



**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:** February 22, 2018  
**To:** Interested Person  
**From:** Hannah Bryant, Land Use Services  
503-823-5353 / [Hannah.Bryant@portlandoregon.gov](mailto: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 March 22, 2018.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-226239 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 17-226239 HR – WINDOW REMOVAL IN LANDMARK CHURCH**

**Applicant:** John Czarnecki | New Traditional Architecture  
1020 SW Taylor St Suite 260  
Portland, OR 97205  
503-222-3522

**Owner:** Saint Patrick Catholic Church  
PO Box 10146  
Portland, OR 97296-0146  
503-222-4086

**Site Address:** **1623 NW 19TH AVE**

**Legal Description:** BLOCK 262 S 30' OF E 65' OF LOT 2, COUCHS ADD  
**Tax Account No.:** R180223370  
**State ID No.:** 1N1E28DC 04600  
**Quarter Section:** 2828  
**Neighborhood:** Northwest District, contact John Bradley at 503-313-7574.  
**Business District:** Nob Hill, contact Nob Hill at [nobhillportland@gmail.com](mailto:nobhillportland@gmail.com).  
**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.  
**Plan District:** Northwest  
**Other Designations:** Individually listed National Historic Landmark  
**Zoning:** EXd, *Central Employment 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 Resource Review to install two non-exempt AC units that are less than 25 feet from a side street lot line; to remove a stained-glass transom window on the north façade (facing NW Xavier Street) of the Saint Patrick Catholic Church, and to replace it with metal louvers to support a newly installed AC system. Nominated in 1974, the Church is a National Historic Landmark. Designed by Otto Kleeman, the basalt church was dedicated in 1891. The 22 elongated, stained glass windows surrounded by stone sills, brackets and pilasters are character-defining elements. Historic Resource review is required for non-exempt alterations to a Landmark property.

**Relevant Approval Criteria:**

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

- *Historic Resource Review approval criteria 33.846.060.G*
- *Northwest Plan District 33.562*

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 August 18, 2017 and determined to be complete on February 14, 2018.

**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](http://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,

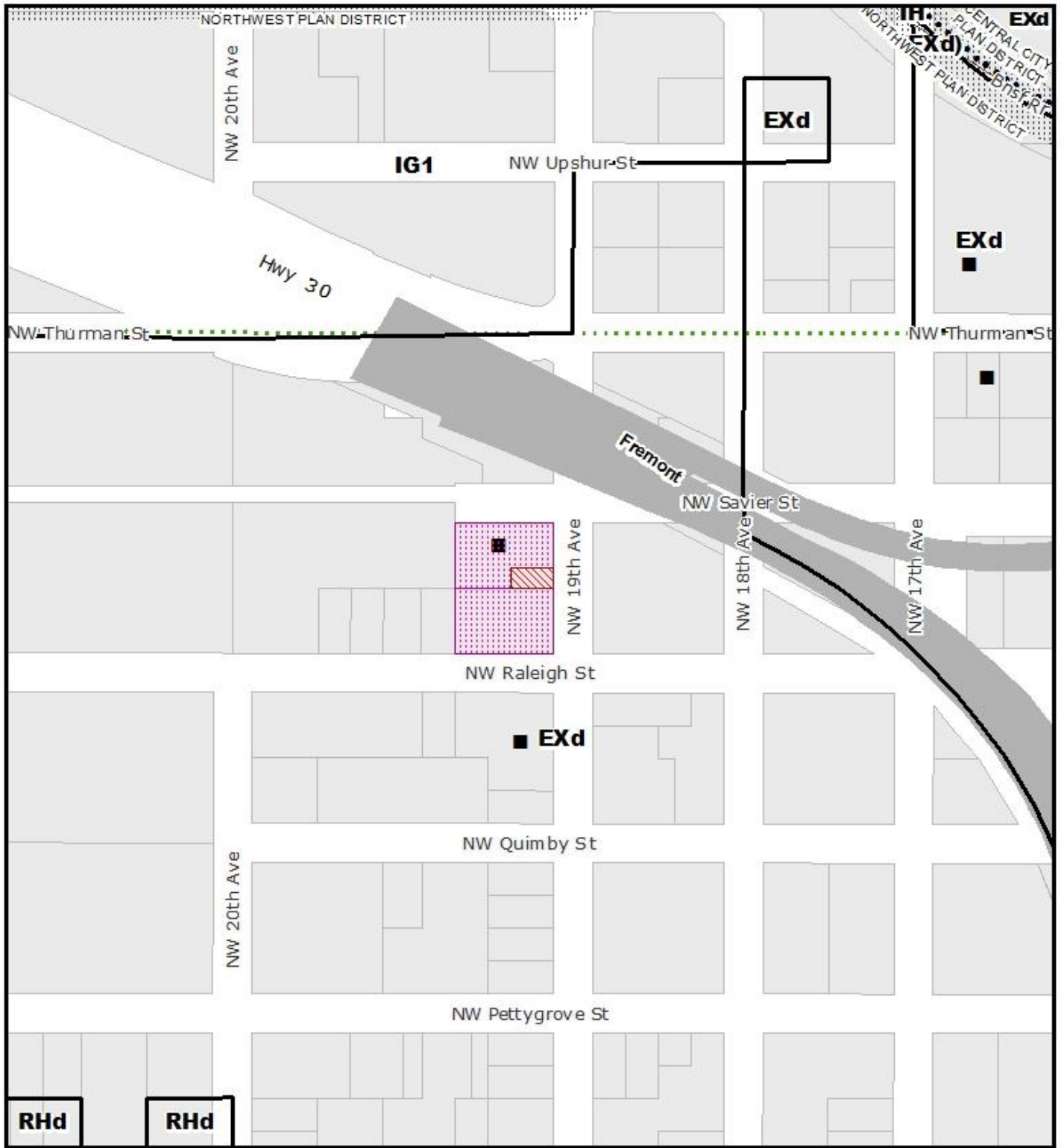
Suite 330, Salem OR 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues which may provide the basis for an appeal to LUBA must be raised in writing before the deadline for comments, or you may not be able to raise that issue in an appeal. If you do not raise an issue with enough specificity 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

North Elevation



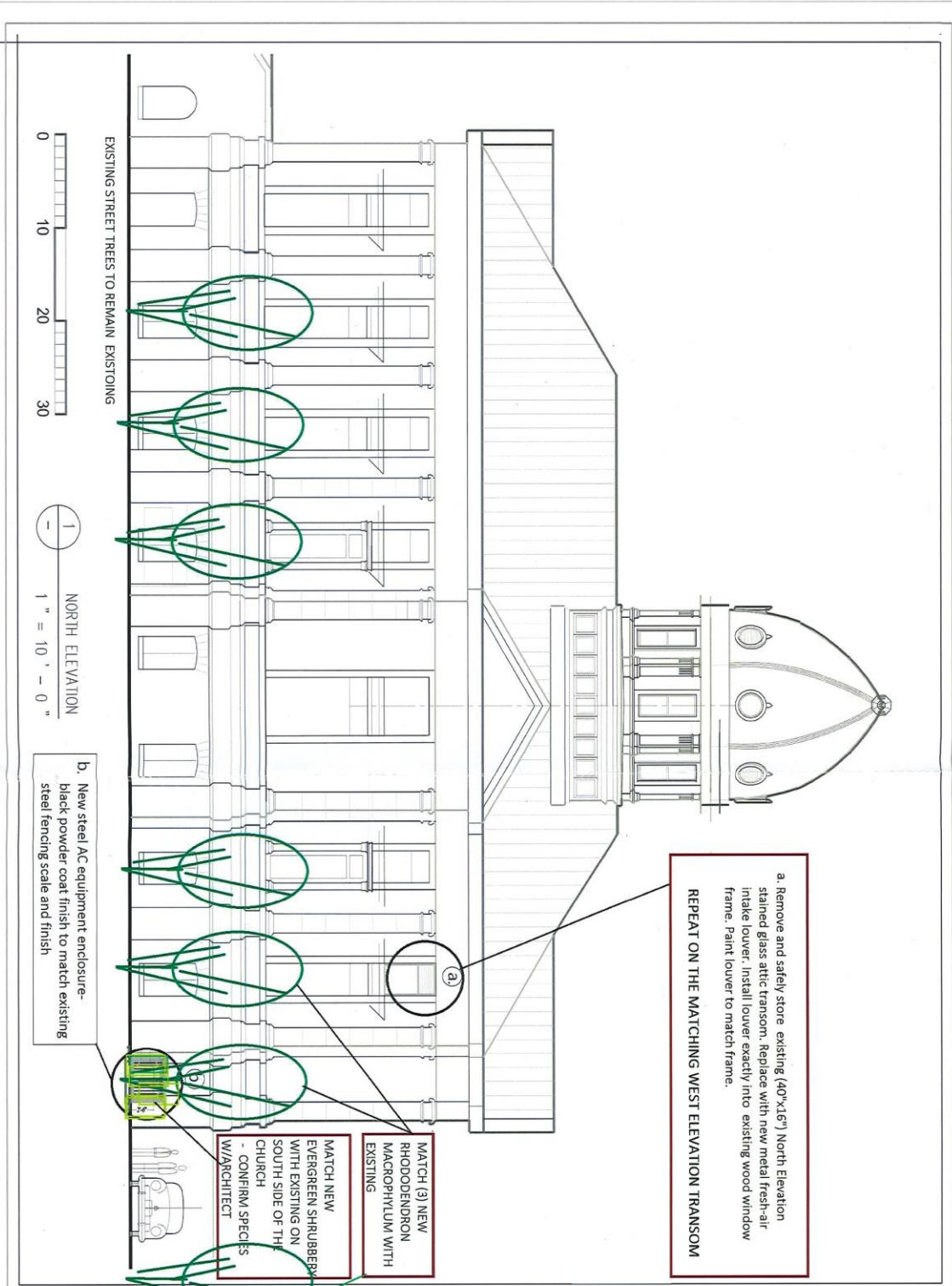
# ZONING



THIS SITE LIES WITHIN THE:  
NORTHWEST PLAN DISTRICT

-  Site
-  Also Owned Parcels
-  Historic Landmark
-  Bridge
-  Recreational Trails

File No.	LU 17-226239 HR
1/4 Section	2828
Scale	1 inch = 200 feet
State ID	1N1E28DC 4600
Exhibit	B Aug 23, 2017



a. Remove and safely store existing (40"x16") North Elevation stained glass attic transom. Replace with new metal fresh-air intake louver. Install louver exactly into existing wood window frame. Paint louver to match frame.  
**REPEAT ON THE MATCHING WEST ELEVATION TRANSOM**

b. New steel AC equipment enclosure- black powder coat finish to match existing steel fencing scale and finish

c. MATCH NEW EVERGREEN SHRUBBERY WITH EXISTING ON SOUTH SIDE OF THE CHURCH - CONFIRM SPECIES W/ARCHITECT

MATCH (3) NEW RHODODENDRON MACROPHYLLUM WITH EXISTING

LU 17-226239 HR



**NEWTRADITIONAL ARCHITECTURE**  
 1020 SW Taylor - 260  
 Portland, OR 97209  
 TEL: 503 - 222 - 3 522  
 info @ newtraditionalarch . com

**ST PATRICK CHURCH**  
 1623 NW 19TH AVE  
 PORTLAND OR 97209  
**HISTORIC RESOURCES REVIEW LEADING TO**  
 Installation of  
**AIR CONDITIONING SYSTEM**

NORTH ELEVATION  
 1" = 10' - 0"  
 04 / 18 / 2017  
**updated** 02/14/2018  
**A-7**