



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 20, 2014
To: Interested Person
From: Jennifer Kenny, Land Use Services
503-823-7011 / Jennifer.Kenny@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 10, 2014**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 13-232226 HR, in your letter. It also is helpful to address your letter to me, Jennifer Kenny.

CASE FILE NUMBER: LU 13-232226 HR – NEW WINDOWS AND DOORS

Applicant/Rep: Brian Jackson
Brian Jackson, Architect LLC
13640 NW Laidlaw Rd
Portland, OR 97229

Owner: Wayne Glassnapp
CG Construction
1801 NW Upshur St
Portland, OR 97210

Site Address: 1801-1817 NW IRVING ST

Legal Description: BLOCK 176 LOT 1&4, COUCHS ADD
Tax Account No.: R180216090, R180216090
State ID No.: 1N1E33AC 06600, 1N1E33AC 06600
Quarter Section: 2928
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: Northwest
Other Designations: Contributing property within the Alphabet Historic District
Zoning: EXd, Central Employment with a Design Review Overlay
Case Type: Historic Resource Review
Procedure: Type II, an administrative decision with appeal to the Landmarks Commission.

Proposal:

The applicant is seeking Historic Resource Review approval to make exterior alterations to a contributing property within the Alphabet Historic District, including:

- Replace the original steel sash windows on the south and east elevations with new aluminum clad windows that approximate the original sash profile and pattern. The original windows are greatly deteriorated due to moisture intrusion and rust.
- Replace the non-historic garage door with a new roll-up glass garage door that has aluminum clad windows and man-doors on both sides.
- Add a new wood soffit over the vehicular drive-thru due to seismic retro-fit work for the new roof.
- Install additional skylights on the flat roof.
- Masonry restoration as needed to restore the brick facades.
- The non-historic man-door will be removed and the brick base and steel windows will be in-filled with matching materials.
- The new sign at the entry elevation is 1'-6" aluminum pin letters on a cement plaster background.

Historic Resource Review is required because the proposal is for non-exempt exterior alterations in the Alphabet Historic 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 November 26, 2013 and determined to be complete on **March 14, 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.
- 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.

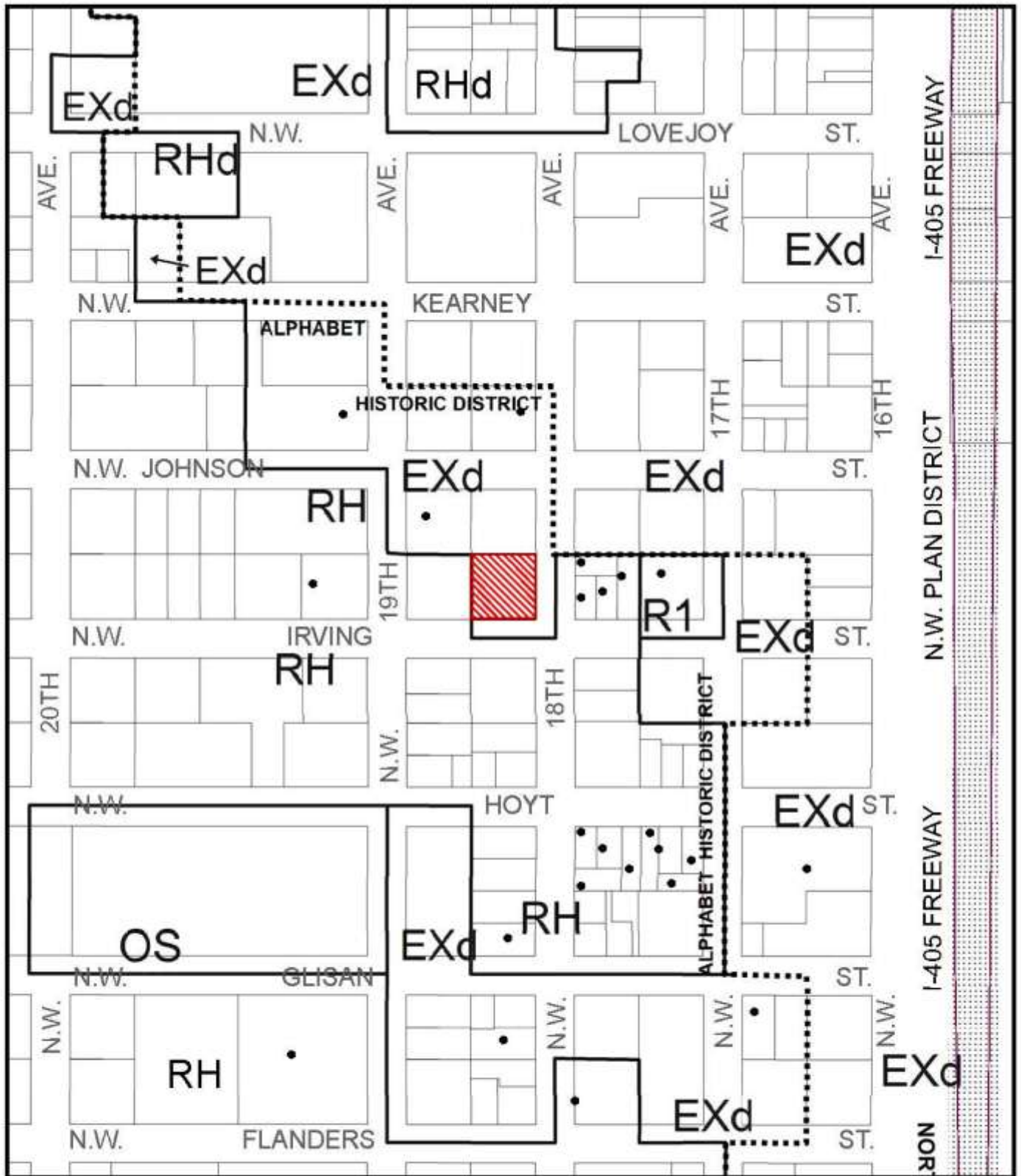
APPEAL OF THE FINAL CITY DECISION

After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 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

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



File No.	LU 13-232226 HR
1/4 Section	2928
Scale	1 inch = 200 feet
State_Id	1N1E33AC 6600
Exhibit	B (Dec 02, 2013)

Blair C. Jackson
 Architect, LLC
 1300 W. Lakeshore Dr. Portland, OR 97209
 P: 503.251.8327 F: 503.251.8328
 www.blaircjohnson.com

DESIGN REVIEW
 SUBMITTAL

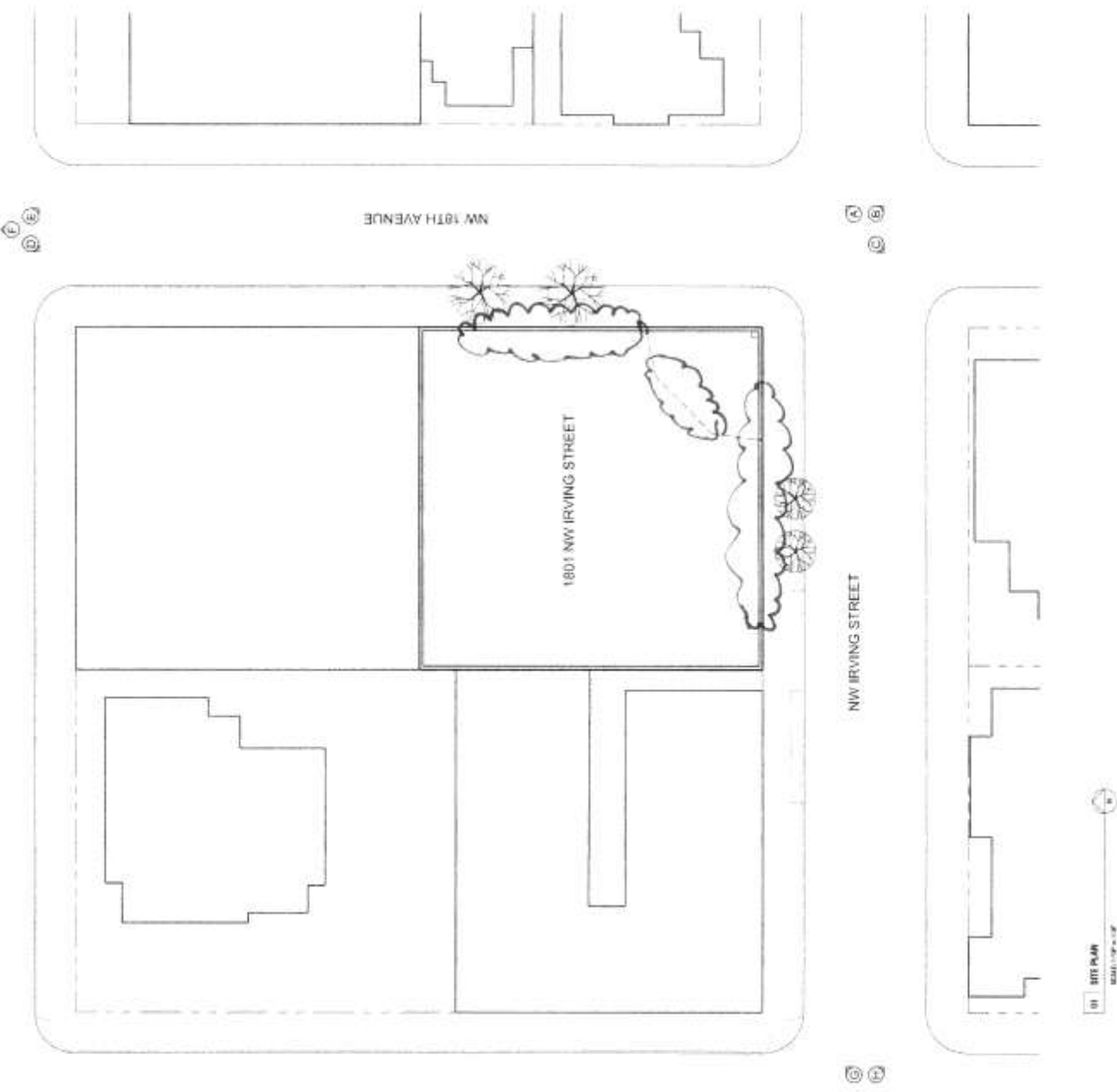
1801 IRVING STREET
 TENANT
 IMPROVEMENTS

BY
 WAYNE GLASNAPP
 CG CONSTRUCTION

Rev	Description	Date
001	ISSUED	08/20/2013
002	PROJECT NO.	306
003	DRAWN BY	WGL
004	CHECKED BY	WGL
005	DATE	08/20/2013

SHEET TITLE
SITE PLAN

SCALE: 1/8" = 1'-0"
A100



(cloud symbol) = AREA OF WORK

LN 13-232226 HR

**DESIGN REVIEW
 SUBMITTAL**

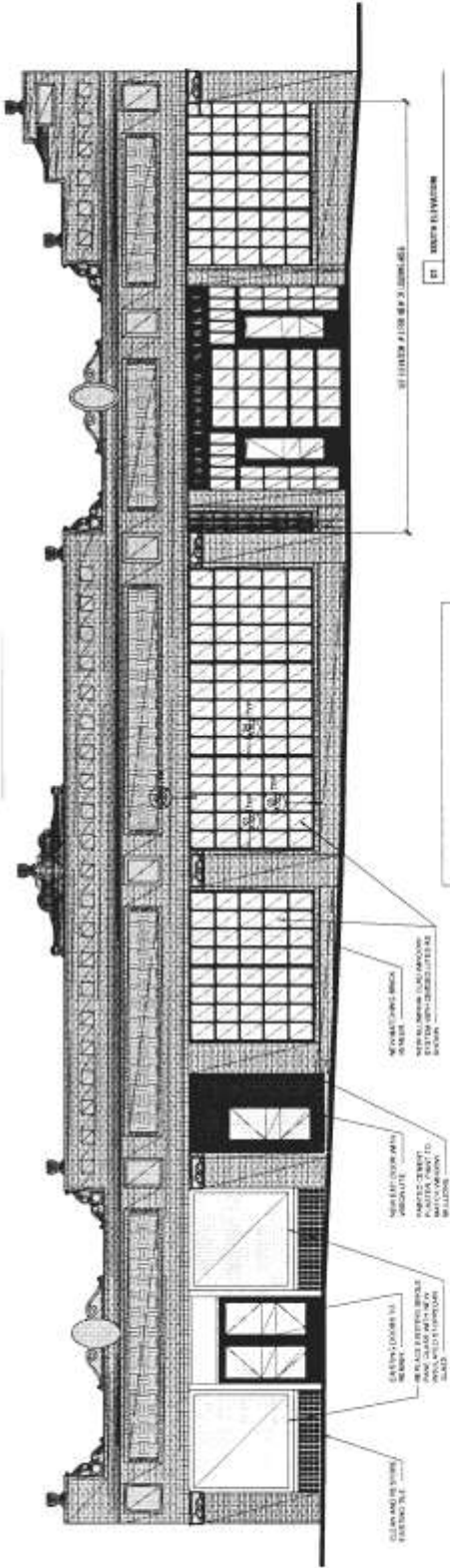
**1801 IRVING STREET
 TENANT
 IMPROVEMENTS**

**WAYNE GLASNAPP
 C/G CONSTRUCTION**

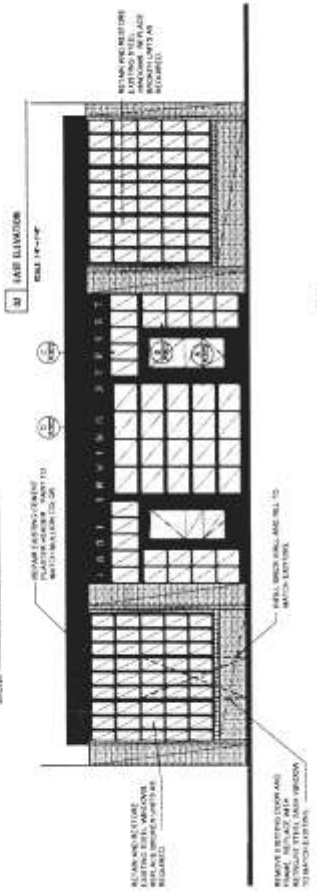
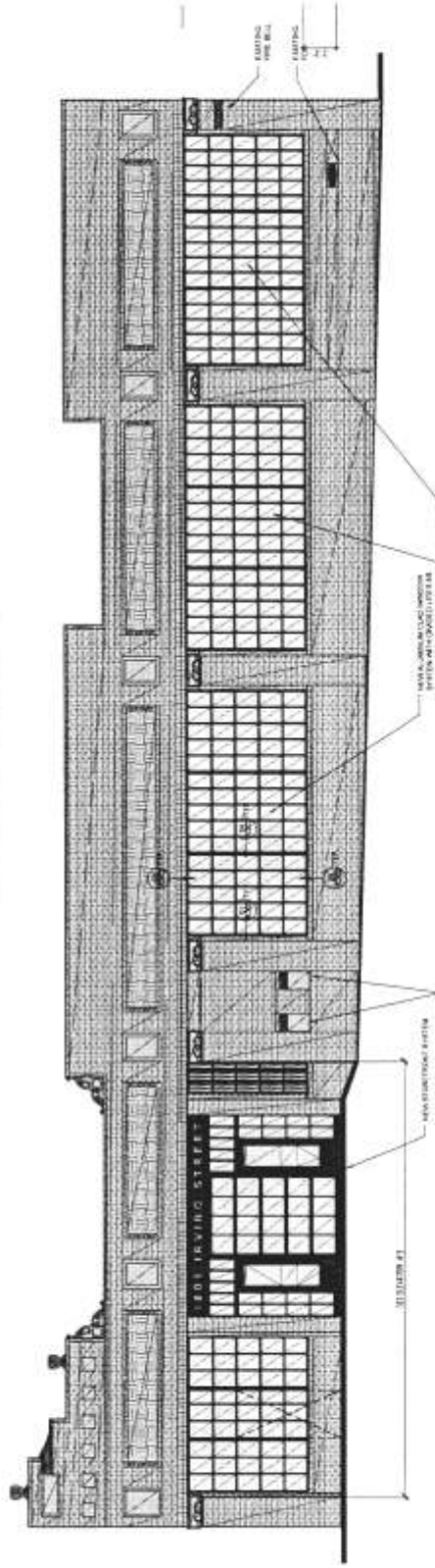
DATE: 10/1/24
 PROJECT NO: 2024-0001
 DRAWING NO: 101-001
 SHEET NO: 01
 PROJECT: 1801 IRVING STREET
 CLIENT: WAYNE GLASNAPP

**PROPOSED EXTERIOR
 ELEVATIONS**

SCALE: 1/8" = 1'-0"
A301-B



NOTE: ALL EXTERIOR BRICK AND CAST CONCRETE ACCENTS TO MATCH EXISTING. ALL NEW BRICK AND CAST CONCRETE TO MATCH EXISTING. ALL NEW BRICK AND CAST CONCRETE TO MATCH EXISTING. ALL NEW BRICK AND CAST CONCRETE TO MATCH EXISTING.



LUIB-232226 HR