



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

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

Date: February 26, 2018
To: Interested Person
From: Santiago Mendez, Land Use Services
503-823-1361 / Santiago.Mendez@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 03/28/18**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-120852 HR, in your letter. It also is helpful to address your letter to me, Santiago Mendez. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 18-120852 HR – EXTERIOR ALTERATIONS

Applicant: Andrea Abboushi | Ankrom Moisan Architects
38 NW Davis Street, Suite 300 | Portland, OR 97209
andreav@ankrommoisan.com

Owner: Michael McMenamin
430 N Killingsworth Street | Portland, OR 97217-2441

Site Address: **1201-1217 SW STARK ST**

Legal Description: BLOCK 107 E 100' N OF STARK ST HISTORIC PROPERTY 15 YR 2010
POTENTIAL ADDITIONAL TAX, COUCHS ADD

Tax Account No.: R180210030
State ID No.: 1N1E33DD 00400
Quarter Section: 3028

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 - West End
Zoning: EX d – Central Employment with Design Overlay and Historic Resource
Protection 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 requests Historic Resource review for the removal of a fire ladder and stand pipe, and treads from the remaining fire escape stairs, located on the north and south facades of the Crystal Hotel, in the landmark Hotel Alma Building.

Historic Resource Review is required for the proposed exterior alterations to this landmark building in the Central City Plan District.

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
- 33.846.060.G Other 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 February 12, 2018 and determined to be complete on February 20, 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.

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
Second Floor Plan
North Elevation
South Elevation



ZONING



THIS SITE LIES WITHIN THE:
 CENTRAL CITY PLAN DISTRICT
 DOWNTOWN SUBDISTRICT
 WEST END SUBAREA



Site



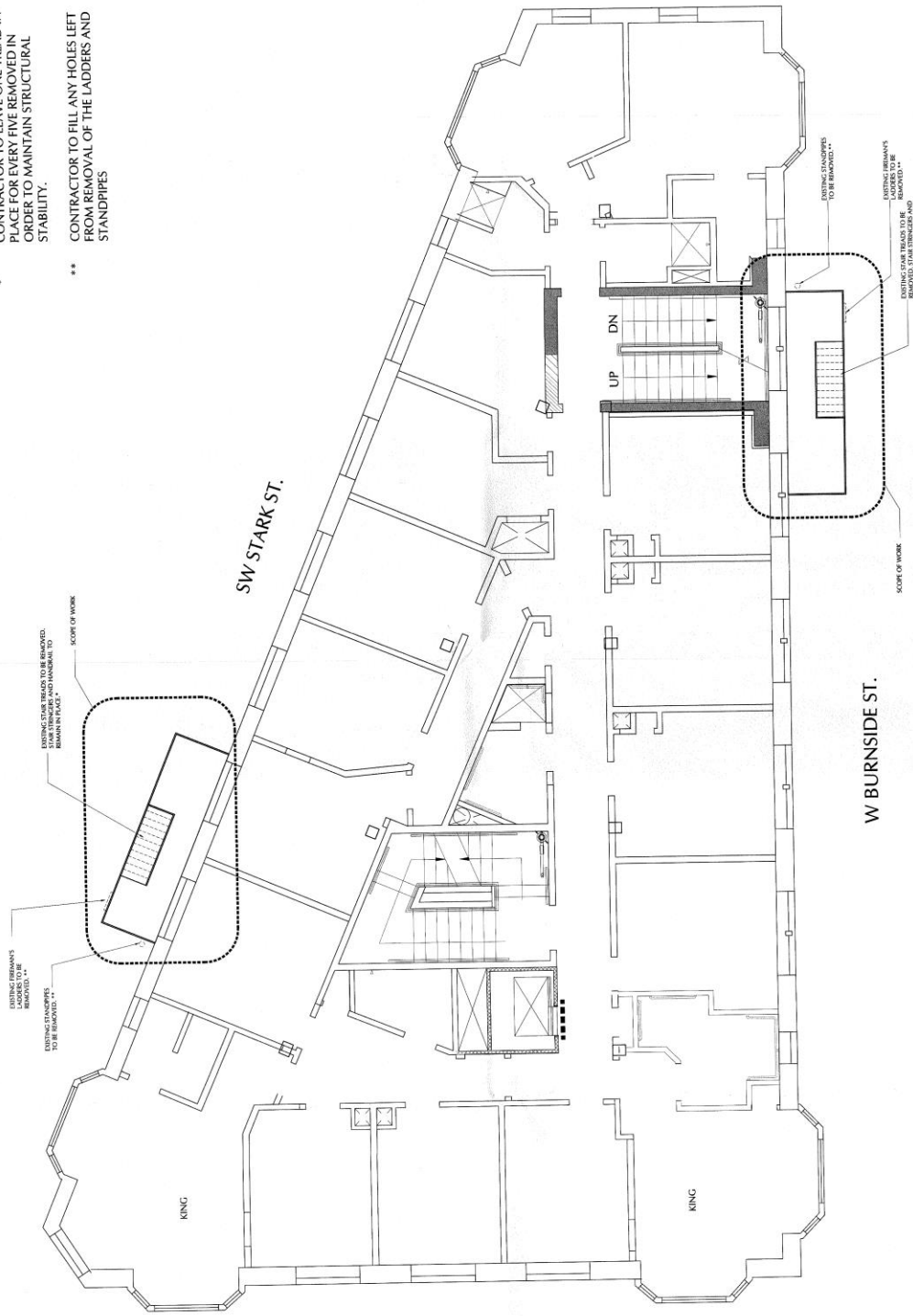
Historic Landmark

File No.	LU 18-120852 HR
1/4 Section	3028
Scale	1 inch = 200 feet
State ID	1N1E33DD 400
Exhibit	B Feb 16, 2018

NOTES:

- REMOVE
CONTRACTOR TO LEAVE ONE TREAD IN PLACE FOR EVERY FIVE REMOVED IN ORDER TO MAINTAIN STRUCTURAL STABILITY.
- **
CONTRACTOR TO FILL ANY HOLES LEFT FROM REMOVAL OF THE LADDERS AND STANDPIPES

EXISTING STAIRWAY'S LADDERS TO BE REMOVED. **
EXISTING STANDPIPES TO BE REMOVED. *
EXISTING STAIR TREADS TO BE REMOVED. STAIR STRINGERS AND RAILINGS TO REMAIN IN PLACE. *
EXISTING STAIR TREADS TO BE REMOVED. STAIR STRINGERS AND RAILINGS TO REMAIN IN PLACE. *
EXISTING STANDPIPES TO BE REMOVED. *
EXISTING STAIR TREADS TO BE REMOVED. STAIR STRINGERS AND RAILINGS TO REMAIN IN PLACE. *



1 SECOND FLOOR PLAN
1/4" = 1'-0"

LM 18-18 0852 HF

Ankrom Moisan
 200 DAVIS STREET, SUITE 302
 PORTLAND, OREGON 97204
 T 503-243-2700
 177 SOUTH MAIN STREET, SUITE 400
 PORTLAND, OREGON 97204
 T 503-254-4000
 © ANKROM MOISAN ARCHITECTS, INC.

MCMENAMANS CRYSTAL HOTEL
 EXTERIOR FIRE ESCAPE REVISIONS
 1200 SW STARK ST.
 PORTLAND, OR 97205

REVISION	DATE	REASON FOR ISSUE


SECOND FLOOR PLAN

DESIGN REVIEW

DATE	REVISION
02/08/18	
06/16/22	
06/16/22	
AA	

SHEET NUMBER
DR-2

PROJECT: ANKROM MOISAN ARCHITECTS AND ANKROM MOISAN ARCHITECTS, CAD FILE: 18-18-0852 HF-01
 ESCAPE: 02-08-18



Ankrom Moisan
 38 W BURNSIDE STREET, SUITE 300
 PORTLAND, OR 97209
 T: 503-240-7100
 187 SOUTH MAIN STREET, SUITE 400
 PORTLAND, OR 97204
 T: 206-254-1600
 © ANKROM MOISAN ARCHITECTS, INC.

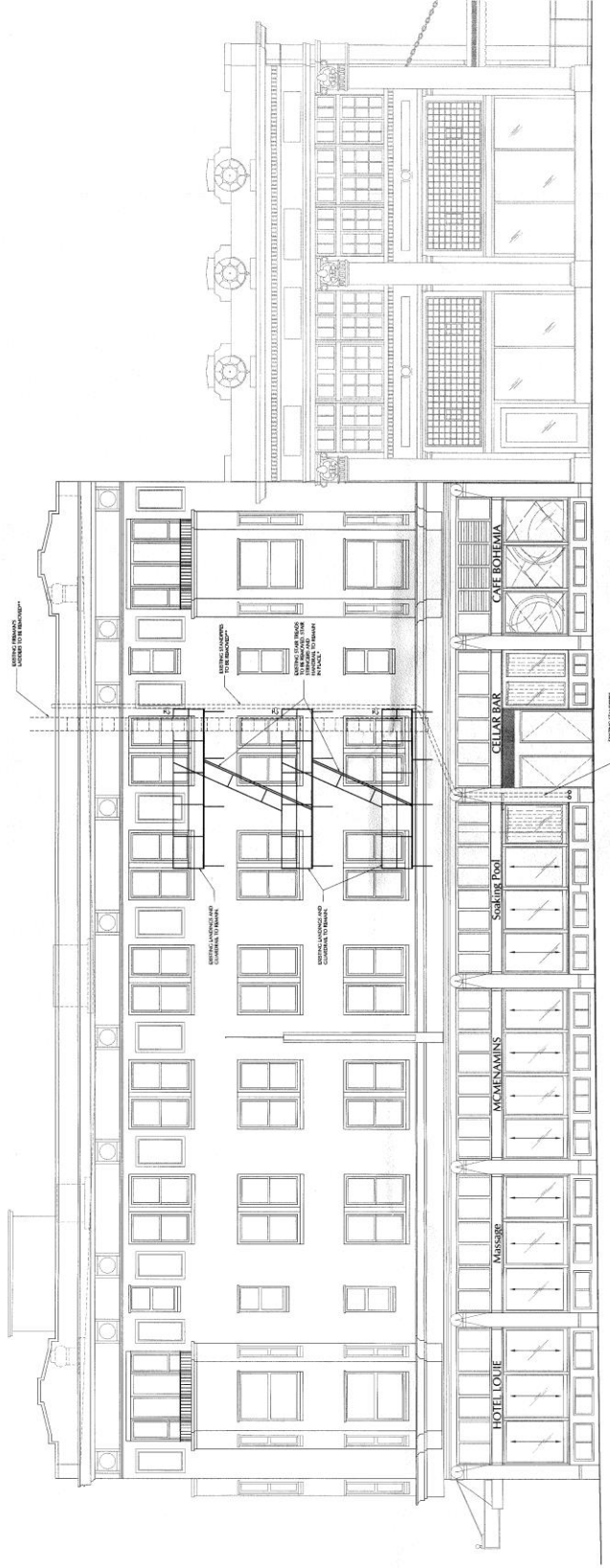
MC MENAMINS CRYSTAL HOTEL
 EXTERIOR FIRE ESCAPE REVISIONS
 1200 SW STARK ST.
 PORTLAND, OR 97205

REVISION	DATE	REASON FOR EDGE

DESIGN REVIEW COVER SHEET

DESIGN REVIEW

DATE	02/08/18
REVISION	
PROJECT NUMBER	061642
SHEET NUMBER	DR-3
DRAWN BY	AA



1 NORTH (W BURNSIDE AVE.) ELEVATION
 3/8" = 1'-0"

- NOTES:**
- REMOVE
 CONTRACTOR TO LEAVE ONE TREAD IN PLACE FOR EVERY FIVE REMOVED IN ORDER TO MAINTAIN STRUCTURAL STABILITY.
 - CONTRACTOR TO FILL ANY HOLES LEFT FROM REMOVAL OF THE LADDERS AND STANDPIPES

LW 15-12 08 18 H4

