



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

FROM CONCEPT TO CONSTRUCTION

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

Date: September 30, 2016
To: Interested Person
From: Hannah Bryant, Land Use Services
503-823-5353 / Hannah.Bryant@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 October 31, 2016.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 16-236263 HR, in your letter. It also is helpful to address your letter to me, Hannah Bryant. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 16-236263 HR

Applicant: Dusty Wickham,
Deform NW LLC
PO Box 42404
Portland, OR 97242

Owner: GPO Morgan LLC
720 SW Washington St #630
Portland, OR 97205-3508

Tenant: Dominique Guflin
St Honore Broadway LLC
PO Box 10171
Portland, OR 97296

Site Address: **501 SW BROADWAY AVE**

Legal Description: BLOCK 213 LOT 1&2&7&8, PORTLAND
Tax Account No.: R667722900
State ID No.: 1N1E34CC 06600
Quarter Section: 3029

Neighborhood: Portland Downtown, contact Rani Boyle at 503-725-9979.
Business District: None
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Central City - Downtown
Other Designations: Historic Landmark

Zoning: **CXd**, Central Commercial zone with a design overlay
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 seeks Historic Design Review approval for exterior alterations to the Morgan Building, a Historic Landmark. Constructed in 1913, the Morgan Building is a steel-framed, nine story brick and terra cotta building designed by Portland architect A.E. Doyle. It is notable for its well preserved Beaux Arts Classical detailing.

The applicant proposes to install a 12” wide vertical exhaust louver into an existing high ground floor window bay. The louver will match the existing aluminum storefront windows in color, fit and finish. The additional louver is necessary to support the ventilation needs of a new tenant. The remainder of the existing bay will be filled with glazing to match the other existing high bay windows.

Relevant Approval Criteria:

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

- Central City Fundamental Design Guidelines
- 33.848.060G – Historic Resource Review, Other Approval Criteria

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 September 2, 2016 and determined to be complete on September 26, 2016.

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.
- 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
Elevations



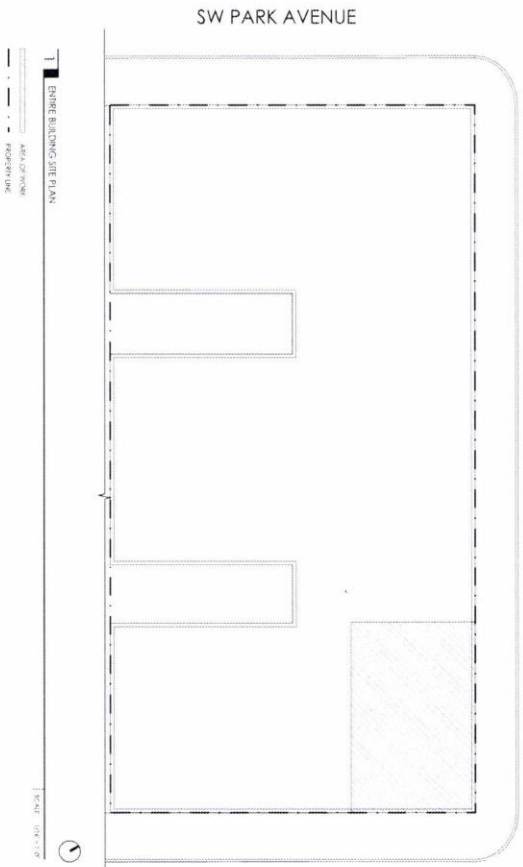
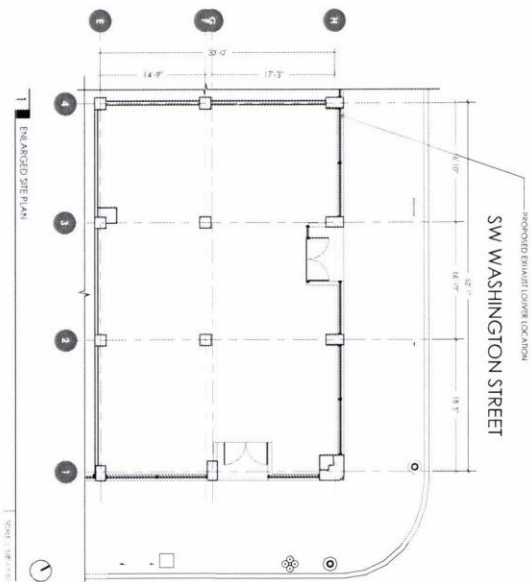
ZONING

-  Site
- Historic Landmark



This site lies within the:
CENTRAL CITY PLAN DISTRICT

File No. LU 16-236263 HR
 1/4 Section 3029
 Scale 1 inch = 200 feet
 State_Id 1S1E14CA 2500
 Exhibit B (Sep 07, 2016)



PROJECT SUMMARY

Proposed exterior elevation to replace exterior of existing contemporary structure with an exterior elevation to provide a modern, 100% energy efficient building. The proposed exterior elevation will be constructed in accordance with the City of Portland's Energy Code. The proposed exterior elevation will be constructed in accordance with the City of Portland's Energy Code. The proposed exterior elevation will be constructed in accordance with the City of Portland's Energy Code.

BUILDING INFORMATION

BUILDING ADDRESS: 1042 SW BROADWAY
PORTLAND, OREGON 97205

LEGAL DESCRIPTION: PORTLAND BLOCK 211, LOT 1, CITY OF PORTLAND, CLATSOP COUNTY, OREGON, 1998-00000000000000000000

OWNER: DOMINIQUE GEULIN
 1042 SW BROADWAY
 PORTLAND, OREGON 97205
 PH: 503.680.7135

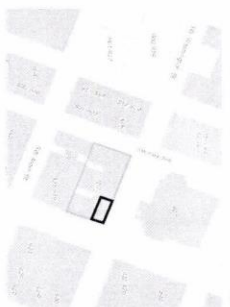
DESIGNER / CONTRACTOR: DEFORM ARCHITECTURE
 1042 SW BROADWAY
 PORTLAND, OREGON 97205
 PH: 503.680.7135
 WWW.DEFORMARCHITECTURE.COM

CONTACT LIST

OWNER: DOMINIQUE GEULIN
 1042 SW BROADWAY
 PORTLAND, OREGON 97205
 PH: 503.680.7135

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VICINITY MAP



SHEET INDEX

G09 SITE PLAN / PROJECT INFORMATION
 A1.0 PROPOSED FLOOR PLAN
 A2.0 EXTERIOR ELEVATIONS
 A3.0 EXTERIOR ELEVATION DIVISION
 A5.9 EXHAUST COILERS DETAILS

1042 - ST HONORE BROADWAY
 501 SW BROADWAY
 PORTLAND, OR 97205

Site Plan/Project Information

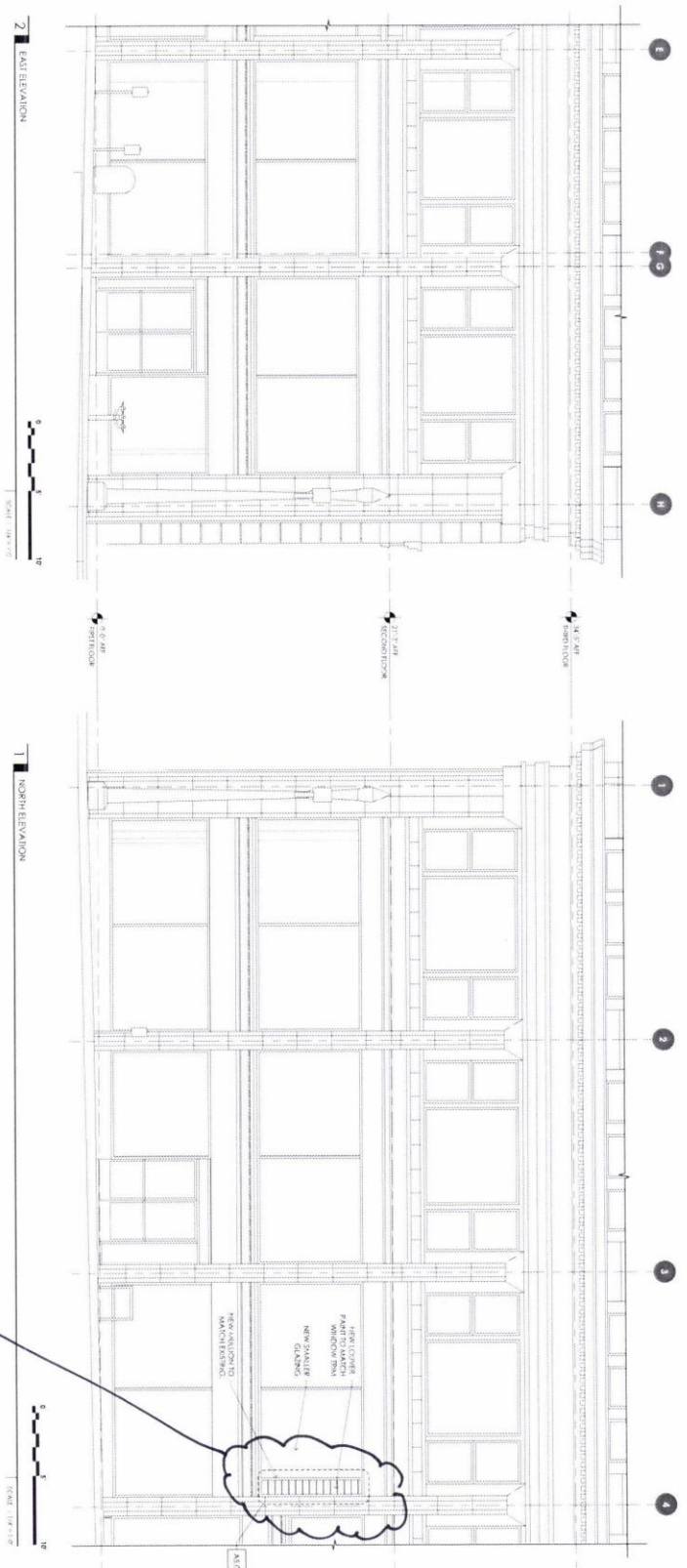
Dominique Geulin
 1042 SW BROADWAY
 PORTLAND, OR 97205
 PH: 503.680.7135

deform
 P.O. Box 42404
 Portland, OR 97242
 info@deform.com
 CC# 136630

G0.9

DATE: 14.08.18
 DRAWN BY: ...
 CHECKED BY: ...

LU 16 - 236263 HR



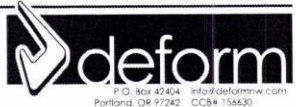
PROPOSED
LOUVER

A2.0

1042 - ST HONORE BROADWAY
 501 SW BROADWAY
 PORTLAND, OR 97205

Exterior Elevations

Dominique Geulin
 PO BOX 10171
 Portland OR 97209
 ph. 503.480.7135



P.O. Box 42404 info@deformnw.com
 Portland, OR 97242 CC# 1156630

DATE: 10.08.18
 DRAWN BY: ...
 CHECKED BY: ...



PROPOSED LUNET

1
WHOLE BUILDING NORTH ELEVATION

PROPOSED PLANT CORNER
LESS THAN 1/2" OF RAINING WATER AREA



A2.9

DATE: 1.6.08.18
DRAWN BY: ...
CHECKED BY: ...

1042 - ST HONORE BROADWAY
501 SW BROADWAY
PORTLAND, OR 97205

Whole Building North Elevation

Dominique Geulin
PO BOX 10171
Portland OR 97296
ph. 503.680.7135

