



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

Chloe Eudaly, Commissioner  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** July 3, 2017  
**To:** Interested Person  
**From:** Megan Sita Walker, Land Use Services  
503-823-7294/MeganSita.Walker@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 July 24, 2017**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-117476 HRM, in your letter. It also is helpful to address your letter to me, Megan Sita Walker. You can also e-mail your comments to me at my e-mail address identified above.

## **CASE FILE NUMBER: LU 17-117476 HRM – FAÇADE ALTERATIONS**

**Applicant/Owner:** David Hill, (503) 577-0387  
Hill Properties Clarkton LLC  
2178 SW Kings Ct  
Portland, OR 97205-1118

**Site Address:** 8216 N DENVER AVE

**Legal Description:** BLOCK 3 LOT 35&36, KENTON  
**Tax Account No.:** R445901120  
**State ID No.:** 1N1E09DA 05000  
**Quarter Section:** 2228

**Neighborhood:** Kenton, contact Webly Bowles at [weblybowles@gmail.com](mailto:weblybowles@gmail.com).  
**Business District:** Kenton Business Association, contact Mo Bachmann at [info@kentonbusiness.com](mailto:info@kentonbusiness.com).

**District Coalition:** North Portland Neighborhood Services, contact Mary Jaron Kelley at 503-823-4099.

**Plan District:** Kenton  
**Other Designations:** Contributing Resource in the Kenton Commercial Historic District

**Zoning:** CSd - Storefront Commercial with Design Overlay  
**Case Type:** HRM - Historic Resource Review with Modification  
**Procedure:** Type II, an administrative decision with appeal to the Landmarks Commission.

**Proposal:**

The applicant seeks Historic Resource Review approval for façade alterations to the Bingham Building, a contributing resource in the Kenton Commercial Historic District, constructed in 1910 in the Streetcar Era Commercial style. The proposal is to restore the existing intact historic features that remain on the building and replace portions of the structure that have been previously altered.

The proposed alterations are limited to the exposed facade along N Denver Avenue. Historically, this façade was composed of a lower section of decorative and structural cast iron infilled with storefront at the ground floor with a brick masonry cladding above. The current condition includes a stucco system with aluminum storefront and an angled recessed condition at the northern most entry, all proposed to be removed. Of the original/historic ground floor, (5) five cast iron columns remain and are proposed to be restored. The alterations at this level also include the installation of wooden bulkhead on a concrete curb and all wood fixed windows with transoms windows and framed wood infill panels above. The proposal also includes two (2) projecting blade signs and gooseneck lighting above the transoms. The existing brickwork on the second level will be preserved and the existing metal cornice that is in disrepair is proposed to be replaced with a new sheet metal cornice to match the existing/ original condition.

The configuration of the southernmost entry (to a single retail space and to the apartments above) will remain the same while the angled condition of the northernmost entry is proposed to be reconfigured. The proposed design of for the northernmost entry will require a Modification to the Required Building Lines Zero Setback standard of the Kenton Plan District (PZC, Section 33.538.230.C.1), as described below:

**Modification** is requested to:

- **33.538.230 Required Building Lines**

Modification 1: Proposal to modify the Zero Setback Standard listed in PZC, Section 33.538.230.C.1 that states, “buildings must extend to the street lot line for the entire lot frontage except that up to 10 feet of the length of the building may be set back up to 10 feet from the street lot line to accommodate the main entrance”. The applicant is requesting to modify this standard to allow approximately 18’-6” of street frontage setback 4’-6” to accommodate two recessed entry conditions.

Historic Resource Review is required as the proposal includes non-exempt exterior alterations in a Historic District.

**Relevant Approval Criteria:**

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

- 33.846.060.G *Other approval criteria*
- 33.846.070 *Modifications Considered During Historic Resource Review*

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 7, 2017 and determined to be complete on June 27, 2017.

**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](http://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.

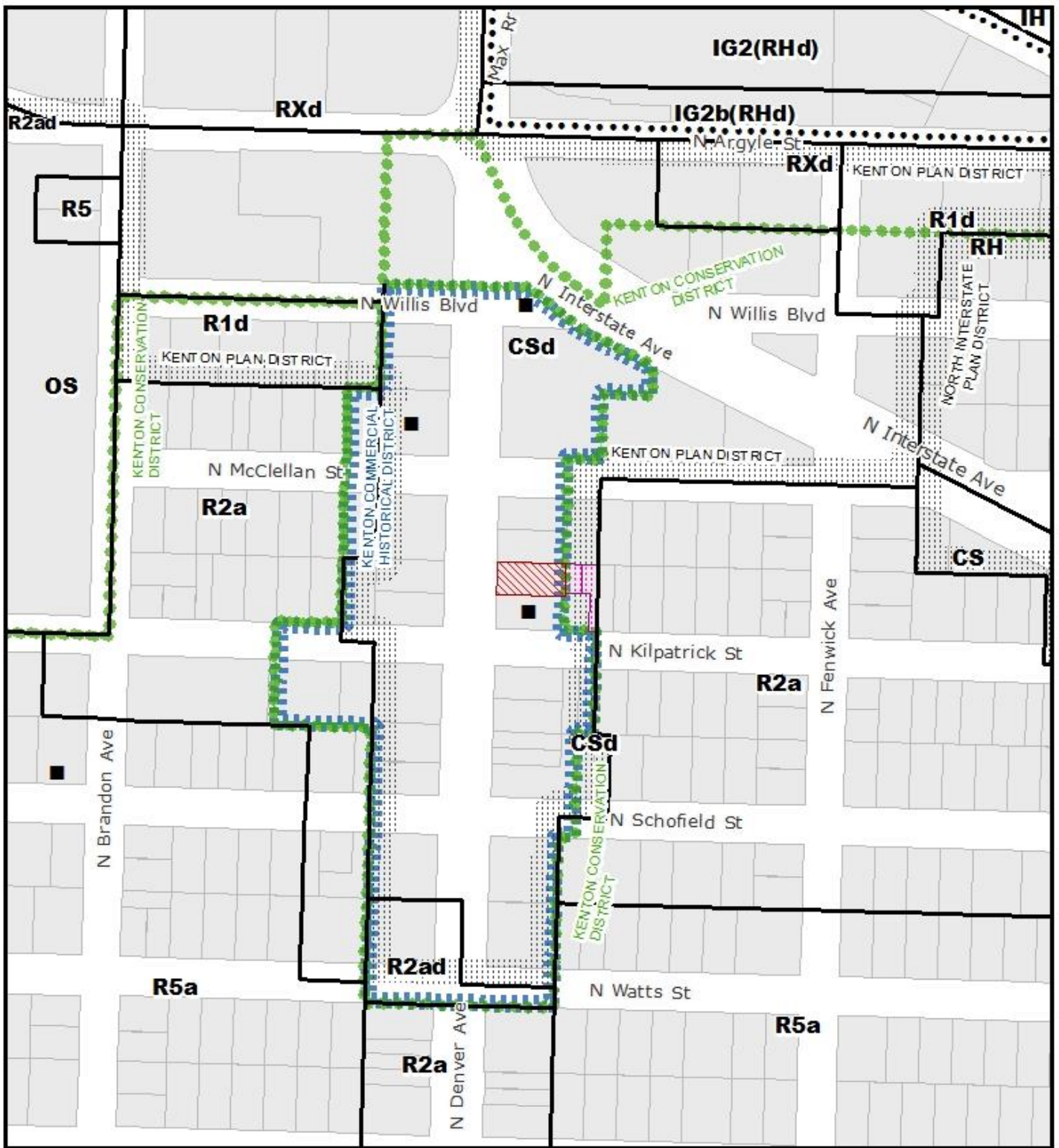
**The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).**

#### **Enclosures:**

Zoning Map

Site Plan

West Elevation & Partial Plan



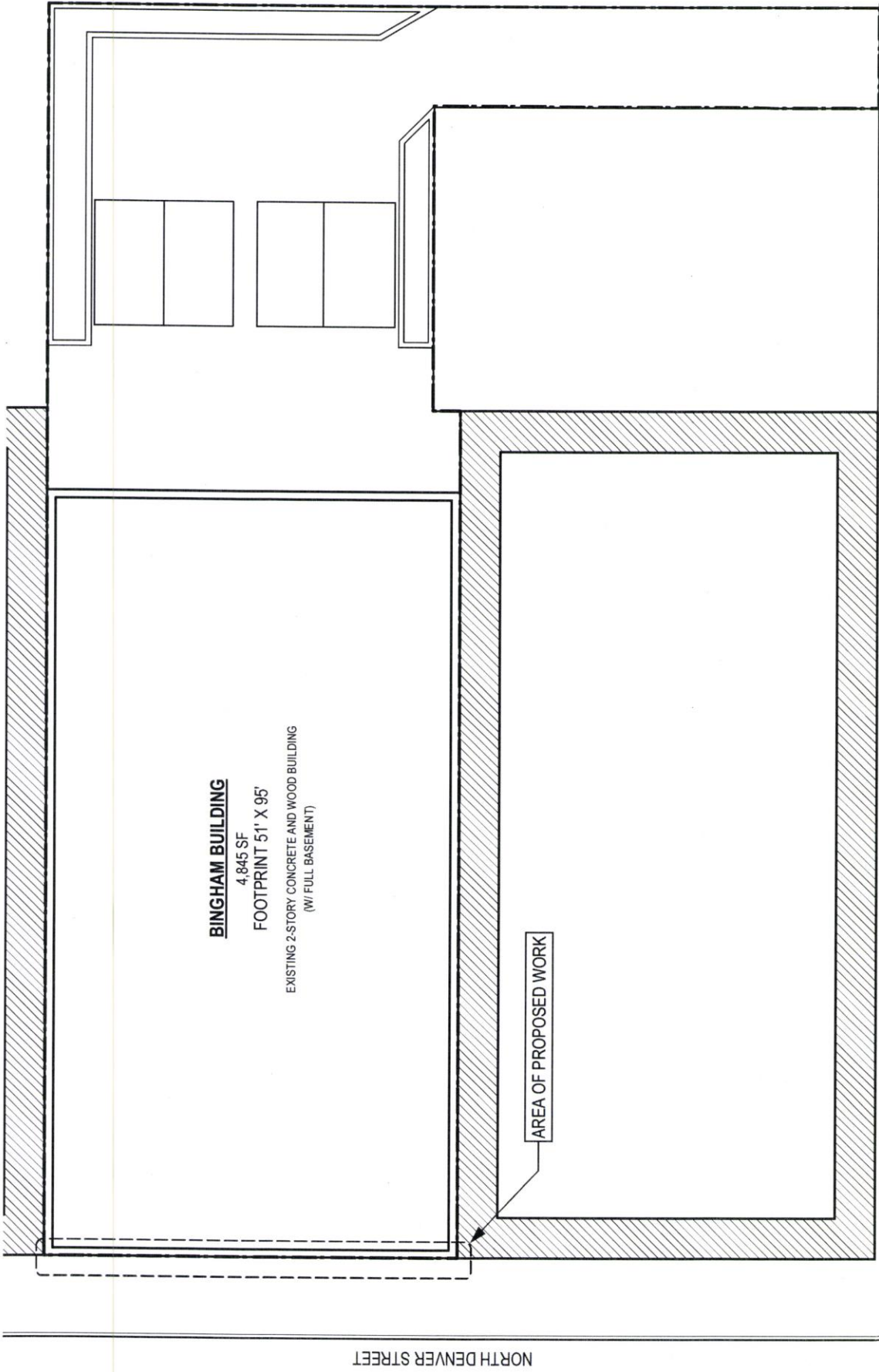
# ZONING



THIS SITE LIES WITHIN THE:  
 KENTON PLAN DISTRICT  
 KENTON COMMERCIAL HISTORIC DISTRICT

-  Site
-  Also Owned Parcels
-  Historic Landmark

File No.	LU 17-117476 HRM
1/4 Section	2228
Scale	1 inch = 200 feet
State ID	1N1E09DA 5000
Exhibit	B Jun 26, 2017



**BINGHAM BUILDING**

4,845 SF

FOOTPRINT 51' X 95'

EXISTING 2-STORY CONCRETE AND WOOD BUILDING  
(W/ FULL BASEMENT)

AREA OF PROPOSED WORK

NORTH DENVER STREET

**SITE PLAN**

Scale: 1/16" = 1'-0"

1

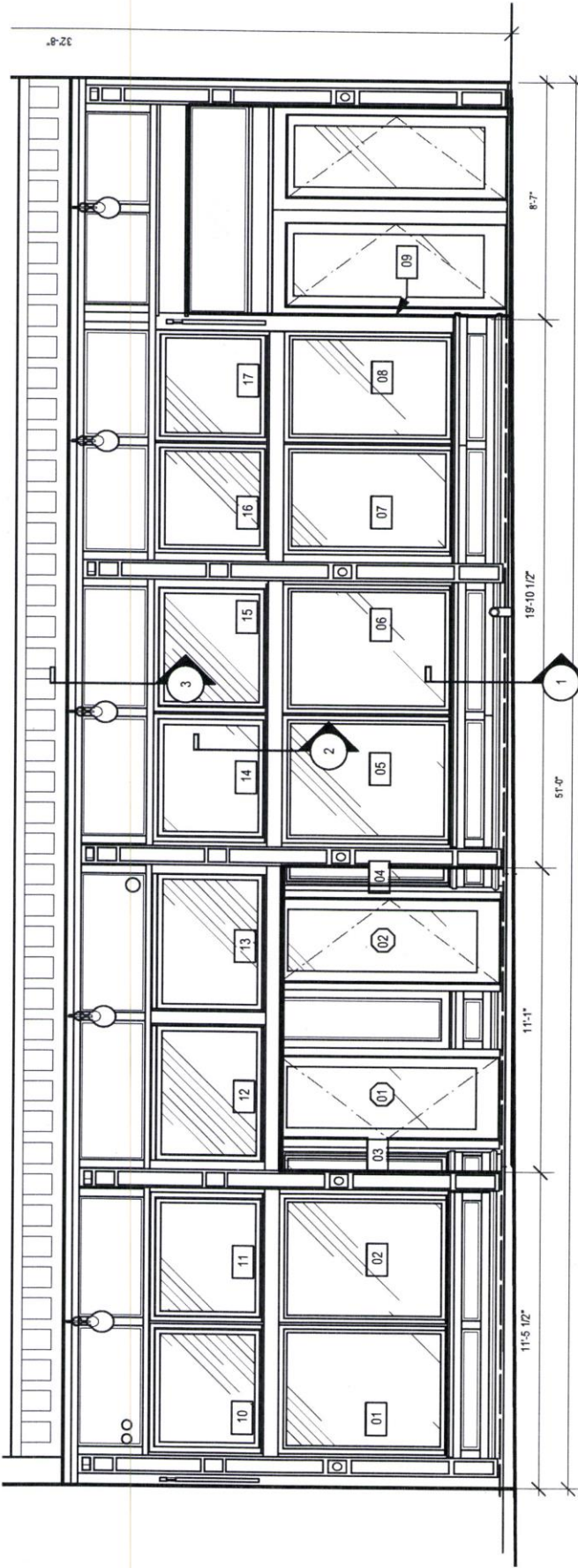
NORTH KILPATRICK STREET

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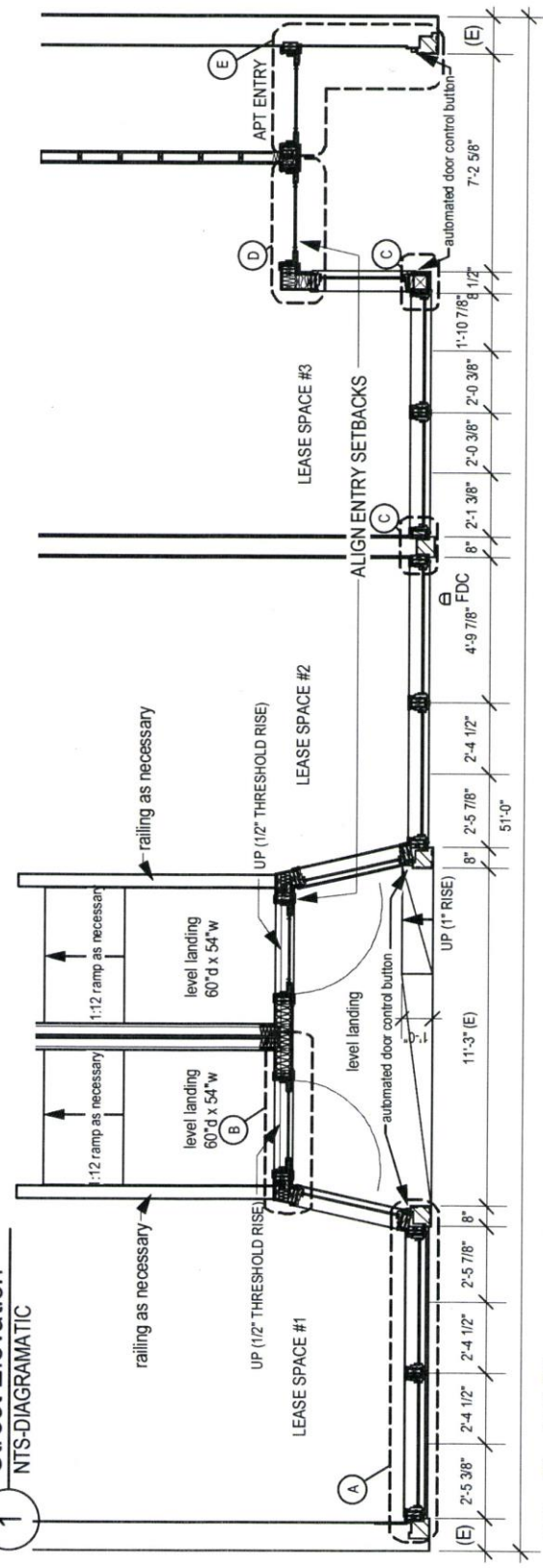
20

70 FT





**1 Street Elevation**  
NTS-DIAGRAMATIC



**2 Partial Plan**  
Scale: 3/16" = 1'-0"

10 FT  
5  
0  
SIDEWALK