



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: August 8, 2018
To: Interested Person
From: Jeff Mitchem, Land Use Services
503-823-7011/Jeffrey.Mitchem@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 29, 2018**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-211485 HR, in your letter. It also is helpful to address your letter to me, Jeffrey Mitchem. You can also e-mail your comments to me at my e-mail address identified above. Please note that all correspondence received will become part of the public record.

CASE FILE NUMBER: LU 18-211485 HR **EXTERIOR STAIR REPLACEMENT**

Applicant: Tyson Parks | Livermore Architecture & Engineering
1500 SW 1st Ave, Suite 240 | Portland, OR 97201

Owner: Jane M Lundin
1400 Pinnacle Ct #411 | Point Richmond, CA 94801

Site Address: 1526 SE HAWTHORNE BLVD

Legal Description: BLOCK 14 LOT 16 EXC PT IN ST W 1/2 OF LOT 19 EXC PT IN ST,
LADDS ADD

Tax Account No.: R463303230

State ID No.: 1S1E02DB 11900

Quarter Section: 3132 & 3232

Neighborhood: Hosford-Abernethy, contact chair@handpdx.org.

Business District: Hawthorne Blvd. Bus. Assoc., contact at explore@hawthornepdx.com

District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010.

Plan District: None

Zoning: R1, Residential 1,000

Case Type: HR, Historic Review

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

Proposal:

The applicant seeks Historic Resource Review approval for the replacement of an exterior stair of a contributing resource built in 1911 in Ladd's Addition. The proposed stair will be located at

the south (rear) elevation of the structure. Composed of wood and stucco, the stair will be approximately 530 square feet of total wall area and be painted to match the existing facade.

Historic Resource Review is required because exterior alterations to existing structures in a residential zone, which exceed 150 SF in area, require a Type I Historic Resource Review, per Section 33.846.060, Table 846-3.

Relevant Approval Criteria:

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

- Ladd's Addition Conservation District Design Guidelines

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 **July 31, 2018** and determined to be complete on **August 6, 2018**.

DECISION MAKING PROCESS

The Bureau of Development Services will make a decision on this proposal.

After we consider your comments we will do one of the following:

- Approve the proposal;
- Approve the proposal with conditions; or
- 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 by making a request online or contacting me.

- Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. Copies of all information in the file can be obtained for the cost of making copies during the appointment.
- If you would like to request a copy of the file online, please visit <https://www.portlandoregon.gov/bds/54732>. The fee for this service varies based on the size of the case file and how long it would take to scan or copy documents.
- I can provide some information over the phone or through email.

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.portlandoregon.gov.

APPEAL PROCESS

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Design 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.

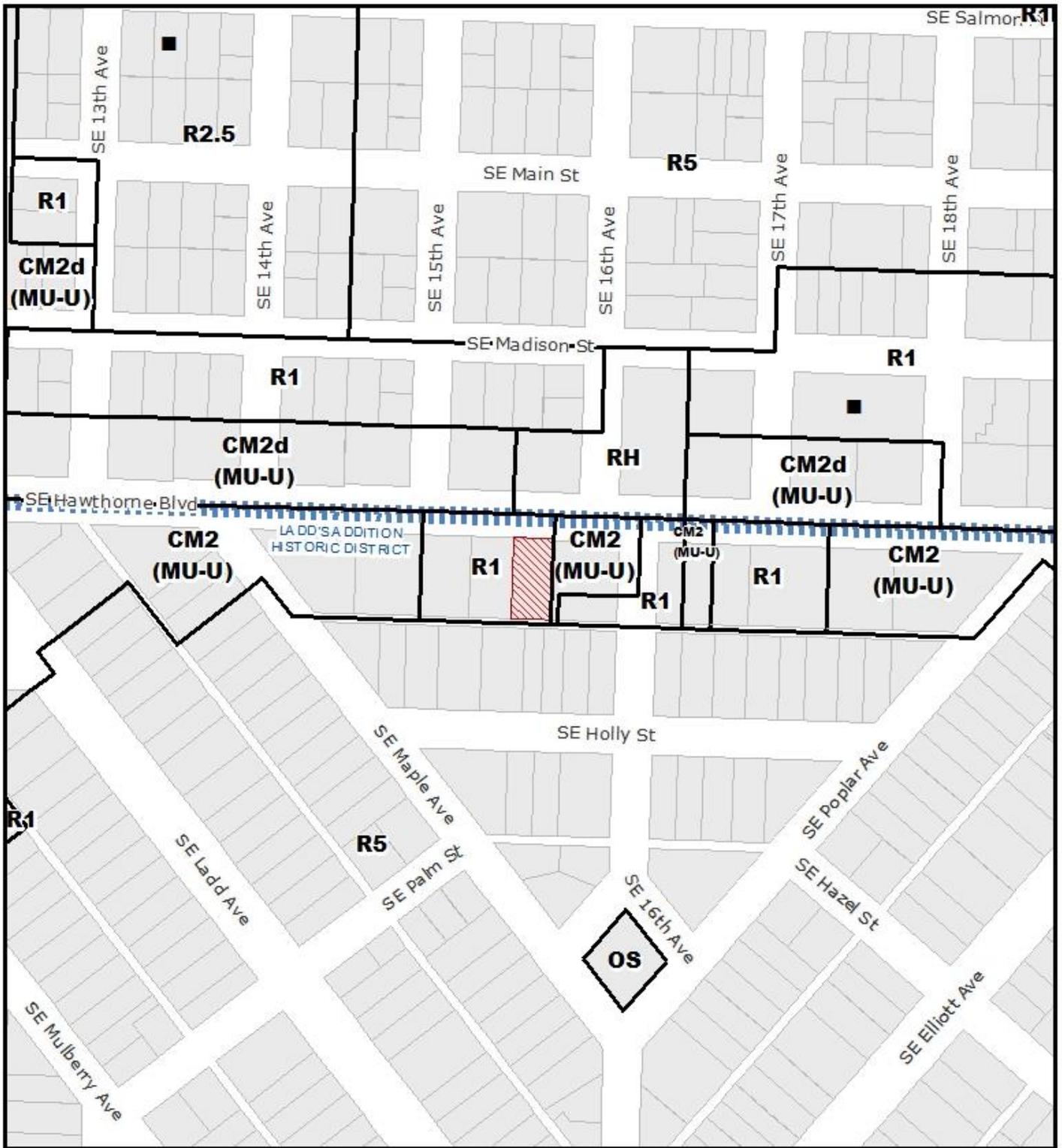
APPEAL OF THE FINAL CITY DECISION

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
Elevation



ZONING



THIS SITE LIES WITHIN THE:
LADD'S ADDITION HISTORIC DISTRICT

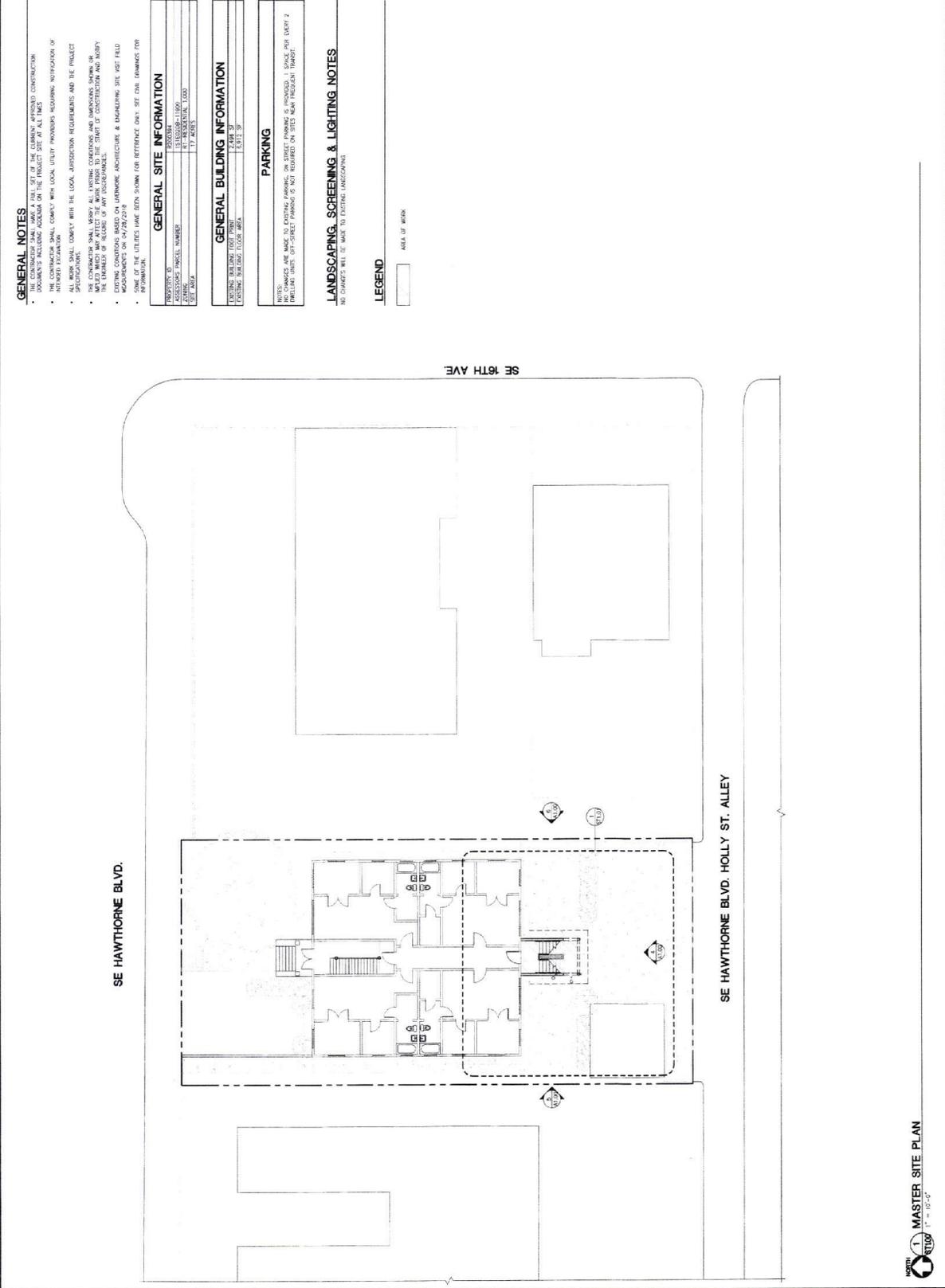


Site



Historic Landmark

File No.	LU 18-211485 HR
1/4 Section	3132,3232
Scale	1 inch = 200 feet
State ID	1S1E02DB 11900
Exhibit	B Aug 03, 2018



GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS SHOWN ON THIS PLAN AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION AND VERIFY THAT THE CONTRACTOR SHALL COMPLY WITH LOCAL UTILITY PROVIDERS REGARDING NOTIFICATION OF INTENDED EXCAVATION.
- ALL WORK SHALL COMPLY WITH THE LOCAL JURISDICTION REQUIREMENTS AND THE PROJECT PERMITS.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS SHOWN ON THIS PLAN AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION AND VERIFY THAT THE CONTRACTOR SHALL COMPLY WITH LOCAL UTILITY PROVIDERS REGARDING NOTIFICATION OF INTENDED EXCAVATION.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS SHOWN ON THIS PLAN AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION AND VERIFY THAT THE CONTRACTOR SHALL COMPLY WITH LOCAL UTILITY PROVIDERS REGARDING NOTIFICATION OF INTENDED EXCAVATION.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS SHOWN ON THIS PLAN AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION AND VERIFY THAT THE CONTRACTOR SHALL COMPLY WITH LOCAL UTILITY PROVIDERS REGARDING NOTIFICATION OF INTENDED EXCAVATION.
- SOME OF THE UTILITIES HAVE BEEN SHOWN FOR REFERENCE ONLY. SEE CADD DRAWINGS FOR INFORMATION.

GENERAL SITE INFORMATION

PROJECT #	15160200-1100
ASSESSOR'S PARCEL NUMBER	87-020000-1000
DATE	11/20/2018

GENERAL BUILDING INFORMATION

SYSTEMS	1000
EXISTING ROOM AREA	2,012 SF

PARKING

NOTES:
 1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS SHOWN ON THIS PLAN AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION AND VERIFY THAT THE CONTRACTOR SHALL COMPLY WITH LOCAL UTILITY PROVIDERS REGARDING NOTIFICATION OF INTENDED EXCAVATION.

LANDSCAPING, SCREENING & LIGHTING NOTES

NO CHANGES WILL BE MADE TO EXISTING LANDSCAPING.

LEGEND

AREA OF WORK

ST1100

EXTERIOR STAIR REPLACEMENT FOR
1526 SE HAWTHORNE
 PORTLAND, OREGON

DATE: 11/20/18
 DRAWN BY: TDP
 CHECKED BY: DAK

ST1100

EXTERIOR STAIR REPLACEMENT FOR
1526 SE HAWTHORNE
 PORTLAND, OREGON

LIVERMORE
 ENGINEERING & ARCHITECTURE
 1526 SE HAWTHORNE AVE SUITE 200
 PORTLAND, OREGON 97202
 PHONE: 503-281-0000
 WWW.LIVERMORE-OR.COM

LIVERMORE
 ENGINEERING & ARCHITECTURE
 1526 SE HAWTHORNE AVE SUITE 200
 PORTLAND, OREGON 97202
 PHONE: 503-281-0000
 WWW.LIVERMORE-OR.COM

LIVERMORE
 ENGINEERING & ARCHITECTURE
 1526 SE HAWTHORNE AVE SUITE 200
 PORTLAND, OREGON 97202
 PHONE: 503-281-0000
 WWW.LIVERMORE-OR.COM

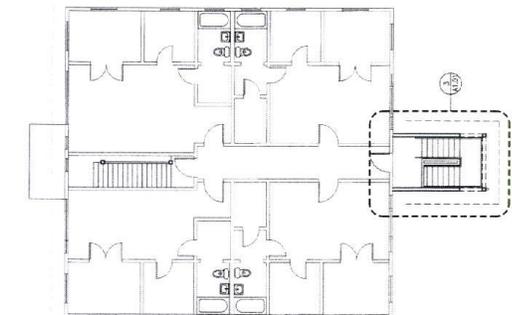
LW 18-211485 HR

FLOOR PLAN GENERAL NOTES

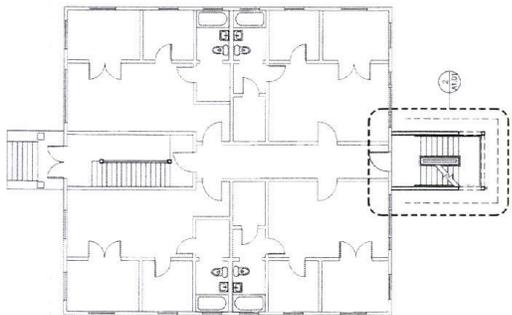
- 1. AVAILABLE CODES: ALL WORK SHALL BE IN CONFORMANCE WITH ALL FEDERAL, STATE, AND LOCAL CODES. IN THE EVENT OF A CONFLICT, THE MOST STRINGENT REQUIREMENT SHALL GOVERN. IN THE EVENT OF A CONFLICT, THE MOST STRINGENT REQUIREMENT SHALL GOVERN.
- 2. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO START OF CONSTRUCTION AND NOTIFY A/E OF ANY DISCREPANCIES.
- 3. CONTRACTOR SHALL PROVIDE ALL NECESSARY TESTING AND CORRECTIVE ALL REQUIRED REVISIONS.
- 4. VENTILATION AND LIGHT SHALL BE PROVIDED AS PER SECTION 1203 AND 1205 OF THE IBC.
- 5. ALL NEW DOORS AND WINDOWS SHALL COMPLY WITH APPLICABLE ENERGY CODES.
- 6. PROVIDE 18" MIN. CLEAR OPPOSITE DOOR LEVER ON FULL SIZE OF DOOR AND 12" MIN. CLEAR OPPOSITE DOOR LEVER ON PUSH BELL FOR ADA COMPLIANCE.
- 7. PROVIDE FINISHES IN ACCORDANCE WITH SECTION 1206 OF THE IBC IF SEPARATE PERMIT.
- 8. THE A/E, ARCHITECT SHALL COMPLY WITH REQUIREMENTS OF LOCAL ACCESSIBILITY CODES AND ALL NEW DOORS AND WINDOWS SHALL COMPLY WITH APPLICABLE ENERGY CODES.
- 9. PROVIDE 18" MIN. CLEAR OPPOSITE DOOR LEVER ON FULL SIZE OF DOOR AND 12" MIN. CLEAR OPPOSITE DOOR LEVER ON PUSH BELL FOR ADA COMPLIANCE.
- 10. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED OTHERWISE.

BUILDING ELEVATION KEYNOTES

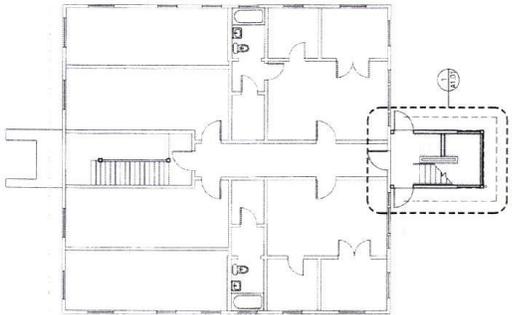
- 1. STUCCO FINISH TO MATCH EXISTING BUILDING
- 2. 3'-0" x 7'-0" x 45 MIN. FIRE RATED PERSONNEL WOOD DOOR WITH PAU LITE
- 3. WOOD FRAMED STAIR
- 4. WOOD WALK COMPOSITE SHANKLES TO MATCH EXISTING
- 5. SLAB TO MATCH EXISTING
- 6. EXISTING BUILDING
- 7. PAINTED WOOD QUARNER
- 8. PAINTED WOOD LAM AND FIRE FINISHED METAL GUTTER TO MATCH EXISTING
- 9. PAINTED WOOD COLUMN AND FINISH



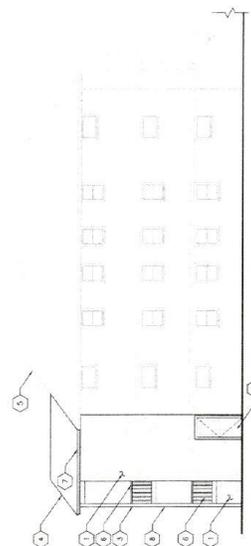
3 SECOND FLOOR PLAN
1/8" = 1'-0"



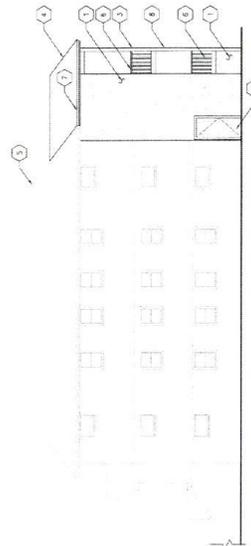
2 FIRST FLOOR PLAN
1/8" = 1'-0"



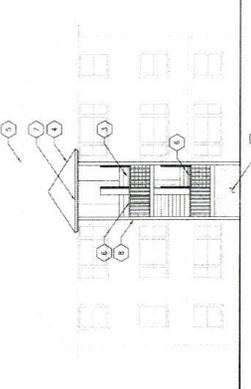
1 BASEMENT FLOOR PLAN
1/8" = 1'-0"



6 EAST BUILDING ELEVATION
1/8" = 1'-0"



5 WEST BUILDING ELEVATION
1/8" = 1'-0"



4 SOUTH BUILDING ELEVATION
1/8" = 1'-0"

<p>EXTERIOR STAIR REPLACEMENT FOR 1526 SE HAWTHORNE PORTLAND, OREGON</p>		<p>DATE: 08/11/2010 TIME: 10:00 AM</p>	<p>PROJECT NO: 2009-002-0002 PROJECT: 1526 SE HAWTHORNE ARCHITECT: LIVERMORE ARCHITECTURE, INC. 1526 SE HAWTHORNE, PORTLAND, OR 97214 PHONE: 503-252-9000 WWW.LIVERMOREARCH.COM</p>	<p>DATE: 08/11/2010 TIME: 10:00 AM</p>	<p>DATE: 08/11/2010 TIME: 10:00 AM</p>
---	--	---	--	---	---

LW 18 - 211485 HR