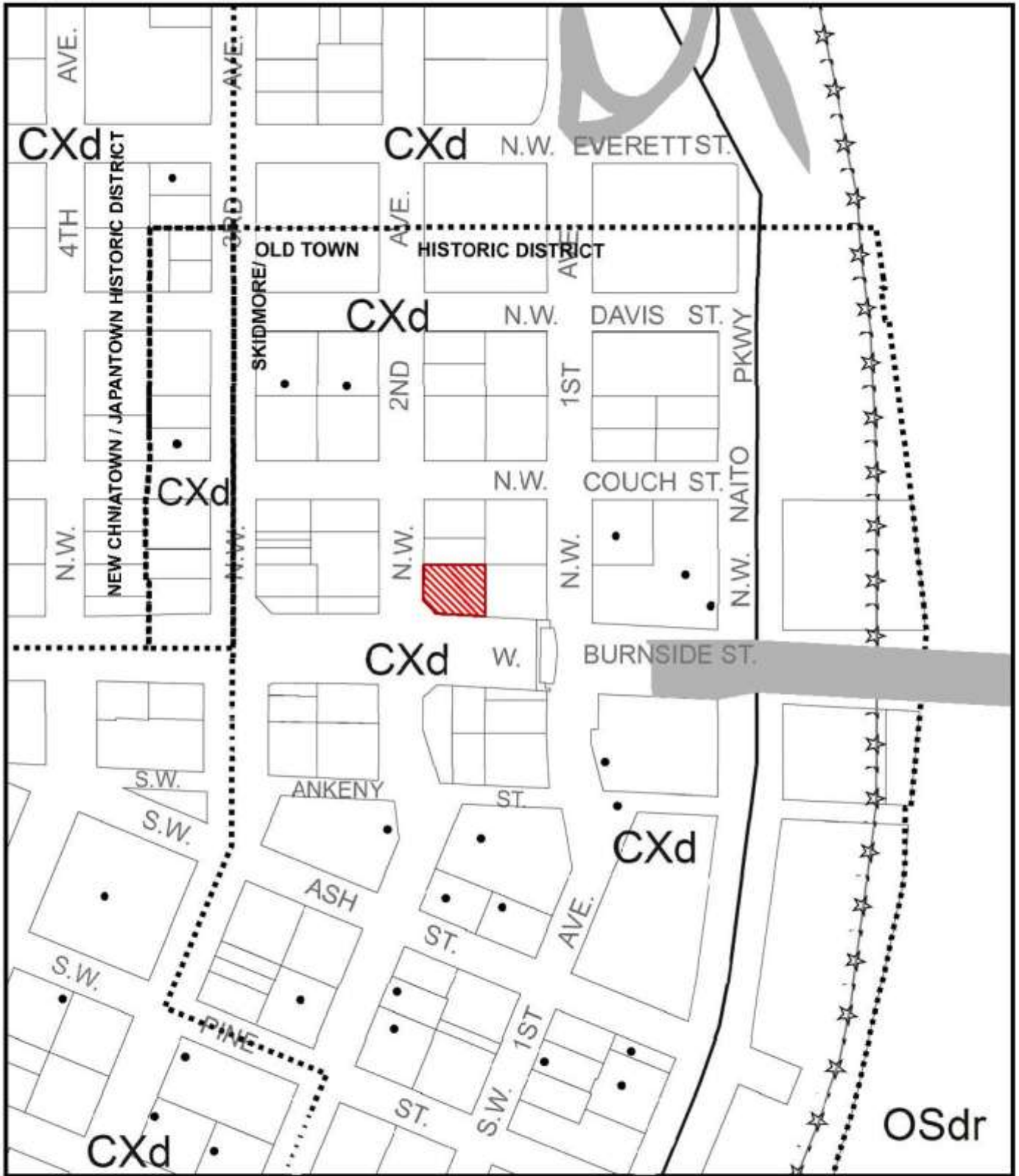
Appeal of the Final City Decision

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

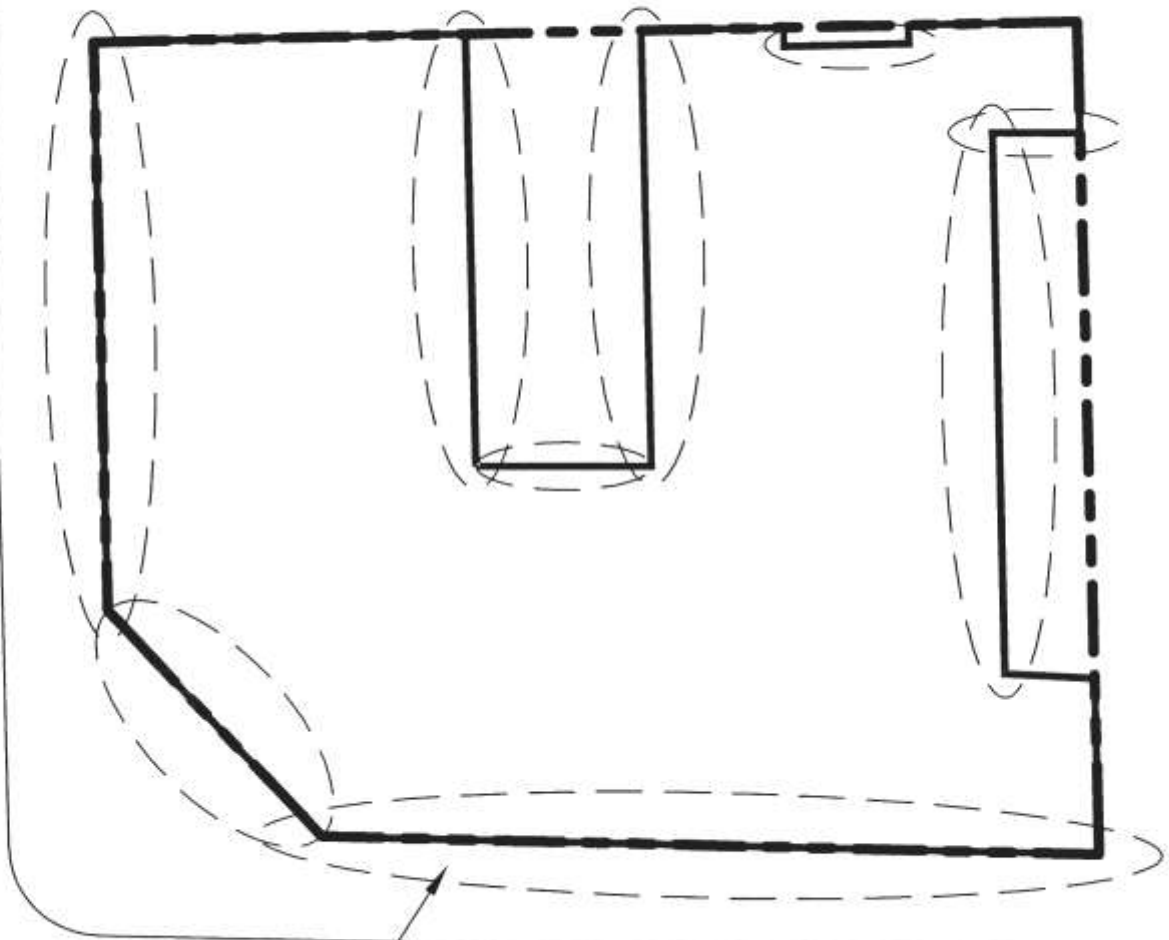
-  Site
-  Historic Landmark
-  Recreational Trail



This site lies within the:
SKIDMORE / OLD TOWN HISTORIC DISTRICT
CENTRAL CITY PLAN DISTRICT

File No.	LU 14-122134 HR
1/4 Section	3029.3030
Scale	1 inch = 200 feet
State_Id	1N1E34CA 9200
Exhibit	B (Mar 05, 2014)

NW SECOND AVE.

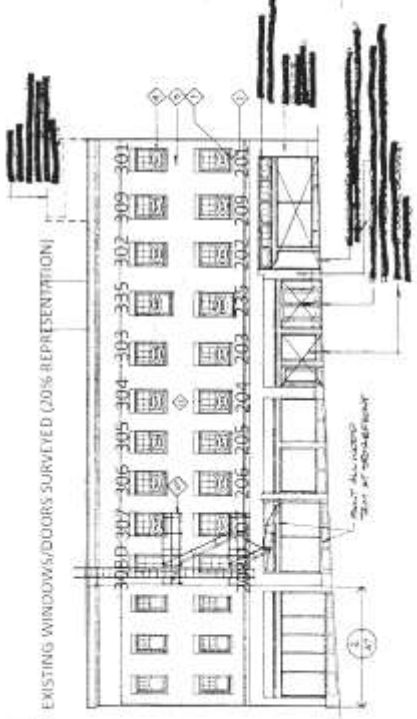


AREA OF WORK @
WINDOWS, TYP.

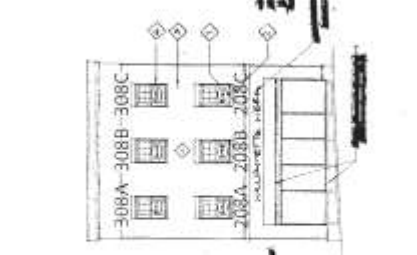
W. BURNSIDE ST.



KEY:
EXISTING WINDOWS/DOORS SURVEYED (20% REPRESENTATION)



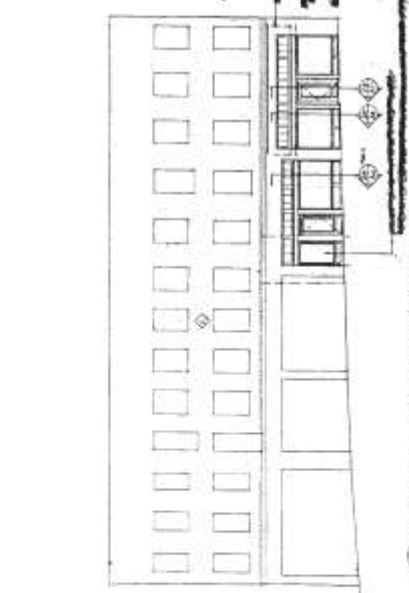
1 SOUTH ELEVATION (WEST BAYSIDE)
1/8" = 1'-0"



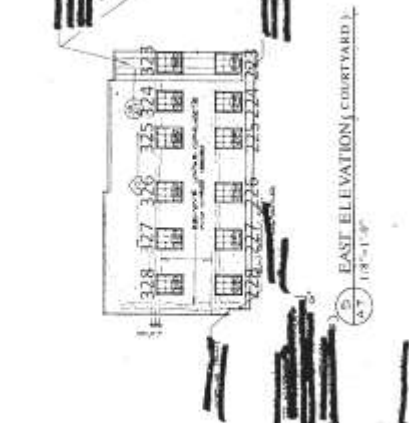
2 SOUTHWEST ELEVATION
1/8" = 1'-0"



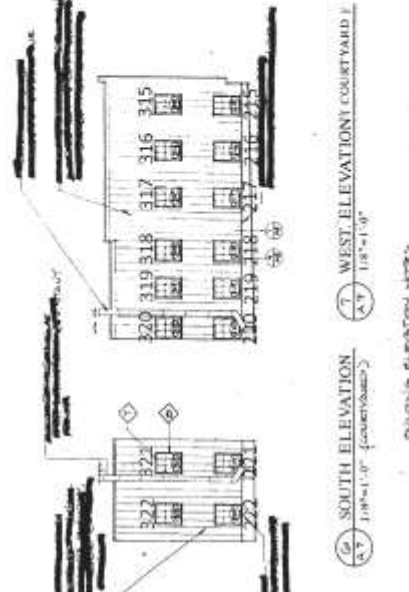
3 WEST ELEVATION (N.W. SECOND AVENUE)
1/8" = 1'-0"



4 SOUTH ELEVATION (WEST BAYSIDE)
1/8" = 1'-0"



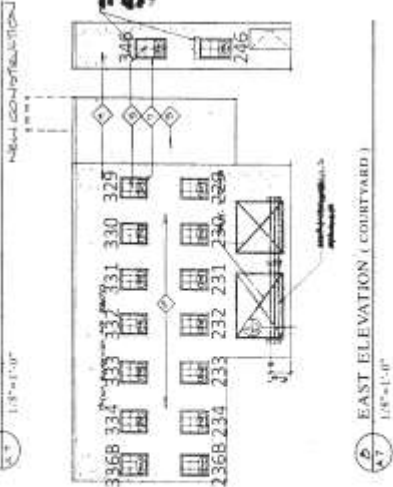
5 EAST ELEVATION (COURTYARD)
1/8" = 1'-0"



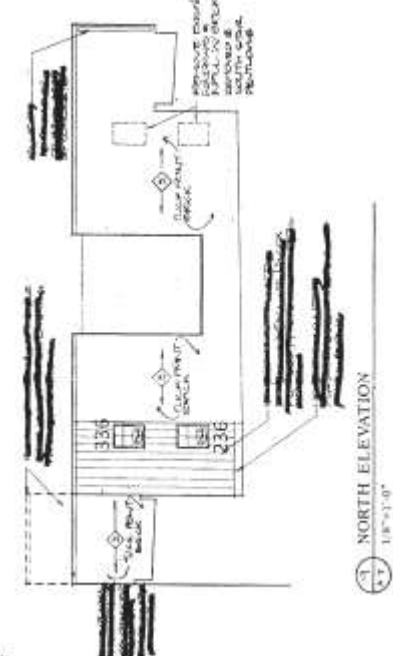
6 SOUTH ELEVATION
1/8" = 1'-0"



7 WEST ELEVATION (COURTYARD)
1/8" = 1'-0"



8 EAST ELEVATION (COURTYARD)
1/8" = 1'-0"



9 NORTH ELEVATION
1/8" = 1'-0"

REVISIONS ELEVATION ABOVE:

- 1. REPAIR ALL EXISTING WINDOW AND DOOR THRESHOLS, PERMS & FLASHING TO MATCH EXISTING CONDITIONS.
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- 20. REPAIR ALL EXISTING WINDOW AND DOOR THRESHOLS, PERMS & FLASHING TO MATCH EXISTING CONDITIONS.

14-122134 HR