



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

Ted Wheeler, Mayor
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: October 8, 2019
To: Interested Person
From: Staci Monroe, Land Use Services
503-823-0624 / staci.monroe@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 11/7/19**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 19-230573 HR, in your letter. It also is helpful to address your letter to me, Staci Monroe. 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 19-230573 HR - LOUVER

Applicant: Robert Simpson | Robert Simpson Architect
6121 NE Rosebay Drive | Hillsboro, OR 97124-5046
r.c.simpson@icloud.com | (503) 709-9653

Owner: Jillian Prodromou | Urban Reenaissance Group | GPO Morgan LLC
720 SW Washington St., Ste 640 | Portland, OR 97035

Representative: Nazem Hammad | Hush Hush Express Inc
13996 SW Hillshire Drive | Tigard, OR 97223

Site Address: 507 SW Broadway

Legal Description: BLOCK 213 LOT 1&2&7&8, PORTLAND
Tax Account No.: R667722900
State ID No.: 1N1E34CC 06600
Neighborhood: Portland Downtown, contact Rani Boyle at 503-725-9979.
Business District: Downtown Retail Council, contact lfirsch@portlandalliance.com
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Central City - Downtown
Other Designations: Historic Landmark – Morgan Building
Zoning: **CXd**, Central Commercial zone 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 approval for exterior alterations to the Morgan Building, a Historic Landmark. Constructed in 1913, the Morgan Building is a steel-framed, nine story brick and terra cotta building designed by Portland architect A.E. Doyle. It is notable for its well-preserved Beaux Arts Classical detailing.

The applicant proposes to install an exhaust louver into an existing high ground floor window bay on the east façade. The louver will match the existing aluminum storefront windows in color, fit and finish. The additional louver is necessary to support the ventilation needs of a new tenant. The remainder of the existing bay will be filled with glazing to match the other existing high bay windows.

The exterior alterations require Historic Resource review as described in 33.845.140.A.1 because the Morgan Building is listed on the National Register of Historic Places as an excellent example of the work of architect Albert E. Doyle.

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
- 33.848.060G – Historic Resource Review, 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 September 20, 2019 and determined to be complete on 10/4/19.

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.

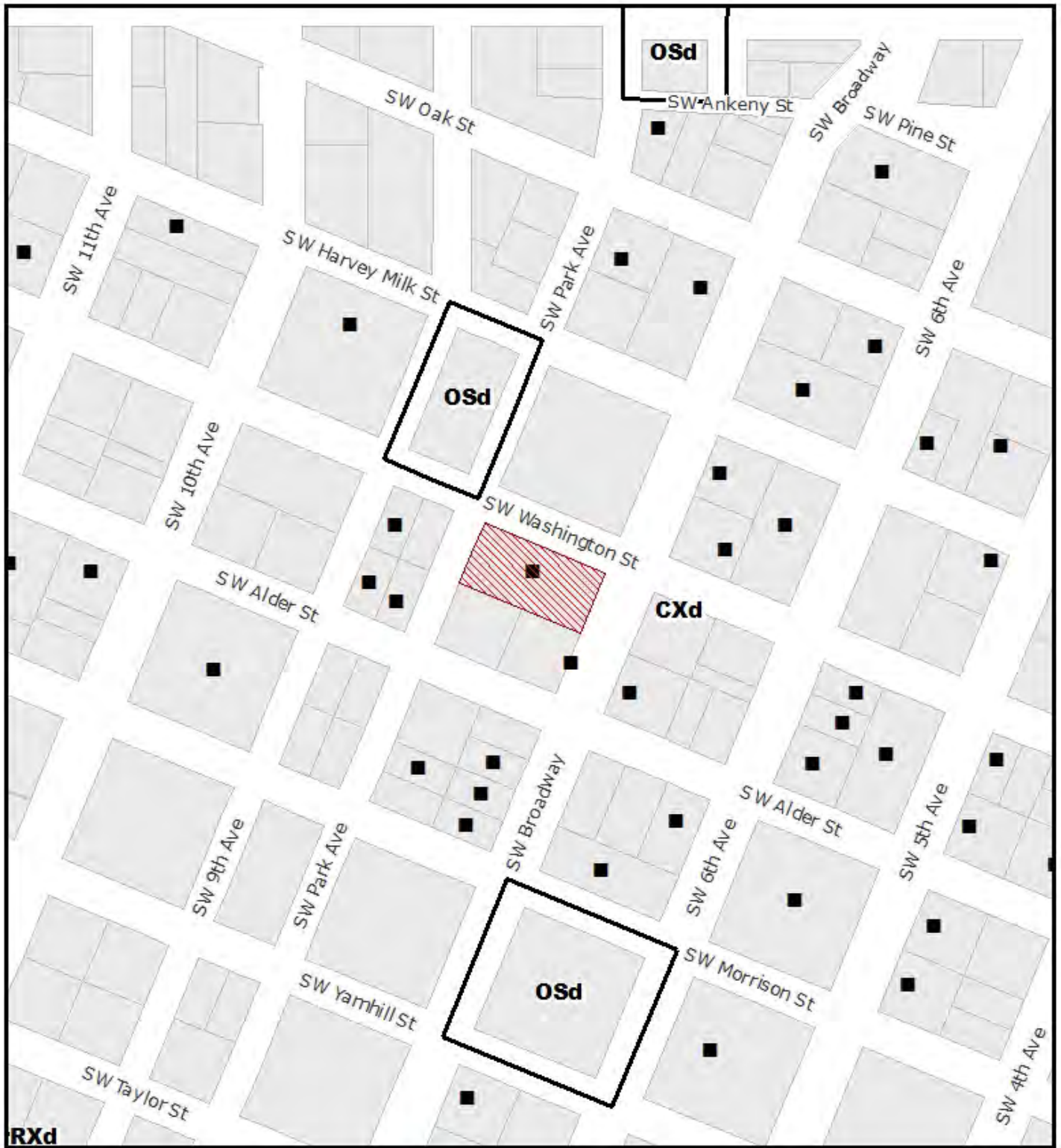
APPEAL PROCESS

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



ZONING 
 CENTRAL CITY PLAN DISTRICT
 DOWNTOWN SUB DISTRICT

 Site
 Historic Landmark

File No.	LU 19 - 230573 HR
1/4 Section	3029
Scale	1 inch = 200 feet
State ID	1N1E34CC 6600
Exhibit	B Sep 24, 2019



Expires: 12/31/19

AREA OF WORK

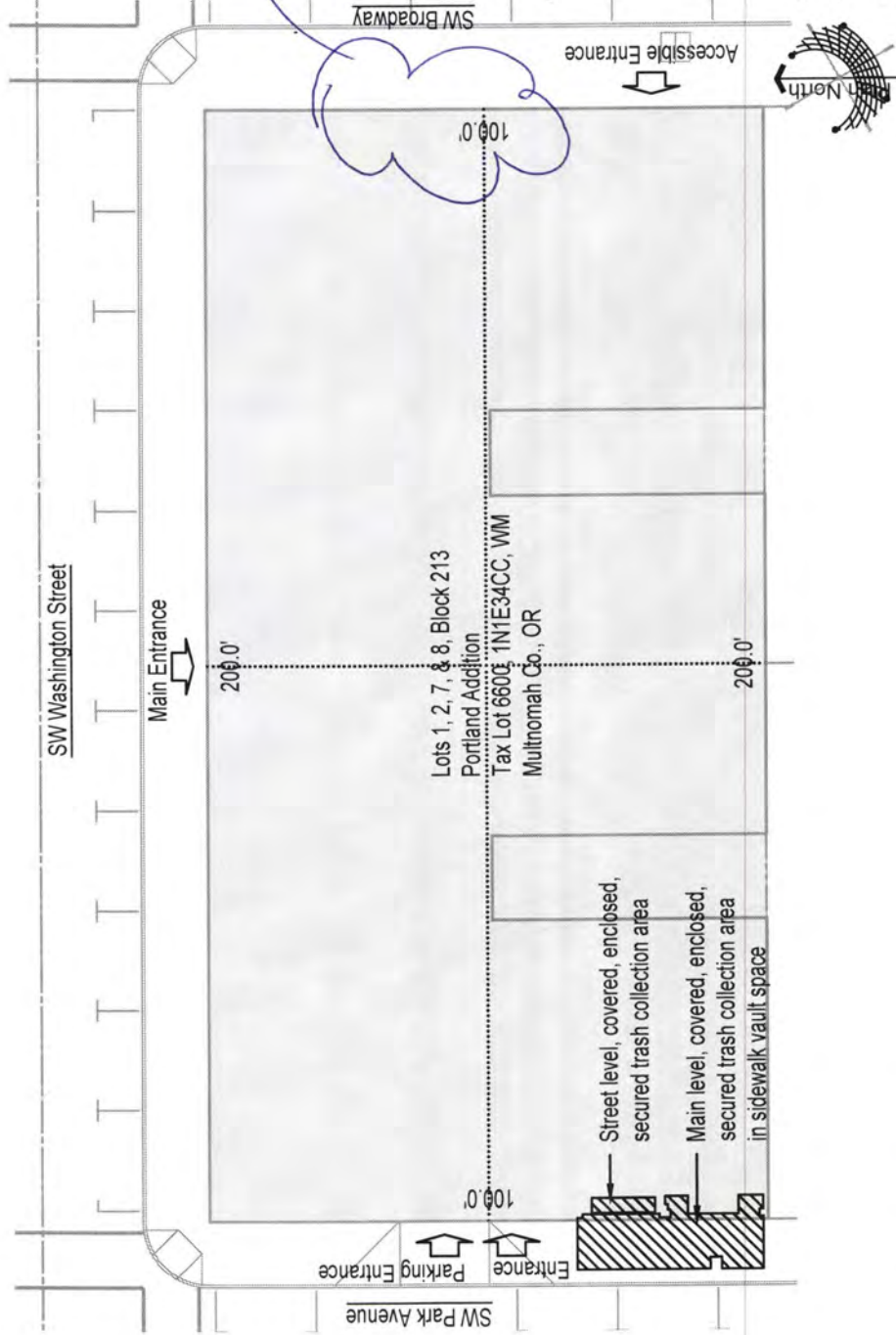


Robert C. Simpson
ARCHITECT
6121 NE Rosebay Drive
Hillsboro, Oregon 97124-5046
503.709.9653
R.C.Simpson@icloud.com

Hush Hush Express
507 SW Broadway
Portland, OR 97205-3425

Site Plan

Date: 04 Sep., 2019
Project number: 2019/19020/DR/19020e.dwg



Site Plan

Scale 0 10' 20' 30'

A1

HR.2

LA 19 - 230573 HR



Expires: 12/31/19



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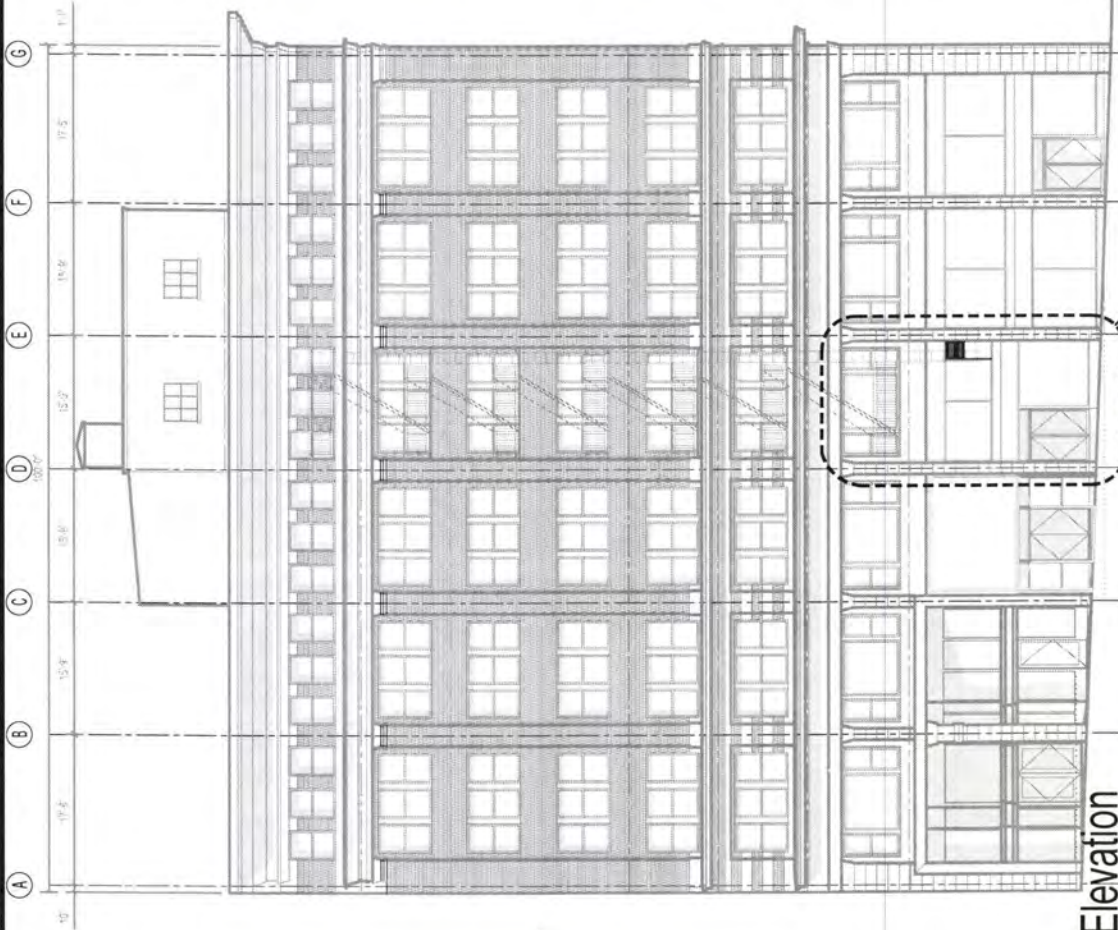
Hush Hush Express
507 SW Broadway
Portland, OR 97205-3425

East Elevation

Date: 04 Sep., 2019

Project number: 2019/19020/DR/19020e.dwg

HR.5



East Elevation

Scale 0 5' 10' 20'

A1

A1 C1
HR.5 HR.6

AREA OF WORK

LW 19 - 230 573 HR