



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

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www.portlandonline.com/bds

Date: January 30, 2009
To: Interested Person
From: Staci Monroe, Land Use Services
503-823-7870 / Staci.Monroe@ci.portland.or.us

NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has approved a proposal in your neighborhood. The reasons for the decision are included in this notice. If you disagree with the decision, you can appeal it and request a public hearing. Information on how to appeal this decision is listed at the end of this notice.

CASE FILE NUMBER: LU 08-191763 HDZ – HISTORIC DESIGN REVIEW FOR NEW WINDOWS

GENERAL INFORMATION

Applicant: Jerry & Pamela F. Railton (owners)
P O Box 970
Cannon Beach, OR 97110

Representative: Joseph Schaefer (contact), 503-796-2091
Schwabe, Williamson & Wyatt, PC
1211 SW 5th Avenue, Suite 1900
Portland, OR 97204

Site Address: 110 NW KING AVENUE

Legal Description: LOT 4 BLOCK A, CROWN CT
Tax Account No.: R189200070
State ID No.: 1N1E33CA 06100
Quarter Section: 3027
Neighborhood: Northwest District, contact John Bradley at 503-313-7574.
Business District: Nob Hill, contact Kay Wolfe at 503-227-0898.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Northwest
Zoning: RH – High Density Residential zone
Case Type: HDZ – Historic Design Review
Procedure: Type II, an administrative decision with appeal to the Landmarks Commission.

Proposal:

The applicant seeks Historic Design Review for the replacement of all the vinyl windows on the 2-1/2 story residential apartment building in the Historic Alphabet District. This application results from a housing violation case (08-166030 HS) for the third floor egress window on the rear façade. At the time of the violation it was discovered that all the windows had been replaced without the benefit of a building permit or Historic Design Review. The new windows will be aluminum clad wood in regal brown and set within the existing openings and utilizing

the existing exterior trim. The windows will be mostly double hung with several fixed and casement types to maintain required egress.

Proposals for exterior alterations to structures within historic districts (Alphabet Historic District) require Historic Design Review.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The relevant approval criteria are:

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

ANALYSIS

Site and Vicinity: The 1,900 square foot site is located just north of Burnside between 21st and 22nd Avenues. The site is fully developed with a 2-1/2 story residential apartment building built in 1910 in the Queen Anne style with 7 units and no parking onsite. It is located within the southeast edge of the high density residential area of the Alphabet Historic District with commercial and mixed use development to the south and east along Burnside.

Zoning: The RH, High Density Residential, zone is a high-density multi-dwelling residential zone. Certain retail sales and service and office uses are allowed as conditional uses to provide mixed-use development on larger sites that are close to light rail transit facilities. The maximum residential density is limited to a FAR of 2:1 on this site, and the minimum density is one unit per 1,000 square feet of site area. Newly created lots in the RH zone must be at least 10,000 square feet in area for multi-dwelling development, 3,000 square feet for development with detached houses, 800 square feet for development with attached houses, and 2,000 square feet for development with duplexes. Minimum lot width and depth standards may apply.

The Historic Resource Protection overlay is comprised of Historic and Conservation Districts, as well as Historic and Conservation Landmarks. The regulations that pertain to these properties protect certain historic resources in the region and preserve significant parts of the region's heritage. Historic preservation beautifies the city, promotes the city's economic health, and helps to preserve and enhance the value of historic properties.

Land Use History: City records indicate the following prior land use review for this site:

- 98-00068 AD: A 1998 Adjustment approval to reduce the required parking from 4 spaces to 0.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **January 6, 2009**.

The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services
- Water Bureau
- Fire Bureau
- Site Development Section of BDS
- Bureau of Transportation Engineering
- Bureau of Parks-Forestry Division
- Fire Bureau

The Plan Review Section of BDS responded with the following comment (see Exhibit E-1 for additional details):

- A Building Permit has been applied for and is currently under review or has been issued or, a Life Safety plans examiner has been in contact with the applicant. Please refer to correspondence from the Life Safety plans examiner for building code-related comments.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on January 6, 2009. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

Chapter 33.846, Historic Reviews

Purpose of Historic Design Review

Historic Design Review ensures the conservation and enhancement of the special characteristics of historic resources.

Historic Design Review Approval Criteria

Requests for historic design review will be approved if the review body finds the applicant has shown that all of the approval criteria have been met.

Findings: The site is located within the Alphabet Historic District. Therefore the proposal requires Historic Design Review approval. The applicable design guidelines are the Community Design Guidelines and the Historic Alphabet District Community Design Guidelines Addendum [33.846.060 E.1.c]

Historic Alphabet District - Community Design Guidelines Addendum

These guidelines were adopted on September 5, 2000 and were developed to work with the Community Design Guidelines to provide a set of guidelines specific to the district.

Community Design Guidelines

These guidelines provide the constitutional framework for all design review areas outside the Central City that are not covered by their own specific area design guidelines. The Community Design Guidelines focus on three general categories: **(P) Portland Personality**, which establishes Portland's urban design framework; **(E) Pedestrian Emphasis**, which states that Portland is a city for people as well as cars and other transportation systems; and **(D) Project Design**, which assures that each development is sensitive to both Portland's urban design framework and the users of the city.

Staff has considered all guidelines and only has addressed those considered applicable to this proposal. Historic Alphabet District Guidelines and Community Design Guidelines are addressed concurrently.

Historic Alphabet District Approval Criteria

1. Historic Changes. Most properties change over time; those changes that have acquired historic significance will be preserved.

2. Differentiate New from Old. New additions, exterior alterations, or related new construction will retain historic materials that characterize a property to the extent practicable. Replacement materials should be reasonable facsimiles of the historic materials they replace. The design of new construction will be compatible with the historic qualities of the district as identified in the Historic Context Statement.

Findings: The changes to this structure are limited to the windows, which are neither original nor historic material. As indicated in the Historic Alphabet District resource inventory the original windows on this building were of wood construction. These were replaced with the current vinyl windows sometime after the year 2000 without the benefit of permit or review. The current proposal for aluminum clad wood windows provides a window profile that is comparable to the original wood windows that characterize this resource. *These guidelines are therefore met.*

3. Hierarchy of Compatibility. Exterior alterations and additions will be designed to be

compatible primarily with the original resource, secondarily with adjacent properties, and finally, if located within a historic or conservation district, with the rest of the District. Where practical, compatibility will be pursued on all three levels. New development will seek to incorporate design themes characteristic of similar buildings in the Historic Alphabet District.

Findings: As demonstrated in the findings below, the proposed windows are compatible with the original wood double hung windows on this resource. The windows are also compatible with the surrounding apartment building's as well as those within the district where the typical original window types were double hung wood windows. *This guideline is therefore met.*

Community Design Guidelines

P1. Plan Area Character. Enhance the sense of place and identity by incorporating site and building design features that respond to the area's desired characteristics and traditions.

P2. Historic and Conservation Districts. Enhance the identity of historic and conservation districts by incorporating site and building design features that reinforce the area's historic significance. Near historic and conservation districts, use such features to reinforce and complement the historic areas.

D7. Blending into the Neighborhood. Reduce the impact of new development on established neighborhoods by incorporating elements of nearby, quality buildings such as building details, massing, proportions, and materials.

Findings: The Historic Alphabet District represents a concentration of high quality multifamily housing designed in a variety of architectural styles. As discussed in the findings below, the proposed aluminum clad wood windows are comparable to the original double hung wood windows on this Queen Anne apartment building. Maintaining the window proportions by using the existing openings and the exterior trim allows the integrity of this multidwelling apartment building to be retained. These measures ensure the character and identity of the district is not diminished when the alterations are made. *These guidelines are therefore met.*

D5. Crime Prevention. Use site design and building orientation to reduce the likelihood of crime through the design and placement of windows, entries, active ground level uses, and outdoor areas.

Findings: The new windows are proposed within all of the existing window openings maintaining the existing visual connection of the interior and exterior spaces. This transparency provides eyes on the street which aides in the prevention of crime. *This guideline is therefore met.*

D6. Architectural Integrity. Respect the original character of buildings when making modifications that affect the exterior. Make additions compatible in scale, color, details, material proportion, and character with the existing building.

D8. Interest, Quality, and Composition. All parts of a building should be interesting to view, of long lasting quality, and designed to form a cohesive composition.

Findings: The proposed aluminum clad wood windows are a quality material that compliments the original wood windows on this building. The wood material allows for a sash and rail profile that is typical of the original wood windows. The proposed window will have a sash height of 2-3/16" and a rail height of 2" with beveled edges at the glass pane. The exterior aluminum cladding provides a durable, long-lasting material that requires less maintains than a wood window, yet when painted appears the same. The window types will be maintained (double hung and fixed) throughout the building, however, three windows on the rear, east façade will be replaced with casement style windows to allow for egress as required by the life safety code. These windows will appear as fixed thus consistent with the building's existing window composition. Using windows with a similar profile as the

original, same window types and utilizing the existing exterior trim with molded lintels and slipsills will ensure the integrity of the resource is maintained. *These guidelines are therefore met.*

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.


CONCLUSIONS

The purpose of the historic design review process is to ensure that exterior alterations to existing buildings protect the integrity of the special characteristics of the historic resources. The new windows are compatible with the apartment building's original wood windows, which helps retain the character of the district and maintains the integrity of the Queen Anne style home. The proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of new aluminum clad wood windows per the approved site plans, Exhibits C-1 through C-7, signed and dated 1/28/09, subject to the following conditions:

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C-1 to C-7. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 08-191763 HDZ. No field changes allowed."

Decision rendered by:  on January 28, 2009

By authority of the Director of the Bureau of Development Services

Decision mailed: January 30, 2009

Staff Planner: Staci Monroe

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on December 29, 2008, and was determined to be complete on **January 2, 2009**.

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. Therefore this application was reviewed against the Zoning Code in effect on December 29, 2008.

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 waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period.

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appealing this decision. This decision may be appealed to the Landmarks Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on February 13, 2009** at 1900 SW Fourth Ave. Appeals can be filed on the first floor in the Development Services Center until 3 p.m. After 3 p.m., appeals must be submitted to the receptionist at the front desk on the fifth floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Low-income individuals appealing a decision for their personal residence that they own in whole or in part may qualify for an appeal fee waiver. In addition, an appeal fee may be waived for a low income individual if the individual resides within the required notification area for the review, and the individual has resided at that address for at least 60 days. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Fee waivers for low-income individuals must be approved prior to filing the appeal; please allow 3 working days for fee waiver approval. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please contact the receptionist at 503-823-7967 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.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Landmarks Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 550 Capitol St. NE, Suite 235, Salem, Oregon 97301, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Landmarks Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed*, The final decision may be recorded on or after **February 17– (the next business day following the last day to appeal)**.
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- **By Mail:** Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- **In Person:** Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034
For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

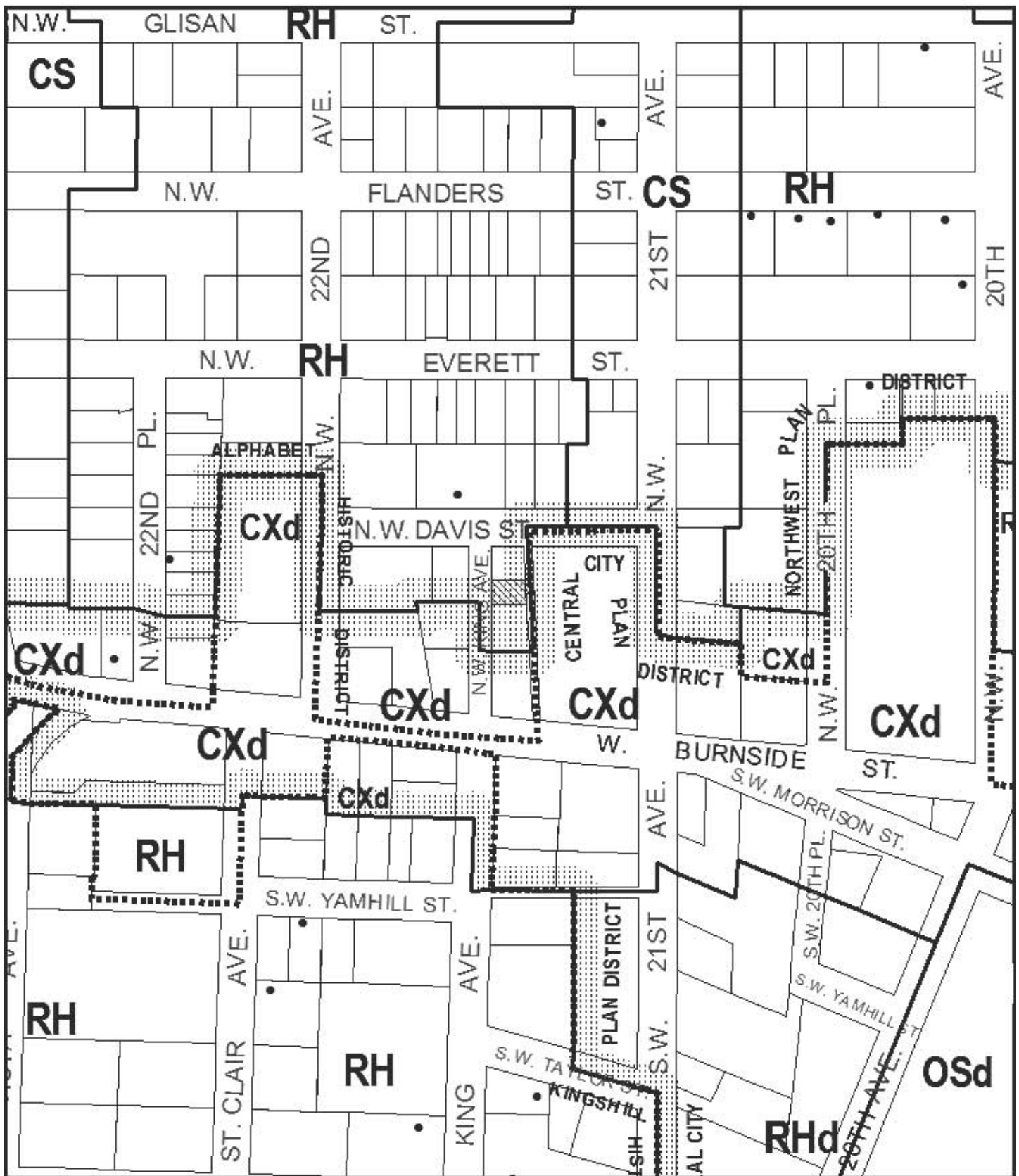
EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Site Plan (attached)
 2. East & West Elevations
 3. North Elevation
 4. South Elevation
 5. Sierra Pacific Aluminum Clad Wood Window Detail Sheets
 6. Sierra Pacific Regal Brown Color
- D. Notification information:
 1. Mailing list
 2. Mailed notice
- E. Agency Responses:

1. Plan Review Section of BDS
 2. Water Bureau
- F. Correspondence: none.
- G. Other:
1. Original LU Application
 2. Site History Research
 3. Hold Harmless Agreement

The Bureau of Development Services is committed to providing equal access to information and hearings. If you need special accommodations, please call 503-823-0625 (TTY 503-823-6868).



ZONING

 Site

 Historic Landmark



This site lies within the:
 ALPHABET HISTORIC DISTRICT HISTORIC DISTRICT
 NORTHWEST PLAN DISTRICT

File No.	LU 08-191763 HDZ
1/4 Section	3027
Scale	1 inch = 200 feet
State Id	1N1E33CA 6100
Exhibit	B (Jan 02,2009)

281'6" (Building)

231'4"

Approved

City of Portland - Bureau of Development Services

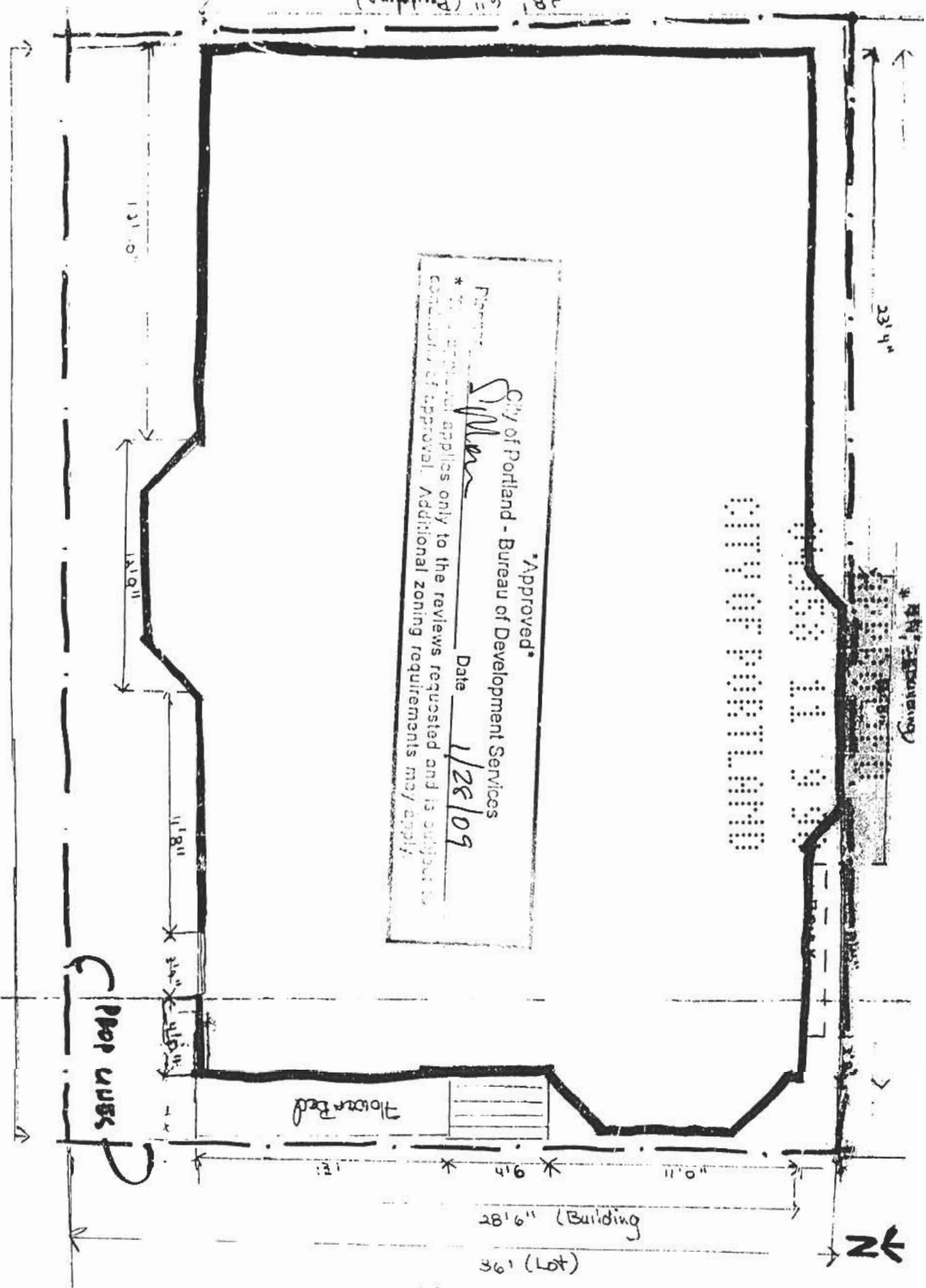
Signature: *S. M. M.*

Date: 1/28/09

*This approval applies only to the reviews requested and is subject to conditions of approval. Additional zoning requirements may apply.

CITY OF PORTLAND

Existing



SITE PLAN

LU08 191763

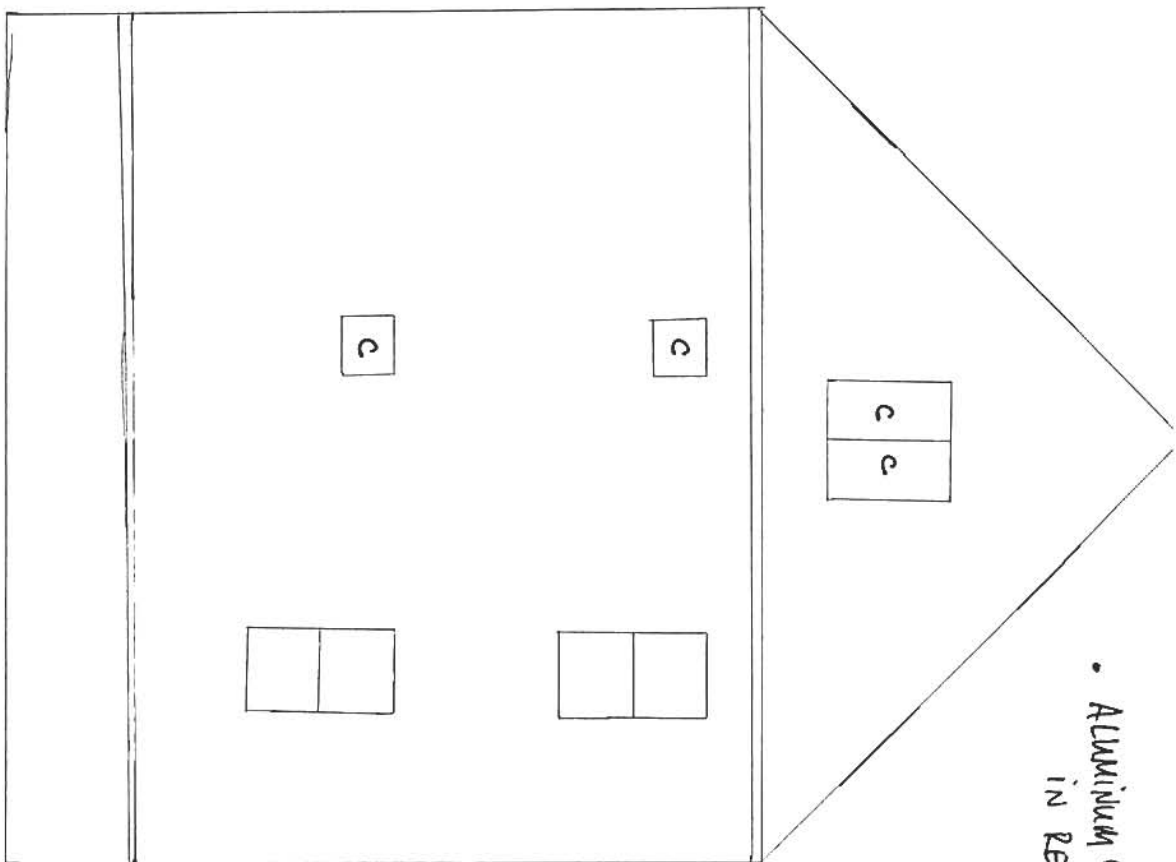
NW KING AVENUE

28'6" (Building)

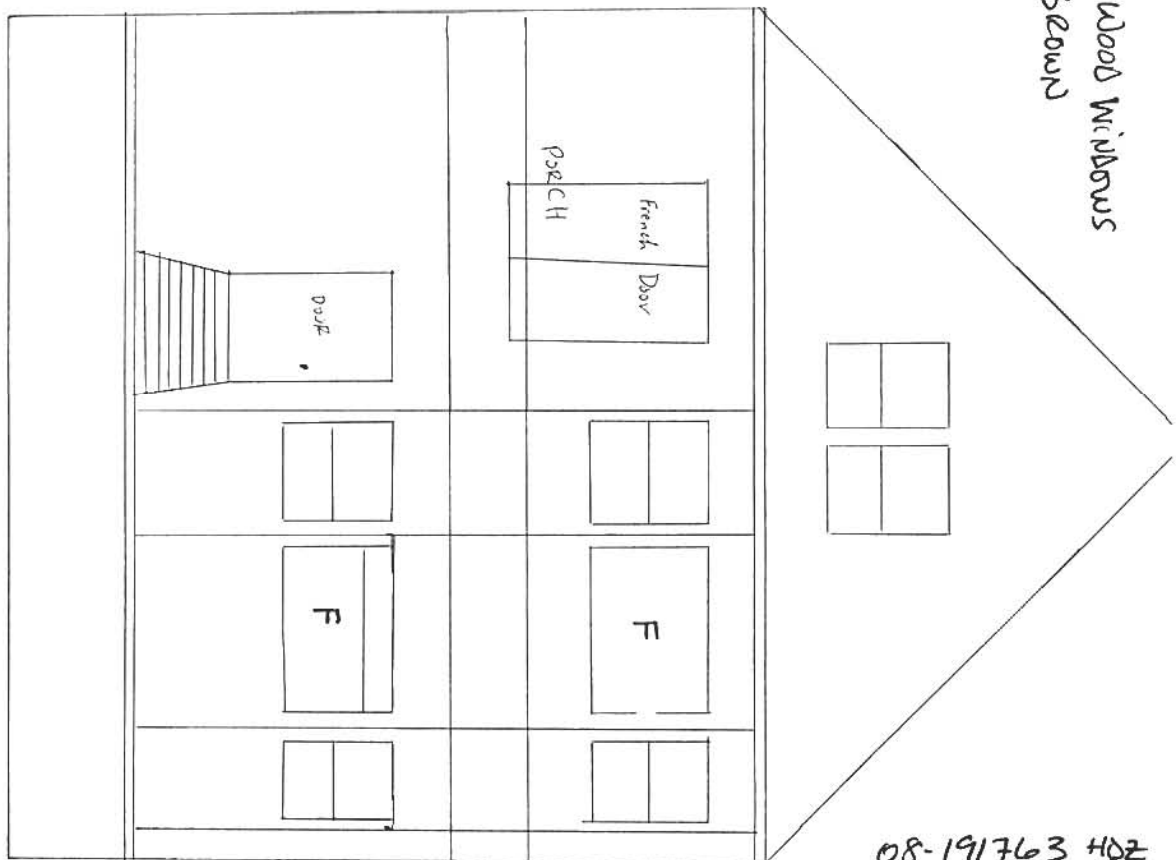
361 (Lot)

08-191763 HDZ
EX.C-1

- ALUMINUM CLAD WOOD WINDOWS IN REGAL BROWN



WINDOWS EAST ELEVATION 1/4" = 1'



WINDOWS WEST ELEVATION 1/4" = 1'

08-191763 HDZ
EX. C-2

C = CASEMENT WINDOW

F = FIXED WINDOW

- ALL OTHERS ARE DOUBLE HUNG WINDOWS

Planner

City of Portland - Bureau of Development Services
S. M. Owen

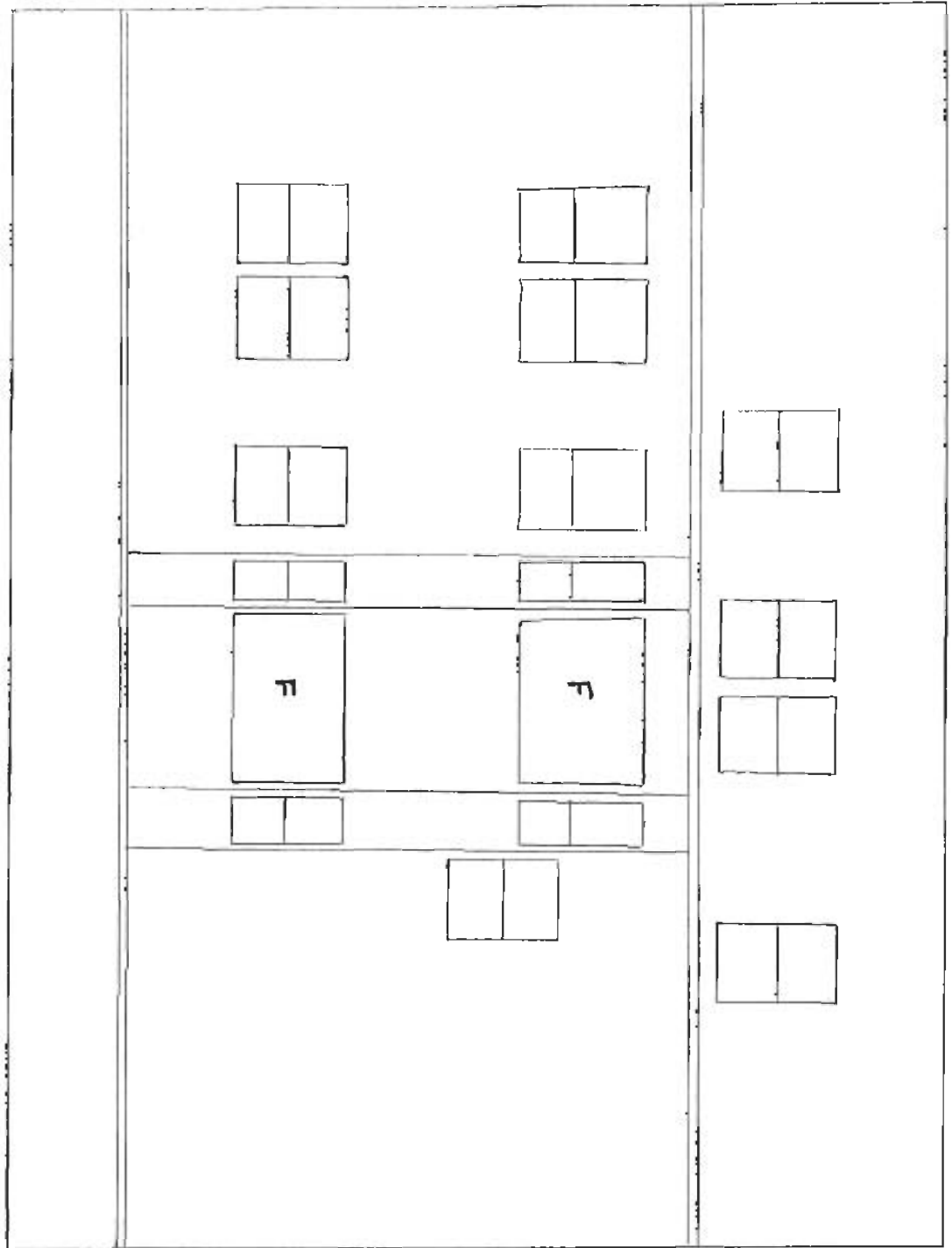
Approved*

Date:

1/28/09

LU 08-191763HDZ

• ALUMINUM CLAD WOOD WINDOWS
IN PETAL BROWN



WINDOWS - NORTH ELEVATION 1/4" = 1'

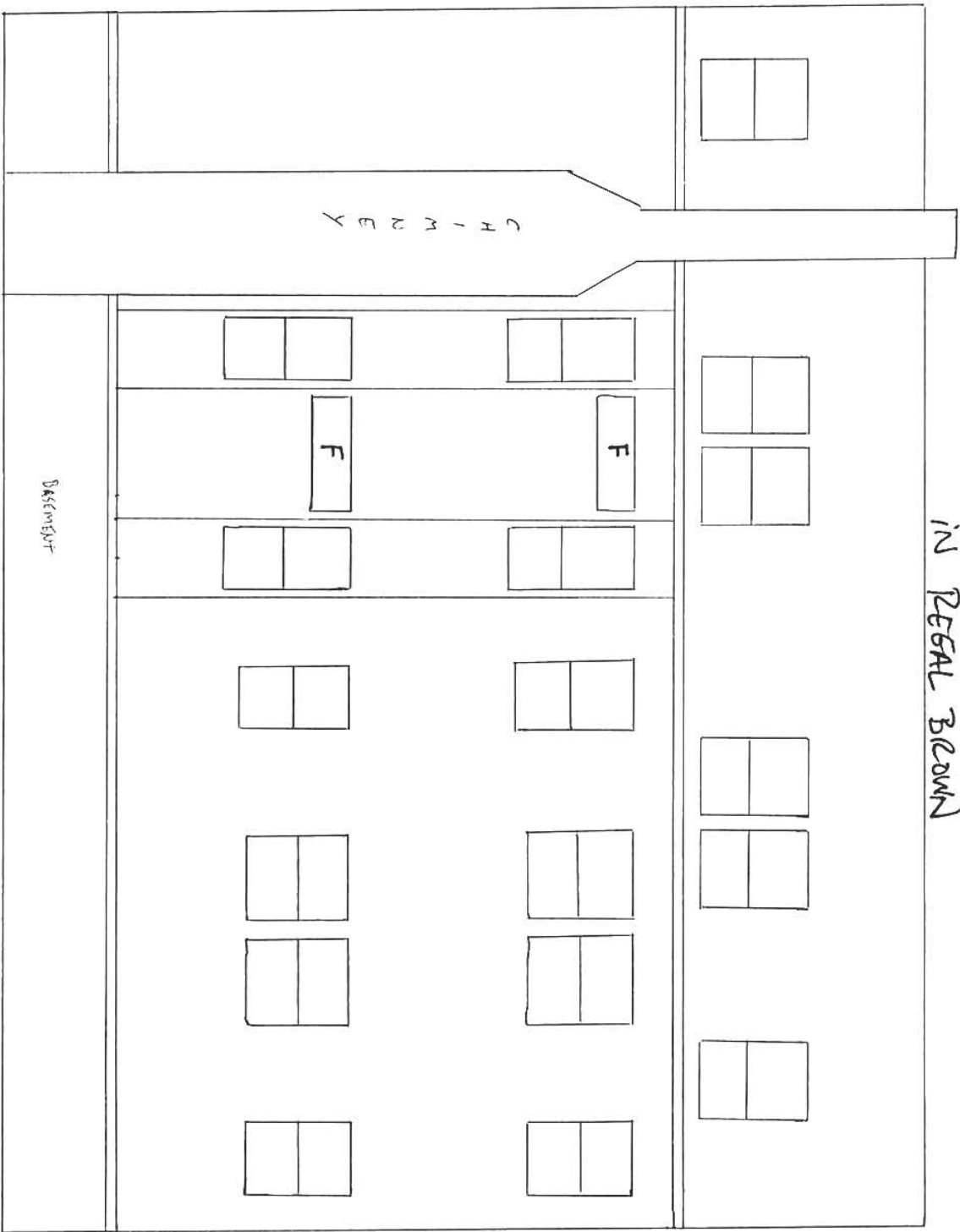
F = FIXED WINDOW

- ALL OTHERS DOUBLE HUNG

Approved
 City of Portland - Bureau of Development Services
 Date: 1/28/09

08-191763 H02
 EX. C-3

• ALUMINUM CLAD WOOD WINDOWS
IN RETAIL BROWN



WINDOWS - SOUTH ELEVATION 1/4" = 1'

F = Fixed windows

Approved

City of Portland - Bureau of Development Services - ALL OTHERS TO BE DOUBLE HUNG WINDOWS.

Planner

S. Moran

Date 1/28/09

* This approval applies only to the reviews reported on this plan. It does not constitute a guarantee, warranty, or endorsement and does not constitute an offer of insurance or any other financial product. Additional zoning requirements may apply.

08-191763 HO2
EX. C-4