



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

Ted Wheeler, Mayor  
Rebecca Esau, Director  
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Fax: (503) 823-5630  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** November 8, 2018  
**To:** Interested Person  
**From:** Emily Hays, Land Use Services  
503-823-5676 / [Emily.Hays@portlandoregon.gov](mailto:Emily.Hays@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 December 8, 2018**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-257803 HR, in your letter. It also is helpful to address your letter to me, Emily Hays. 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 18-257803 HR – INFILL DOOR**

**Applicant:** Paul Frank | Art Park Condo Association  
720 NW Davis Street, Suite #300 | Portland, OR 97209  
[tpfrank@lrsarchitects.com](mailto:tpfrank@lrsarchitects.com)

**Architect:** Michael Roberts | LRS Architects  
720 NW Davis Street, Suite 300 | Portland OR 97209

**Owners:** Art-Park Condominium Owners Association  
210 SW Morrison St #600 | Portland, OR 97204-3150

Upper De Soto Owner Llc  
720 NW Davis St #300 | Portland, OR 97209

Hartman Frazier De Soto Llc  
134 NW 8th Avenue | Portland, OR 97209

De Soto Building Llc  
817 SW 2nd Avenue | Portland, OR 97204

Oregon Jewish Museum And  
720 NW Davis Street #1 | Portland, OR 97209

**Site Address: 720 NW Davis Street**

**Legal Description:** GENERAL COMMON ELEMENTS, ART-PARK CONDOMINIUM; LOT 1 HISTORIC PROPERTY 15 YR 2006 POTENTIAL ADDITIONAL TAX, ART-PARK CONDOMINIUM; LOT 2 HISTORIC PROPERTY 15 YR 2006 POTENTIAL ADDITIONAL TAX, ART-PARK CONDOMINIUM; LOT 3 HISTORIC PROPERTY 15 YR 2006 POTENTIAL ADDITIONAL TAX, ART-PARK CONDOMINIUM; LOT 5 HISTORIC PROPERTY 15 YR 2006 POTENTIAL ADDITIONAL TAX, ART-PARK CONDOMINIUM; LOT 6 HISTORIC PROPERTY 15 YR 2006 POTENTIAL ADDITIONAL TAX, ART-PARK CONDOMINIUM; LOT 7 HISTORIC PROPERTY 15 YR 2006 POTENTIAL ADDITIONAL TAX, ART-PARK CONDOMINIUM

**Tax Account No.:** R180204590, R039650010, R039650050, R039650100, R039650150, R039650250, R039650300, R039650350

**State ID No.:** 1N1E34CB 09200, 1N1E34CB 88000, 1N1E34CB 88001, 1N1E34CB 88002, 1N1E34CB 88003, 1N1E34CB 88005, 1N1E34CB 88006, 1N1E34CB 88007

**Quarter Section:** 3029

**Neighborhood:** Pearl District, contact [planning@pearldistrict.org](mailto:planning@pearldistrict.org).

**Business District:** Pearl District Business Association, contact at [info@explorethepearl.com](mailto:info@explorethepearl.com), Downtown Retail Council, contact at [lfrisch@portlandalliance.com](mailto:lfrisch@portlandalliance.com)

**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

**Plan District:** Central City - Pearl District

**Other Designations:** Historic Landmark

**Zoning:** **CX d** – Central Commercial 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 is seeking Historic Resource Review approval for alterations to the DeSoto Building, formerly the Lombard Automobile Buildings. The applicant proposes to infill a door and opening on the south elevation, which allowed building tenants to access the adjacent surface parking lot. The new wall will be clad in stucco to match the existing.

Historic Resource Review is required for non-exempt exterior alterations to Landmark structures.

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

- Central City Fundamental Design Guidelines
- 33.846.060.G *Other Approval Criteria*
- Oregon Statewide Planning Goals

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 October 25, 2018 and determined to be complete on **November 5, 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](http://www.portlandoregon.gov).

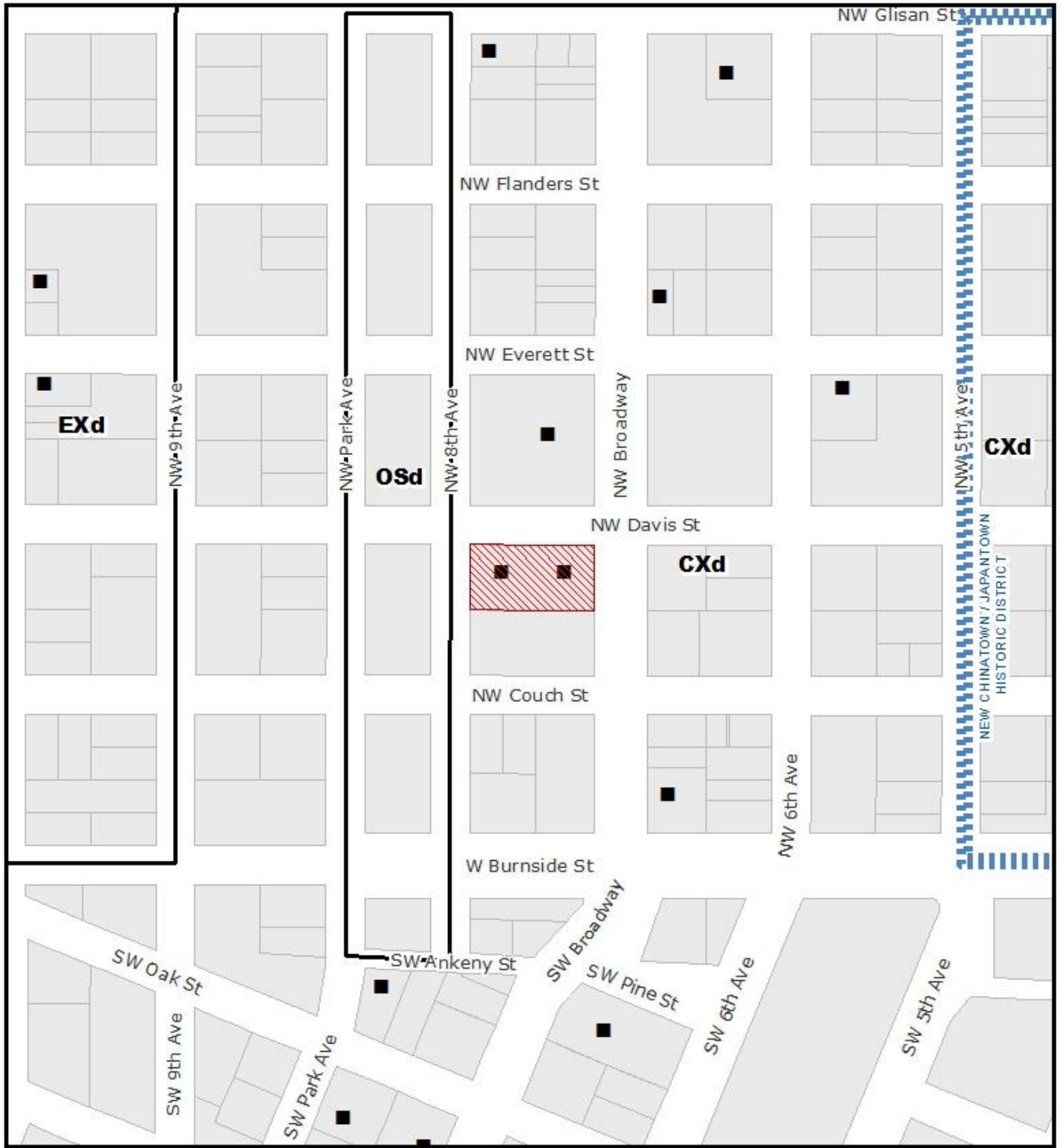
#### **APPEAL PROCESS**

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  
Site Plan  
South Elevation



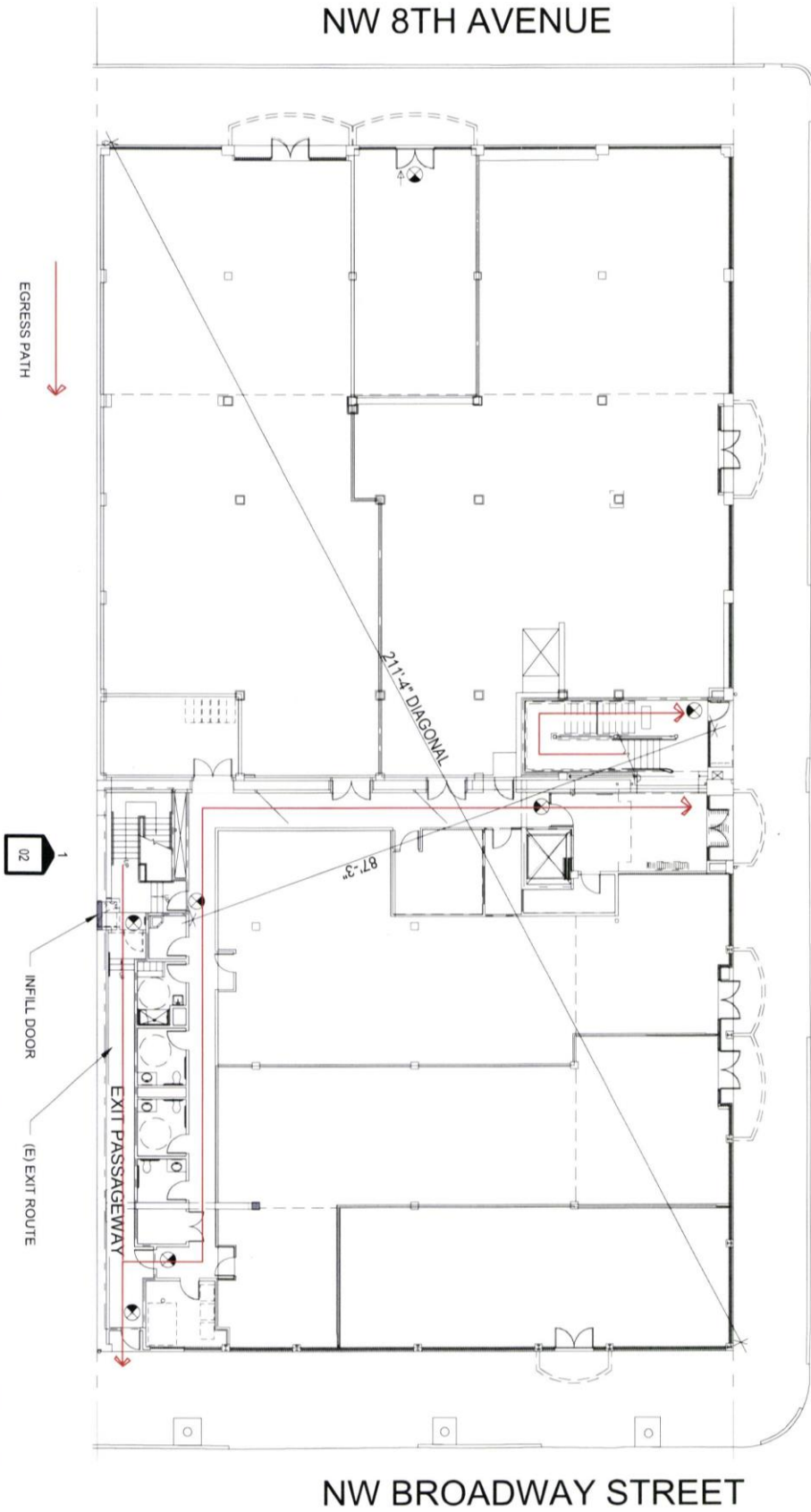
# ZONING

↑  
NORTH

THIS SITE LIES WITHIN THE:  
CENTRAL CITY PLAN DISTRICT  
PEARL SUBDISTRICT

-  Site
-  Historic Landmark

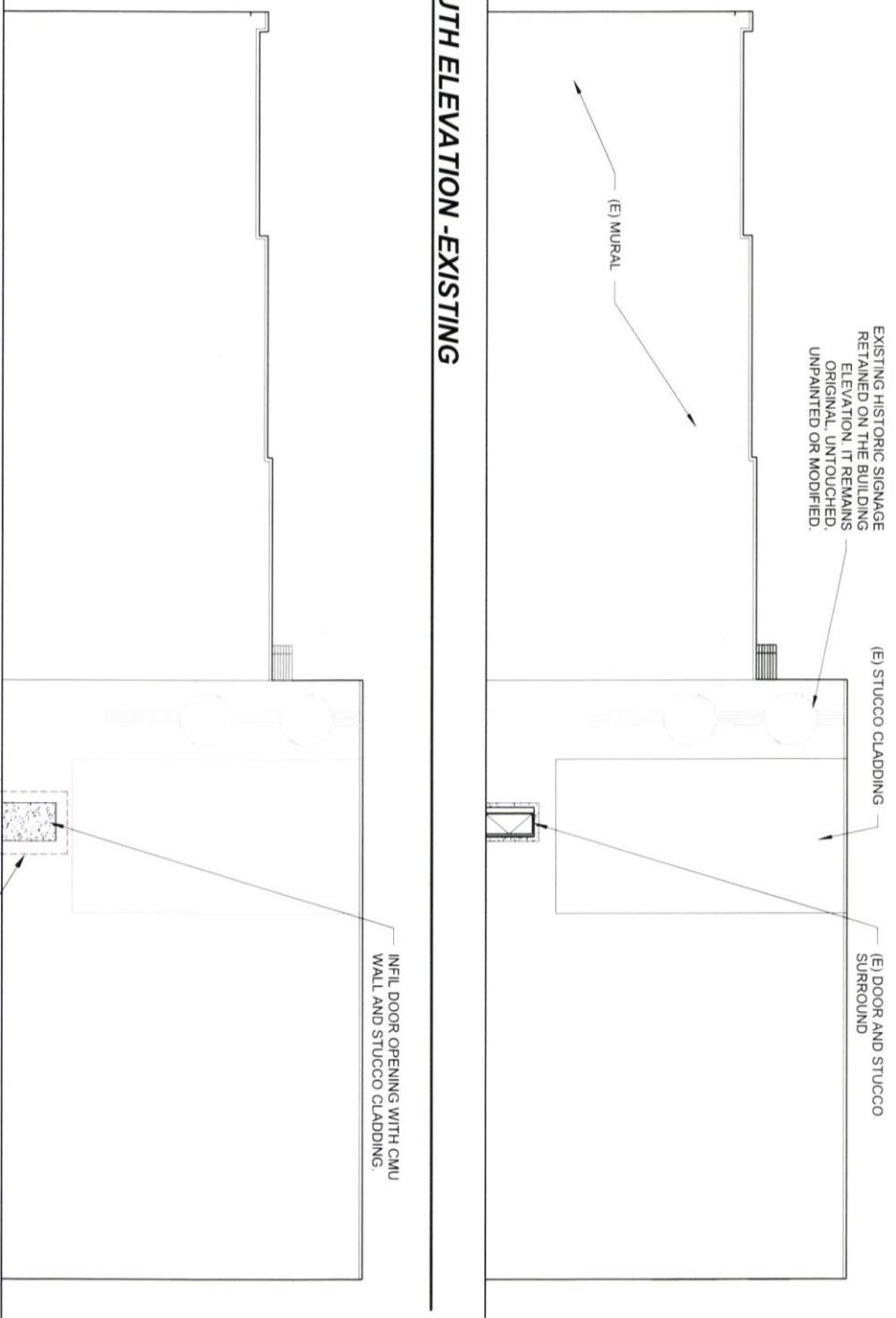
File No.	LU 18-257803 HR
1/4 Section	3029
Scale	1 inch = 200 feet
State ID	1N1E34CB 88004
Exhibit	B Oct 29, 2018



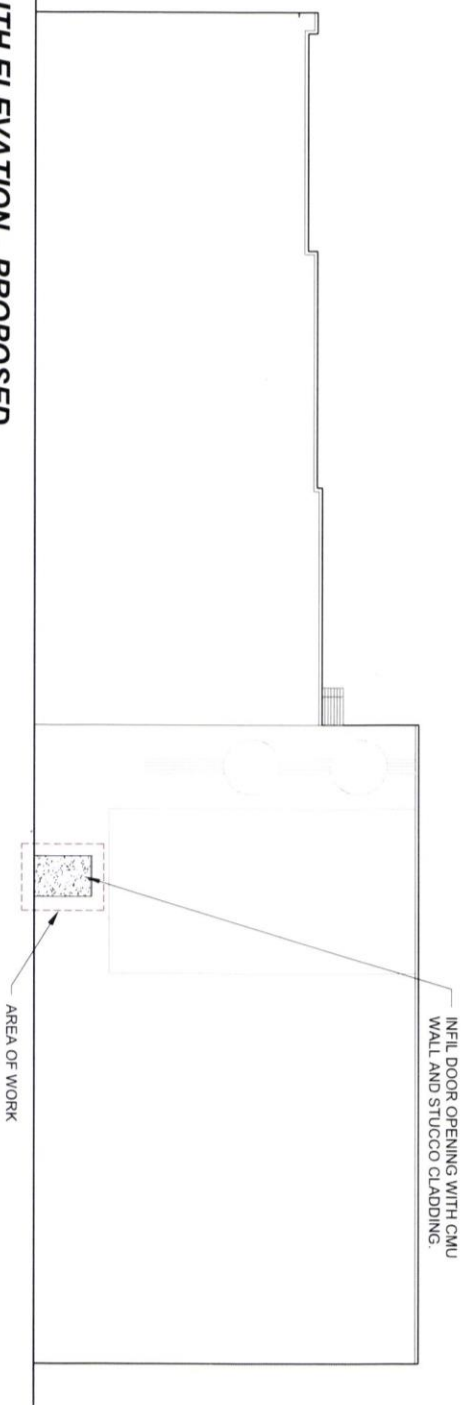
NW DAVIS STREET

LN 18 - 257 803 HR

**SOUTH ELEVATION - EXISTING**



**SOUTH ELEVATION - PROPOSED**



**02**  
10.19.2018

**DESOTO BUILDING**  
720 NW DAVIS ST



LM 18-257803 HR