



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

Chloe Eudaly, Commissioner
Rebecca Esau, Interim Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: August 7, 2017
To: Interested Person
From: Meriam Rahali, Land Use Services
503-823-5363/Meriam.Rahali@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 August 28, 2017**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-177871 HR, in your letter. It also is helpful to address your letter to me, Meriam Rahali. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 17-177871 HR – EXTERIOR ALTERATIONS & NEW SIGN

Applicant: Steve Kaiser | Formwest Architecture
P.O. Box 12174 | Portland, OR 97212
503-297-2580 | Steve@Formwest.Com

Owners: Ray Motaneni | Doshia
1018 SE 8th Avenue | Portland OR 97214
503-939-0775 | Ray@Doshia.Org

Lucky Strike NW LLC |
1018 SE 8th Avenue | Portland, OR 97214

Site Address: **519-527 NW 21ST Avenue**

Legal Description: BLOCK 18 LOT 2 TL 6600, KINGS 2ND ADD
Tax Account No.: R452302980, R452302980
State ID No.: 1N1E33BD 06600, 1N1E33BD 06600
Quarter Section: 3027
Neighborhood: Northwest District, contact John Bradley at 503-313-7574.
Business District: Nob Hill, contact Nob Hill at nobhillportland@gmail.com.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Northwest
Other Designations: Contributing Resource in the Alphabet Historic District, listed in the National Register of Historic Places in November 16, 2000
Zoning: CS – Storefront Commercial
Case Type: HR – Historic Resource Review

Procedure: Type II, an administrative decision with appeal to the Landmarks Commission.

Proposal:

The applicant is seeking Historic Resource Review for exterior alterations to a contributing resource built in 1927. The Sam Hens Building is located on NW 21st Avenue, between NW Glisan and NW Hoyt Streets in the Alphabet Historic District. Exterior alterations include:

1. Restoration of the existing north pediment and re-introduction of the historic south pediment.
2. Removal of the non-historic stucco wall and the expansion of the existing historic brick wall.
3. A new aluminum clad wood door centrally located.
4. Repair of the remaining historic wood transom lights and the re-introduction of the historic window placement. All new storefront window will be aluminum clad wood.
5. New sign. The sign is made of painted aluminum channel letters with back LED-halo illumination, mounted on a painted aluminum cabinet. The cabinet is mounted on the brick wall with anchors secured in grout lines.

Historic Resource Review is required because the proposal is for exterior alterations to a contributing structure within 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:

- 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 May 26, 2017 and determined to be complete on August 2, 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.

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).

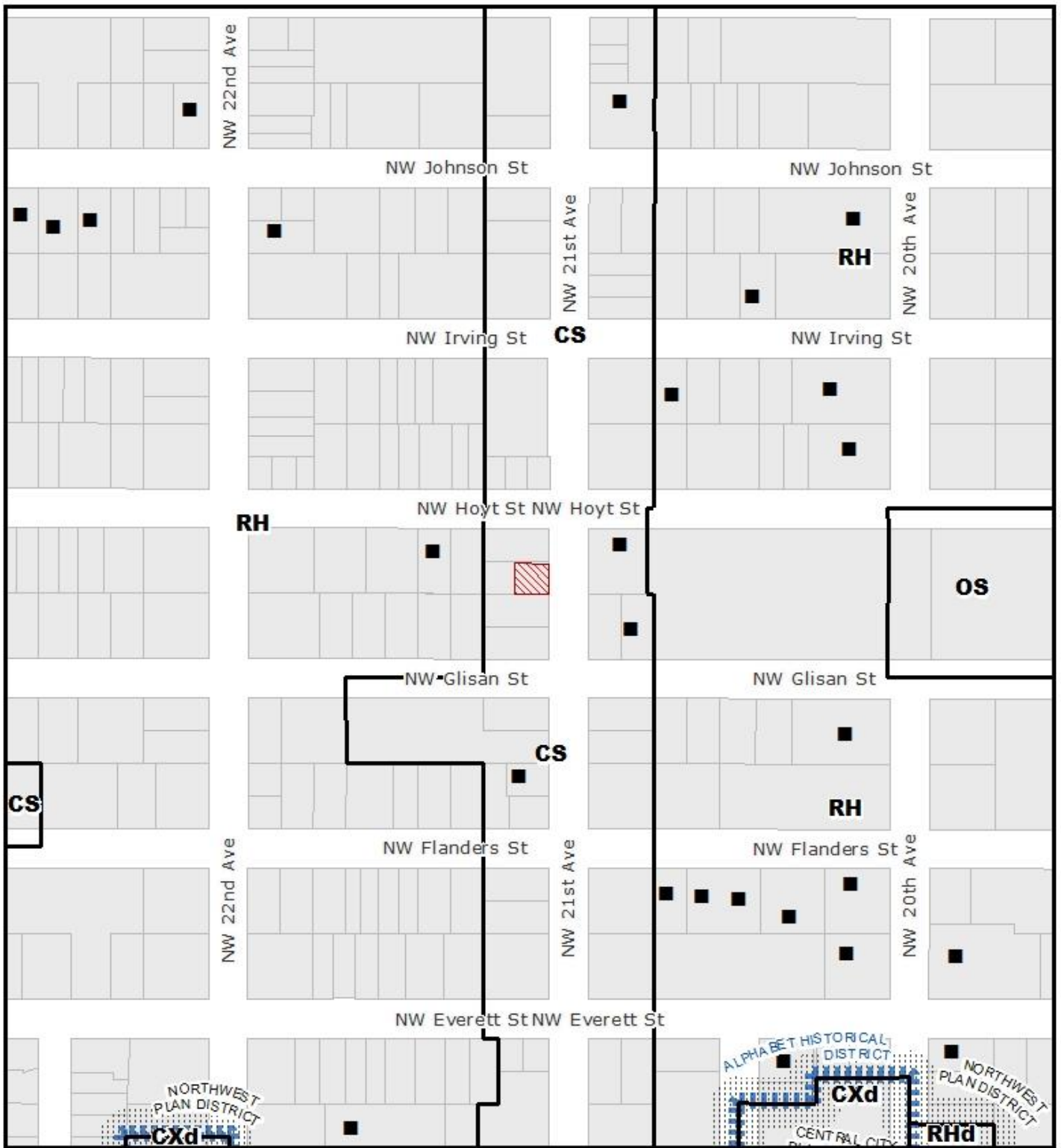
Enclosures:

Zoning Map

Site Plan

Proposed West Elevation and Storefront Plan

Proposed Sign



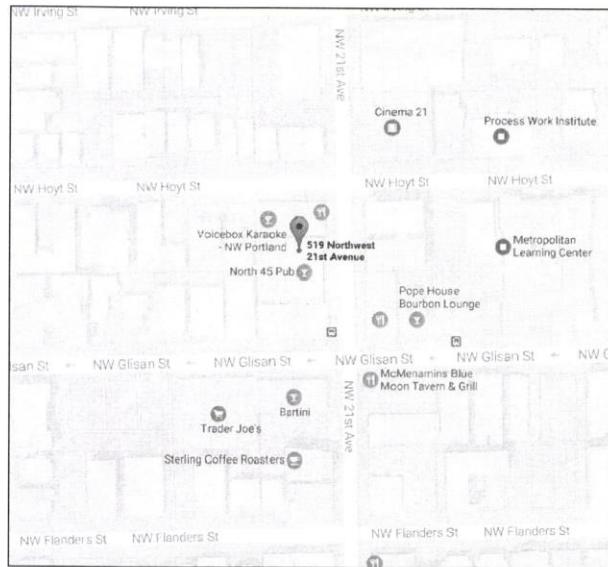
ZONING 
 NORTH

THIS SITE LIES WITHIN THE:
 NORTHWEST PLAN DISTRICT
 ALPHABET HISTORIC DISTRICT

-  Site
-  Historic Landmark

File No.	LU 17-177871 HR
1/4 Section	2927 3027
Scale	1 inch = 200 feet
State ID	1N1E33BD 6600
Exhibit	B May 31, 2017

Vicinity Plan



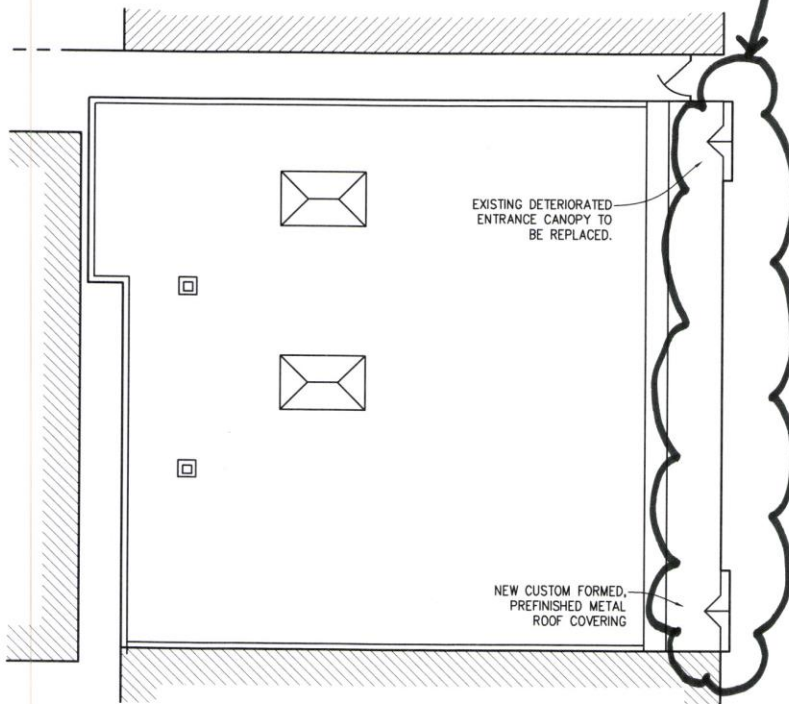
PRELIMINARY
NOT FOR
CONSTRUCTION

DATE ISSUED:
MAY 25, 2017

REVISIONS:

1
JULY 21, 2017

AREA OF WORK



TENANT IMPROVEMENT
519 NW 21ST AVENUE
PORTLAND, OREGON 97209

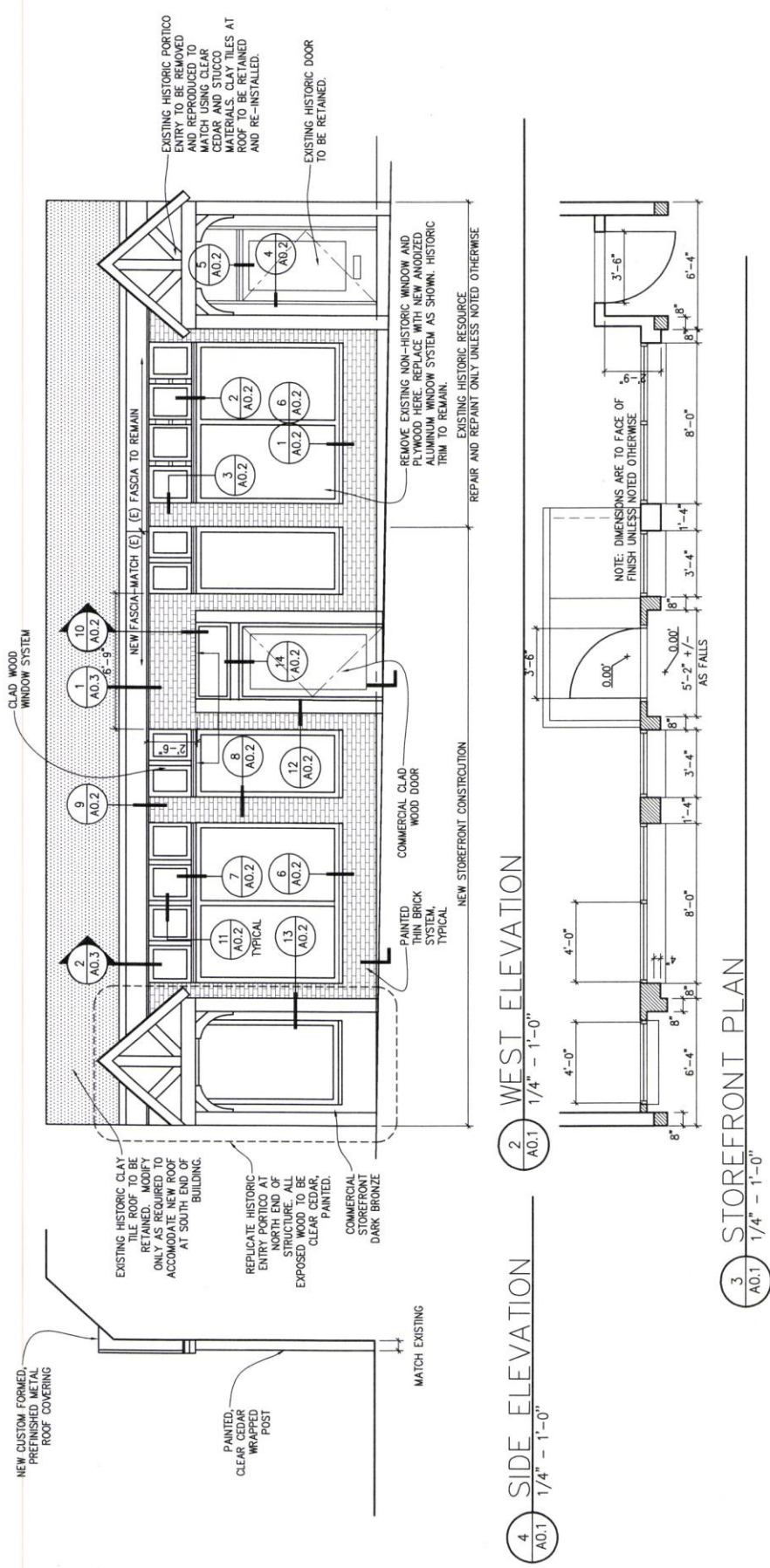


815 N. E. SCHUYLER # 12174
PORTLAND, OR. 97212
503.297.2580
W. W. W. FORMWEST.COM

1
A0.1 SITE PLAN
1/16" = 1'-0"

JOB NO: 16108
DRAWN BY: SWK
SCALE: AS SHOWN

A0.1



PRELIMINARY
NOT FOR
CONSTRUCTION

DATE ISSUED:
MAY 25, 2017

REVISIONS:
1
JULY 21, 2017

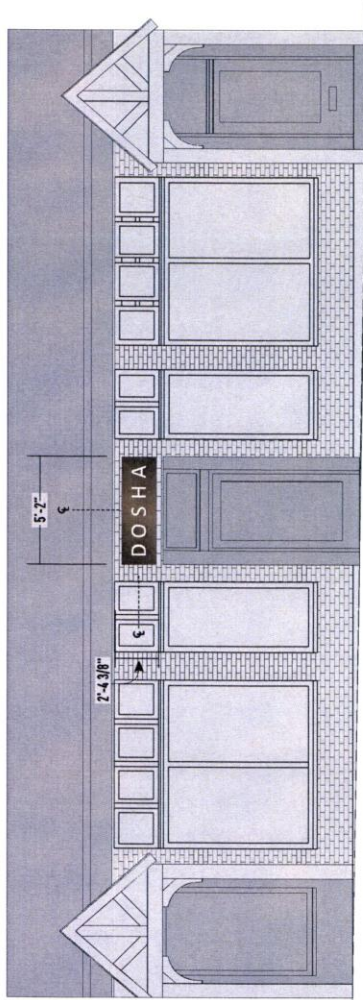
TENANT IMPROVEMENT
519 NW 21ST AVENUE
PORTLAND, OREGON 97209

FORMWEST
architecture, inc.
815 N.E. SCHUYLER #12174
PORTLAND, OR. 97212
503.297.2580
W.W.W.FORMWEST.COM

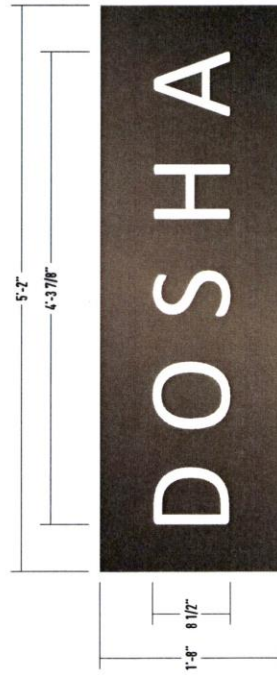
JOB NO: 16108
DRAWN BY: SWK
SCALE: AS SHOWN

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EXTERIOR | ILLUMINATED WALL DISPLAY



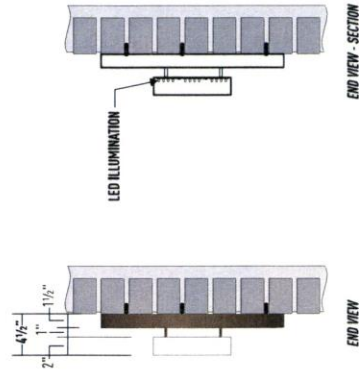
A.1 | STOREFRONT ELEVATION
Scale: 3/16" = 1'-0"



A.1 | WALL DISPLAY - 13.15 SQ. FT.
Scale: 1" = 1'-0"



NIGHT VIEW



3424 SE Regal Boulevard
Portland, OR 97214-4172
securitysigns.com
OR CGB# 12789
WA SEC#S12190

WSA
WASHINGTON STATE
GOVERNMENT COUNCIL

Account Manager: Joseph Platt

Project Name

DOSHA
SALON SPA
517 NW 21st Ave.
Portland, OR 97209

Sign Type A
Illuminated.
Manufacture and install one (1) set of LED back-illuminated letters, mounted on bronze-painted backer panel.

1 | CABINET
Construction: fabricated aluminum, 1 1/2" deep, painted to match Matthews Paint 20156 Bronze Metal Metallic

2 | DOSHA
Faces: .090" aluminum, painted Matthews Paint Satin White
Returns: .040" aluminum, 2" deep, painted Matthews Paint Satin White
Backs: .177" clear polycarb
Illumination: White LEDs
Mounting: secure to cabinet with 1" spacers, painted to match Matthews Paint 20156 Bronze Metal Metallic

3 | INSTALLATION
Wall Type: Brick
Mounting: flush to fascia, anchors secured in grout lines
Supplies: Remote
Primary: One dedicated 120v/20amp circuit for sign(s) that supplies no other loads

Client Approval: _____

Landlord Approval: _____

Colors
 MATTHEWS PAINT SATIN WHITE
 MATTHEWS PAINT 20156 BRONZE METAL METALLIC
City Code Allowance

NOTES:

© Copyright 2017 Security Signs, Inc.
This drawing is intended to be used as a guide only. It is not to be used for construction without the approval of the architect. The manufacturer and its agents shall be responsible for all details of the work.

The sign is intended to be installed in accordance with the applicable local codes and regulations. The sign shall be installed in accordance with the applicable local codes and regulations. The sign shall be installed in accordance with the applicable local codes and regulations.

Colors
 MATTHEWS PAINT SATIN WHITE
 MATTHEWS PAINT 20156 BRONZE METAL METALLIC
City Code Allowance

Notes:

Drawing: 17-se 10063
Sheet: 1 of 1