



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

Ted Wheeler, Mayor  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** November 9, 2018  
**To:** Interested Person  
**From:** Emily Hays, Land Use Services  
503-823-5676/Emily.Hays@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 November 30, 2018.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-249769 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 18-249769 HR – ALTERATIONS**

**Applicant:** Kevin Grant and Jessalin Doane | C2k Architecture  
1645 NW Hoyt Street | Portland, OR 97209  
[jdoane@c2karch.com](mailto:jdoane@c2karch.com)

**Owner:** 2377 NW Kearney LLC  
2377 NW Kearney Street | Portland, OR 97210

**Site Address:** **2377 NW Kearney Street**

**Legal Description:** BLOCK 25 E 1/2 OF LOT 18, KINGS 2ND ADD  
**Tax Account No.:** R452304110  
**State ID No.:** 1N1E33BC 10900  
**Quarter Section:** 2927

**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:** None  
**Other Designations:** Contributing Resource in the Alphabet Historic District and Individually Listed Local Landmark

**Zoning:** **R1** – Residential 1,000 with Historic Resource Protection Overlay  
**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 approval for alterations to a contributing resource and local Landmark house in the Alphabet Historic District. Alterations include:

- Replacement of damaged windows
- Restoration of original stained glass windows
- Restoration of original stickwork at front gable
- New full height walls to enclose the existing back porch, decorative brackets to remain
- New basement door entrance
- Removal of two chimneys on the rear half of the roof
- Repair of damaged shiplap siding
- Extension of an exterior wall to partially enclose the front porch where it wraps to the side of the house
- Restoration of original fishscale shingles to replace the existing shingled beltcourse
- Addition of a decorative railing to the roof terrace
- New railings to meet building code on the front porch and stairs
- New railings at the second level balcony, consistent with the style on the first level

Historic Resource review is required for non-exempt exterior alterations to Landmark structures in the Alphabet 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
- 33.846.060.G – Other Approval 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 October 9, 2018 and determined to be complete on November 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](http://www.portlandoregon.gov).

**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.

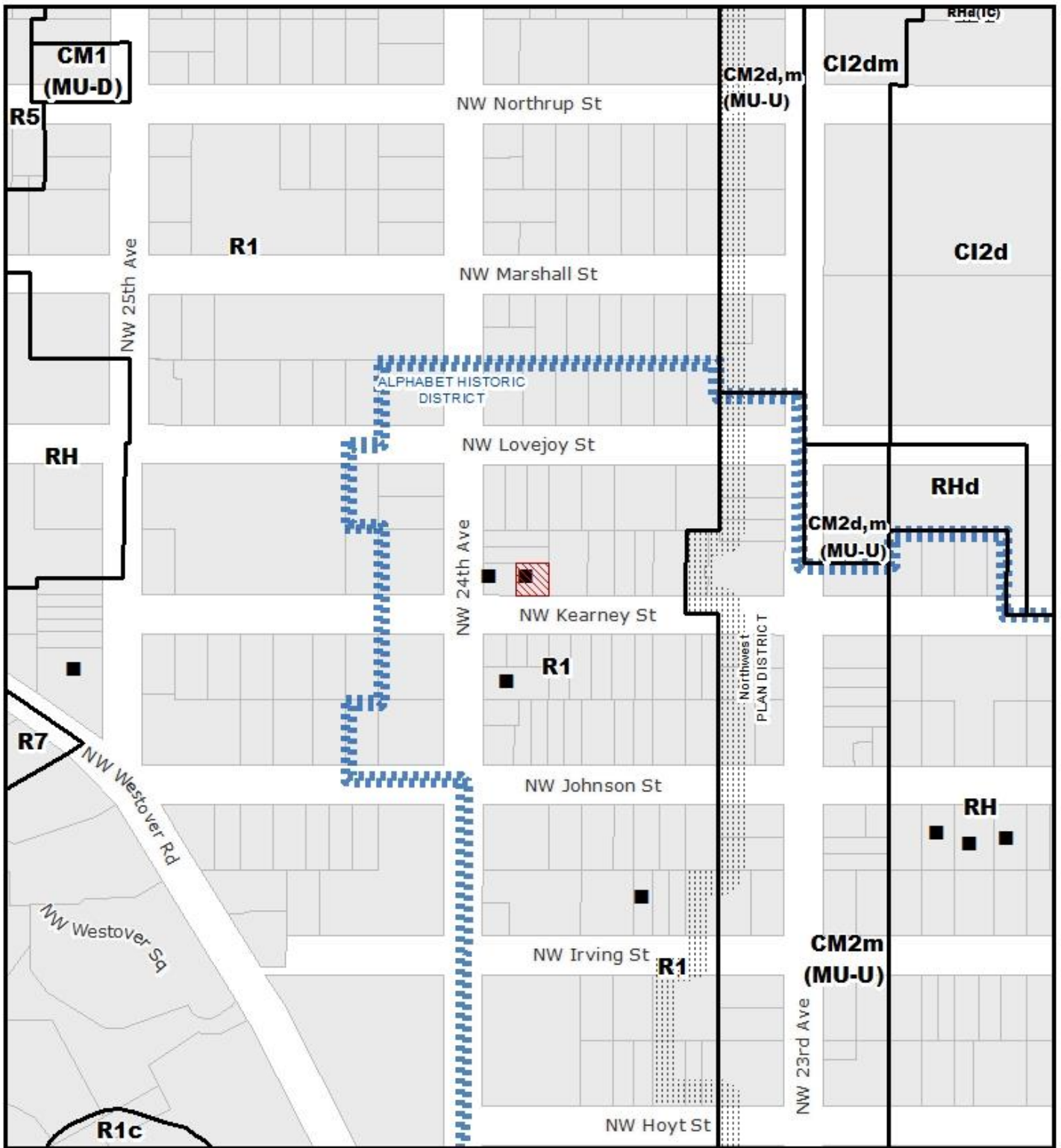
**APPEAL OF THE FINAL CITY DECISION**

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  
Front Elevation



# ZONING



THIS SITE LIES WITHIN THE:  
ALPHABET HISTORIC DISTRICT



Site

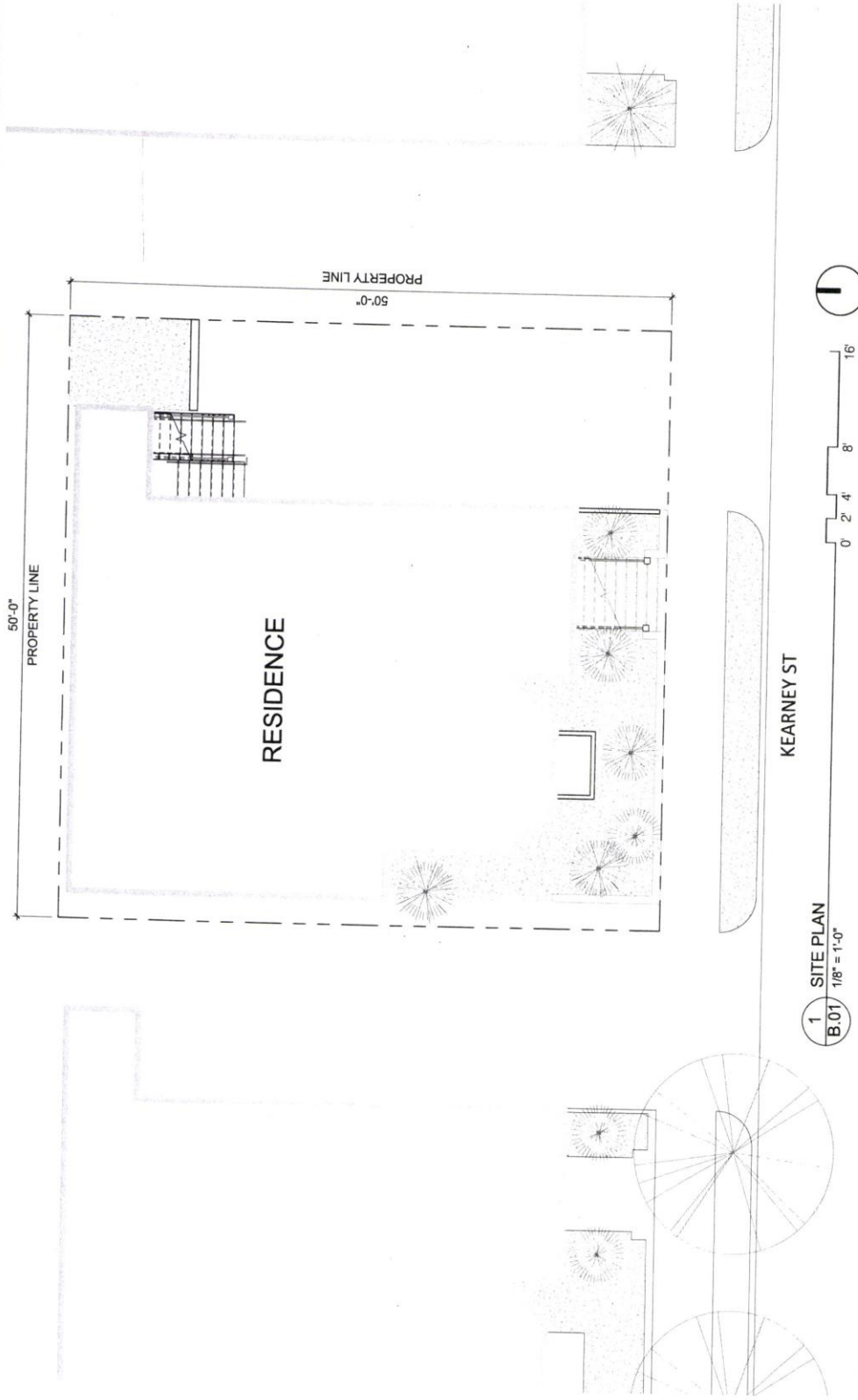


Historic Landmark

|             |                   |
|-------------|-------------------|
| File No.    | LU 18-249769 HR   |
| 1/4 Section | 2927              |
| Scale       | 1 inch = 200 feet |
| State ID    | 1N1E33BC 10900    |
| Exhibit     | B Oct 10, 2018    |

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Project Vision **B.01**



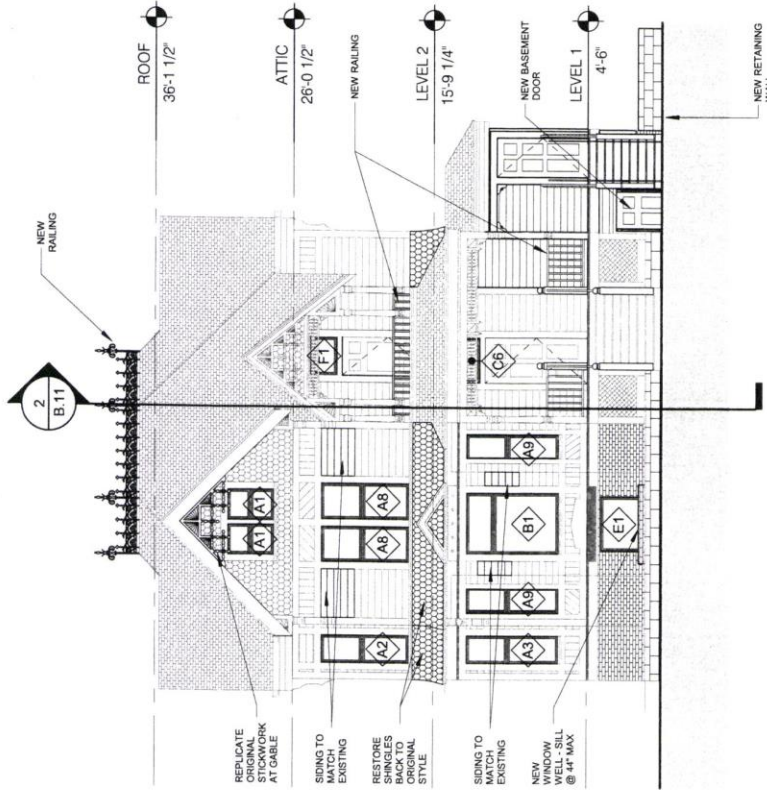
**SITE PLAN**

CKM Architecture, Inc.

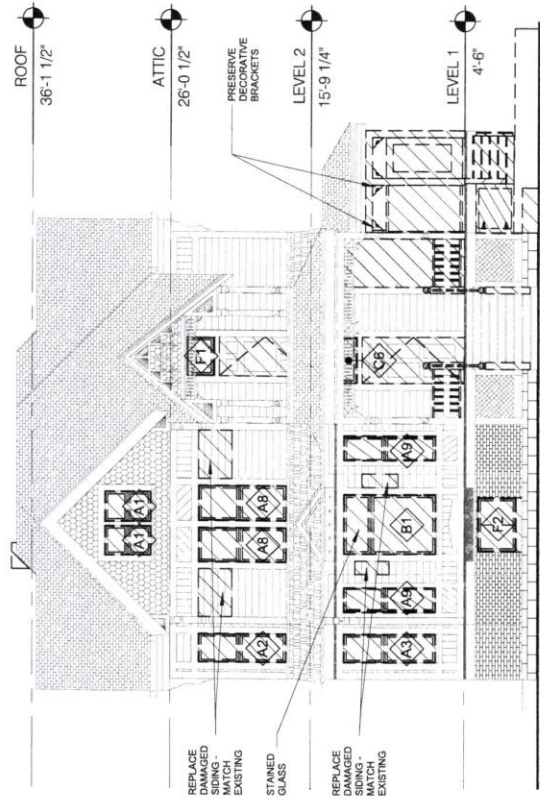
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2 PROPOSED ELEVATION - SOUTH  
B.07 1/8" = 1'-0"



1 DEMO ELEVATION - SOUTH  
B.07 1/8" = 1'-0"

**BUILDING ELEVATIONS - SOUTH (ALONG KEARNEY ST.)**

CZY Architecture, Inc.

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LV 18-249769HR