



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: June 18, 2020
To: Interested Person
From: Megan Sita Walker, Land Use Services
503-823-7294 / MeganSita.Walker@portlandoregon.gov

NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has approved a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 19-209036 HRM – EXTERIOR ALTERATIONS FOR CONVERSION TO HOTEL

GENERAL INFORMATION

Applicant: Hayden Lavery, 164 Investments LLC
5453 N 213th Pl
Portland, OR 97229

Paul Owens | Owens-Laing LLC
16042 SW Waxwing Way
Beaverton, OR 97007

Owner's Representative: Bruce Taylor,
2104 NW Everett St
Portland, OR 97210

Owner: Taylor Family Investments LLC
5453 NW 213th Pl
Portland, OR 97229

Site Address: 2104 NW EVERETT ST

Legal Description: E 39' OF N 57.5' OF BLOCK 32, KINGS 2ND ADD
Tax Account No.: R452305320
State ID No.: 1N1E33CA 07700
Quarter Section: 3027

Neighborhood: Northwest District, contact Greg Theisen at 503-227-5430.
Business District: Nob Hill, contact Nob Hill at nobhillportland@gmail.com.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Northwest

Other Designations: Secondary Contributing resource in the Alphabet Historic District

Zoning: CM2(MU-U)m – Commercial/ Mixed Use 2 with Historic Resource Protection and Centers Main Street Overlays

Case Type: HRM – Historic Resource Review with Modification

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 in the Alphabet Historic District. The subject resource was constructed in 1910 in the Craftsman style and is located at the corner of NW Everett and NW 21st with the primary entrance facing north onto NW Everett. The proposed exterior alterations are associated with the conversion of the existing house to a hotel, retail sales and service use, and include the following:

Alterations to the East Elevation (along NW 21st)

- Removal of a garage door to be replaced with a pair of all-wood French doors with side lites to match as needed to maintain the width and height of the existing opening.
- Installation of an all-wood egress window within an existing opening.
- Installation of 2” wide iron bands and 1” diameter iron rod to secure existing chimney to remain.
- Replacement of a railing with an all-wood 42” railing.

Alterations to the North Elevation (along NW Everett)

- Installation of 2” wide iron bands and 1” diameter iron rod to secure existing chimney to remain.
- Replacement of a railing with an all-wood 42” railing.

Alterations to the West Elevation (side)

- Installation of an all-wood egress window within an enlarged opening.
- Installation of one (1) new all-wood door with wood trim immediately adjacent to an existing door.
- Replacement of a railing with an all-wood 42” railing.

Alterations to the South Elevation (rear)

- Replacement of a railing with an all-wood 42” railing.

One (1) **Modification** is required based on request that the proposal does not meet the **Improvements in the setback area between a building and a street lot line**, requirements (**PZC, 33.130.215.D.2**) as follows:

1. On NW Everett Street (North Elevation) & NW 21st Avenue (West Elevation) request to reduce the requirement that at least 50% of the setback area between the street lot line and the portion of the building that complies with the maximum building setback be hard surfaced for use by pedestrians, in order to allow the existing landscaping and hardscape to remain as is with the addition of a small area of paving for a path and bicycle parking.

Historic Resource Review is required because the proposal includes non-exempt exterior alterations within 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 approval criteria are:

- *Community Design Guidelines*
- *Historic Alphabet District: Community Design Guidelines Addendum*
- *33.846.070 Modifications Considered During Historic Resource Review*

ANALYSIS

Site and Vicinity: The subject site is located on the southeast corner of NW 21st Avenue and NW Everett Street in the Alphabet Historic District. The existing structure, known as the Jessie Moorehead House, is a two-story contributing resource constructed in 1910 in the Craftsman Architectural style.

The Historic Alphabet District is located at the base of the West Hills, roughly bounded by W Burnside Street to the South, NW 17th Avenue to the East, NW Marshall Street to the North and NW 24th Avenue to the West. The district is predominantly residential in character but also has two main commercial corridors along NW 21st and NW 23rd Avenues, as well as institutional properties. Originally platted as a residential district for the upper class, the Lewis and Clark Exposition of 1905 prompted the construction of several apartment buildings by notable Portland architects. The neighborhood is still one of the city's more densely populated historic neighborhoods.

Zoning: The Commercial/Mixed Use (CM2) The Commercial/Mixed Use 2 (CM2) zone is a medium-scale zone intended for sites in a variety of centers, along corridors, and in other mixed use areas that have frequent transit service. The zone allows a wide range and mix of commercial and residential uses, as well as employment uses that have limited off-site impacts. Buildings in this zone will generally be up to four stories tall unless height and floor area bonuses are used, or plan district provisions specify other height limits. Development is intended to be pedestrian-oriented, provide a strong relationship between buildings and sidewalks, and complement the scale of surrounding residentially zoned areas.

The Historic Resource Protection overlay is comprised of Historic and Conservation Districts, as well as Historic and Conservation Landmarks and protects certain historic resources in the region and preserves significant parts of the region's heritage. The regulations implement Portland's Comprehensive Plan policies that address historic preservation. These policies recognize the role historic resources have in promoting the education and enjoyment of those living in and visiting the region. The regulations foster pride among the region's citizens in their city and its heritage. Historic preservation beautifies the city, promotes the city's economic health, and helps to preserve and enhance the value of historic properties.

The Centers Main Street "m" overlay zone encourages a mix of commercial, residential and employment uses on the key main streets within town centers and neighborhood centers identified in the Comprehensive Plan. The regulations are intended to encourage a continuous area of shops and services, create a safe and pleasant pedestrian environment, minimize conflicts between vehicles and pedestrians, support hubs of community activity, and foster a dense, urban environment with development intensities that are supportive of transit.

Land Use History: City records indicate there are no prior land use reviews for this site.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **February 25, 2020**. The following Bureaus have responded with comments and/ or no concern with the approval of the Land Use Review:

1. Bureau of Transportation Engineering (See Exhibit E-1)
2. Life safety Division of BDS (See Exhibit E-2)
3. Fire Bureau (See Exhibit E-3)
4. Site Development Section of BDS (See Exhibit E-4)
5. Water Bureau (See Exhibit E-5)

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on February 25, 2020. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

(1) Chapter 33.846.060 - Historic Resource Review

Purpose of Historic Resource Review

Historic Resource Review ensures the conservation and enhancement of the special characteristics of historic resources.

Historic Resource Review Approval Criteria

Requests for Historic Resource Review will be approved if the review body finds the applicant has shown that all of the approval criteria have been met.

Findings: The site is located within the Alphabet Historic District and the proposal is for a non-exempt treatment. Therefore Historic Resource Review approval is required. The approval criteria are the *Community Design Guidelines* and the *Historic Alphabet District Community Design Guidelines Addendum*.

Staff has considered all guidelines and addressed only those applicable to this proposal.

Historic Alphabet District - Community Design Guidelines Addendum

1. Historic Changes. Most properties change over time; those changes that have acquired historic significance will be preserved.

Findings: No changes are proposed to elements that have acquired historic significance over time. *This guideline is therefore not applicable.*

2. Differentiate New from Old. New additions, exterior alterations, or related new construction will retain historic materials that characterize a property to the extent practicable. Replacement materials should be reasonable facsimiles of the historic materials they replace. The design of new construction will be compatible with the historic qualities of the district as identified in the Historic Context Statement.

Findings: The proposed all-wood French doors, all-wood egress windows, and wood railings are designed to match the materiality, detailing, and finish of existing historic elements that remain on the resource. However, as these elements are new, they will be differentiated through the use of contemporary materials and construction methods. *This guideline is therefore met.*

3. Hierarchy of Compatibility. Exterior alterations and additions will be designed to be compatible primarily with the original resource, secondarily with adjacent properties, and finally, if located within a historic or conservation district, with the rest of the District. Where practical, compatibility will be pursued on all three levels. New development will seek to incorporate design themes characteristic of similar buildings in the Historic Alphabet District.

Findings: The proposed alterations retain historic material and the proportions of existing openings, reference historic materials and detailing, and material (for the proposed replacement cornice), and relate to common features seen in the area. As such, the proposed changes are compatible with the subject resource and the Alphabet Historic District, and this commercial portion of the District as a whole. *This guideline is therefore met.*

Community Design Guidelines

P1. Plan Area Character. Enhance the sense of place and identity by incorporating site and building design features that respond to the area's desired characteristics and traditions.

P2. Historic and Conservation Districts. Enhance the identity of historic and conservation districts by incorporating site and building design features that reinforce the area's historic significance. Near historic and conservation districts, use such features to reinforce and complement the historic areas.

E3. The Sidewalk Level of Buildings. Create a sense of enclosure and visual interest to buildings along sidewalks and pedestrian areas by incorporating small scale building features,

creating effective gathering places, and differentiating street level facades.

D5. Crime Prevention. Use site design and building orientation to reduce the likelihood of crime through the design and placement of windows, entries, active ground level uses, and outdoor areas.

D6. Architectural Integrity. Respect the original character of buildings when making modifications that affect the exterior. Make additions compatible in scale, color, details, material proportion, and character with the existing building.

D7. Blending into the Neighborhood. Reduce the impact of new development on established neighborhoods by incorporating elements of nearby, quality buildings such as building details, massing, proportions, and materials.

D8. Interest, Quality, and Composition. All parts of a building should be interesting to view, of long lasting quality, and designed to form a cohesive composition.

Findings for P1, P2, E3, D5, D6, D7, and D8: The proposed alterations, in particular the use of all-wood windows, doors, and railings, and the retention of the existing garage door opening to be infilled with a pair of all-wood French doors, enhance the identity established by the Alphabet Historic District as the proposed alterations respect and respond to detailing of the historic features of the building. As such, the proposed alterations enhance the sense of place and identity of the area, respect the original character of the resource, and blends in and reinforces the historic fabric of the district. *These guidelines are therefore met.*

At the sidewalk level the proposal includes the retention of the existing width and height of the garage door opening to be infilled with all-wood French doors with simulated divided lites with exterior and interior muntins and spacer bars between the panes of glass. Staff notes that in order to maintain the existing width of the opening additional fixed side lites to match the pair of French doors may be necessary. Maintaining the existing opening retains the existing portions and allows the infill material to be in a different plane maintaining architectural integrity, ensuring long-lasting quality detailing and blending into the neighborhood. Infilling the existing opening with additional concrete and lap siding which would be in the same plane and difficult to match to the historic condition is not supported. To ensure that the existing garage door opening will be maintained and that the only elements utilized to infill the existing opening will be limited to all-wood French doors with potential side lites to match, staff has added Condition of Approval 'C'.

The retention of the proportions of the existing garage opening and the insertion of new glazing into the opening, reduces the likelihood of crime and enhances the identity established by the Alphabet Historic District as the proposed alterations respect and respond to detailing of the historic features of the building. As such, the resource will continue to create a sense of enclosure and visual interest along the sidewalk by integrating pedestrian scaled elements. To ensure that the proposal incorporates design features that reinforce the area's historic significance, and that the proposal successfully incorporates building features that employ long-lasting quality and forms a coherent composition, staff has added Condition of Approval 'D' and Condition of Approval 'E'.

With a Condition of Approval 'C', that the width and height of the existing garage door opening shall be maintained with infill of the existing opening limited to all-wood French doors with side lites to match the proposed French doors as needed to maintain the existing width of the opening;

With a Condition of Approval 'D', that the proposed French doors shall be all-wood exterior grade French doors with either true divided lites or simulated divided lites with exterior and interior muntins and spacer bars between the panes of glass; and

With a Condition of Approval ‘E’, that all proposed windows shall be all-wood windows and railings shall be constructed of wood with all detailing to match existing conditions with the exception of taller spindles and railing to meet building code requirements, these guidelines are met.

(2) Modifications Considered During Historic Resource Review (33.846.070)

The review body may grant modifications to site-related development standards, including the sign standards of Chapters 32.32 and 32.34 of the Sign Code, as part of the Historic Resource Review process. However, modification to a parking and loading regulation within the Central City plan district may not be considered through the Historic Resource Review process. Modifications made as part of Historic Resource Review are not required to go through a separate adjustment process. To obtain approval of a modification to site-related development standards, the applicant must show that the proposal meets the approval criteria. Modifications to all other standards are subject to the adjustment process. Modifications that are denied through Historic Resource Review may be requested through the adjustment process.

- A. Better meets Historic Resource Review approval criteria.** The resulting development will better meet the approval criteria for Historic Resource Review than would a design that meets the standard being modified; **and**
- B. Purpose of the standard.**
1. The resulting development will meet the purpose of the standard being modified; **or**
 2. The preservation of the character of the historic resource is more important than meeting the purpose of the standard for which a modification has been requested.

Purpose Statement: PZC, Section 33.130.215 Setbacks:

The required building setbacks promote streetscapes that are consistent with the desired character of the different commercial/mixed use zones. The setbacks promote buildings close to the sidewalk to reinforce a pedestrian orientation and built-up streetscape. The setback requirements for areas that abut residential zones promote commercial/mixed use development that will maintain light, air, and the potential for privacy for adjacent residential zones.

The following Modification is requested:

- 1. Modification 1** – Request to modify the Improvements in the setback area between a building and a street lot line standard, **PZC, 33.130.215.D.2** to reduce the requirement that at least 50% of the setback area between the street lot line and the portion of the building that complies with the maximum building setback be hard surfaced for use by pedestrians, in order to allow the existing landscaping and hardscape to remain as is with the addition of a small area of paving for a path and bicycle parking.

Standard: PZC, Section 33.130.215.D.2:

Improvements within transit street maximum building setbacks. Along transit streets, at least 50 percent of the setback area between the street lot line and the portion of the building that complies with the maximum building setback must be hard surfaced for use by pedestrians. Buildings entirely in a residential use are exempt from this standard.

- A. Better meets historic design review approval criteria.** The resulting development will better meet the applicable design guidelines; **and**

Findings: The proposal is for alterations associated with converting the subject property from its historic single-dwelling residential use to a retail sales and service use, thus triggering the commercial/ mixed use zone setback improvement requirement to have 50% or more of the setback area be hard surfaced. Despite the change in use within the structure, the typology of the resource and the context by which the property contributes to the historic significance of the Alphabet Historic District remains the same. As the property

is a contributing resource in the district, the modification to allow limited hardscape and the existing landscaping and mature trees and plantings to remain in the setback area helps maintain the siting of the resource, and the landscaped transition between the resource and its frontages on both NW 21st and NW Everett. As such, with the requested Modification, the proposal better meets guidelines *P2* and *D7* by enhancing the identity of historic district through incorporating site and building design features that reinforce the area's historic significance, and by blending into the established pattern of the neighborhood.

This Modification merits approval.

B. Purpose of the standard. *Purpose of the standard.*

1. *The resulting development will meet the purpose of the standard being modified; or*
2. *The preservation of the character of the historic resource is more important than meeting the purpose of the standard for which a modification has been requested.*

Findings: As noted above, the proposal intends to convert the use of the subject contributing resource while maintaining both historic material and the existing relationship of how the resource fits into the larger resource that is the Alphabet Historic District. By limiting the hardscape required to be in the setback area and retaining the existing mature trees and plantings, the proposal helps maintain the landscaped transition between the resource and its frontages on both NW 21st and NW Everett, thus preserving features that connect the resource to the District as a whole. The modification ensures that the preservation of the resource and how the resource relates to the district remains intact, which in this case, is more important than meeting the purpose of the standard.

This Modification merits approval.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

The proposed alterations are designed to limit impact on historic material, and to not compromise the integrity of the resource's ability to convey its historic significance. The purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. With the added conditions of approval, the proposal meets the applicable Historic Resource Review and Modification criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of exterior alterations to a contributing resource in the Alphabet Historic District to include the following:

Alterations to the East Elevation (along NW 21st)

- Removal of a garage door to be replaced with a pair of all-wood French doors with side lites to match as needed to maintain the width and height of the existing opening.
- Installation of an all-wood egress window within an existing opening.
- Installation of 2" wide iron bands and 1" diameter iron rod to secure existing chimney to remain.
- Replacement of a railing with an all-wood 42" railing.

Alterations to the North Elevation (along NW Everett)

- Installation of 2” wide iron bands and 1” diameter iron rod to secure existing chimney to remain.
- Replacement of a railing with an all-wood 42” railing.

Alterations to the West Elevation (side)

- Installation of an all-wood egress window within an enlarged opening.
- Installation of one (1) new all-wood door with wood trim immediately adjacent to an existing door.
- Replacement of a railing with an all-wood 42” railing.

Alterations to the South Elevation (rear)

- Replacement of a railing with an all-wood 42” railing.

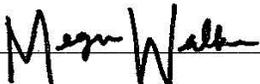
One (1) **Modification** is also approved as follows:

- 1. Modification 1** – Request to modify the Improvements in the setback area between a building and a street lot line standard, **PZC, 33.130.215.D.2** to reduce the requirement that at least 50% of the setback area between the street lot line and the portion of the building that complies with the maximum building setback be hard surfaced for use by pedestrians, in order to allow the existing landscaping and hardscape to remain as is with the addition of a small area of paving for a path and bicycle parking.

Approved per Exhibits C-1 through C-14, C-18 through C-19, and C-21 through C-29, signed and dated June 15, 2020, subject to the following conditions:

- As part of the building permit application submittal, the following development-related conditions (B through F) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 19-209036 HRM." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- At the time of building permit submittal, a signed Certificate of Compliance form (<https://www.portlandoregon.gov/bds/article/623658>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.
- The width and height of the existing garage door opening shall be maintained with infill of the existing opening limited to all-wood French doors with side lites to match the proposed French doors as needed to maintain the existing width of the opening.
- The proposed French doors shall be all-wood exterior grade French doors with either true divided lites or simulated divided lites with exterior and interior muntins and spacer bars between the panes of glass.
- All proposed windows shall be all-wood windows and railings shall be constructed of wood with all detailing to match existing conditions with the exception of taller spindles and railings to meet building code requirements.
- No field changes allowed.

Staff Planner: Megan Sita Walker

Decision rendered by:  **on June 15, 2020**

By authority of the Director of the Bureau of Development Services

Decision mailed: June 18, 2020

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on August 13, 2019, and was determined to be complete on February 9, 2020.

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. Therefore this application was reviewed against the Zoning Code in effect on August 13, 2019.

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 waived or extended at the request of the applicant. In this case, the applicant requested that the 120-day review period be extended as stated with Exhibit A-8. Unless further extended by the applicant, **the 120 days will expire on: February 8, 2021.**

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appealing this decision. This decision may be appealed, and if appealed a hearing will be held. The appeal application form can be accessed at <https://www.portlandoregon.gov/bds/45477>. Appeals must be received by 4:30 PM on July 2, 2020. **Towards promoting social distancing during the COVID-19 pandemic, the completed appeal application form must be e-mailed to BDSLUSTeamTech@portlandoregon.gov and to the planner listed on the first page of this decision.** If you do not have access to e-mail, please telephone the planner listed on the front page of this notice about submitting the appeal application. An appeal fee of \$250 will be charged. Once the completed appeal application form is received, Bureau of Development Services staff will contact you regarding paying the appeal fee. The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations for the appeal of Type II and IIX decisions on property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Please contact the planner listed on the front page of this decision for assistance in filing the appeal and information on fee waivers. Please see the appeal form for additional information.

If you are interested in viewing information in the file, please contact the planner listed on the front of this decision. The planner can provide some information over the phone. Please note that due to COVID-19 and limited accessibility to files, only digital copies of material in the file are available for viewing. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at <https://www.portlandoregon.gov/citycode/28197>.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Landmarks Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Landmarks Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.

If this Land Use Review is approved the final decision will be recorded with the Multnomah County Recorder.

- *Unless appealed*, the final decision will be recorded after **July 2, 2020** by the Bureau of Development Services.

The applicant, builder, or a representative does not need to record the final decision with the Multnomah County Recorder.

For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

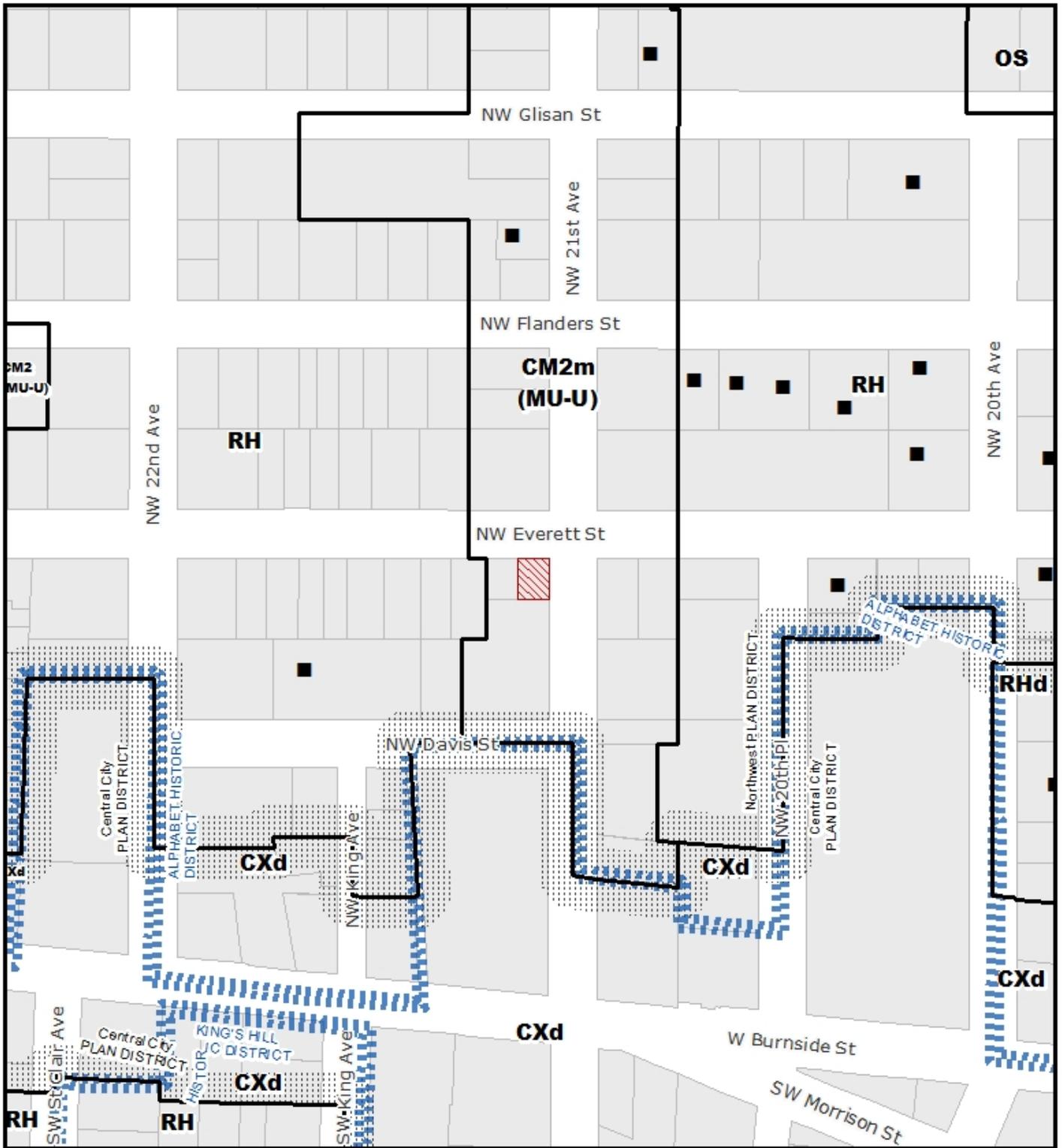
EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 1. Original Project Description & Response to Approval Criteria
 2. Original Drawing Set – Not Approved/ For Reference Only

3. Response to Incomplete Letter, Rec'd 02/7/2020
 4. Revised Drawings and Specifications, Rec'd 03/23/2020
 5. Revised Drawings and Specifications, Rec'd 04/30/2020
 6. Revised Drawings, Rec'd 05/18/2020
 7. Revised Specifications, Rec'd 05/23/2019
 8. Extension to the 120-day Review Period
- B. Zoning Map (attached)
- C. Plans/Drawings:
1. Existing Site Plan
 2. Proposed Site Plan (attached)
 3. Legend
 4. Existing East Elevation
 5. Existing North Elevation
 6. Existing West Elevation
 7. Existing South Elevation
 8. Proposed East Elevation (attached)
 9. Proposed North Elevation (attached)
 10. Proposed West Elevation (attached)
 11. Proposed South Elevation (attached)
 12. Enlarged Elevations – Railings
 13. Enlarged Elevation – Egress Window
 14. Existing Lower Level Floor Plan
 15. Existing Mail Floor Plan – for reference only
 16. Existing Second Floor Plan – for reference only
 17. Existing Third Floor Plan – for reference only
 18. Proposed Lower Level Floor Plan
 19. Proposed Second Floor Plan
 20. Proposed Third Floor Plan – for reference only
 21. Existing Section
 22. Proposed Section
 23. Specification – French Doors
 24. Specification – Single Door
 25. Specification – Egress Window
 26. Enlarged Elevation – Egress Window
 27. Detail – Egress Window Jamb
 28. Detail – Egress Window Head
 29. Detail – Egress Window Sill
- D. Notification information:
1. Mailing list
 2. Mailed notice
- E. Agency Responses:
1. Bureau of Transportation Engineering (See Exhibit E-1)
 2. Life safety Division of BDS (See Exhibit E-2)
 3. Fire Bureau (See Exhibit E-3)
 4. Site Development Section of BDS (See Exhibit E-4)
 5. Water Bureau (See Exhibit E-5)
- F. Correspondence: none
- G. Other:
1. Original LU Application
 2. Incomplete Letter
 3. Email correspondence between Staff and Applicants

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).



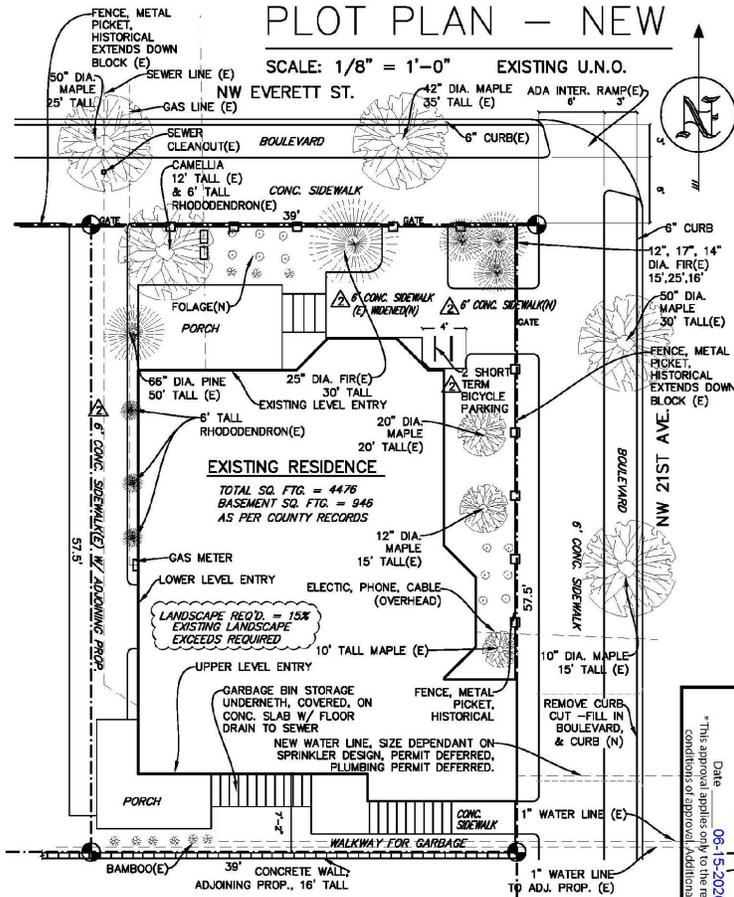
ZONING 
 NORTH
 NORTHWEST PLAN DISTRICT
 ALPHABET HISTORIC DISTRICT

-  Site
-  Historic Landmark

| | |
|-------------|-------------------|
| File No. | LU 19-209036 HRM |
| 1/4 Section | 3027 |
| Scale | 1 inch = 163 feet |
| State ID | 1N1E33CA 7700 |
| Exhibit | B Feb 24, 2020 |

PLOT PLAN - NEW

SCALE: 1/8" = 1'-0" EXISTING U.N.O.



Approved per Conditions B - F

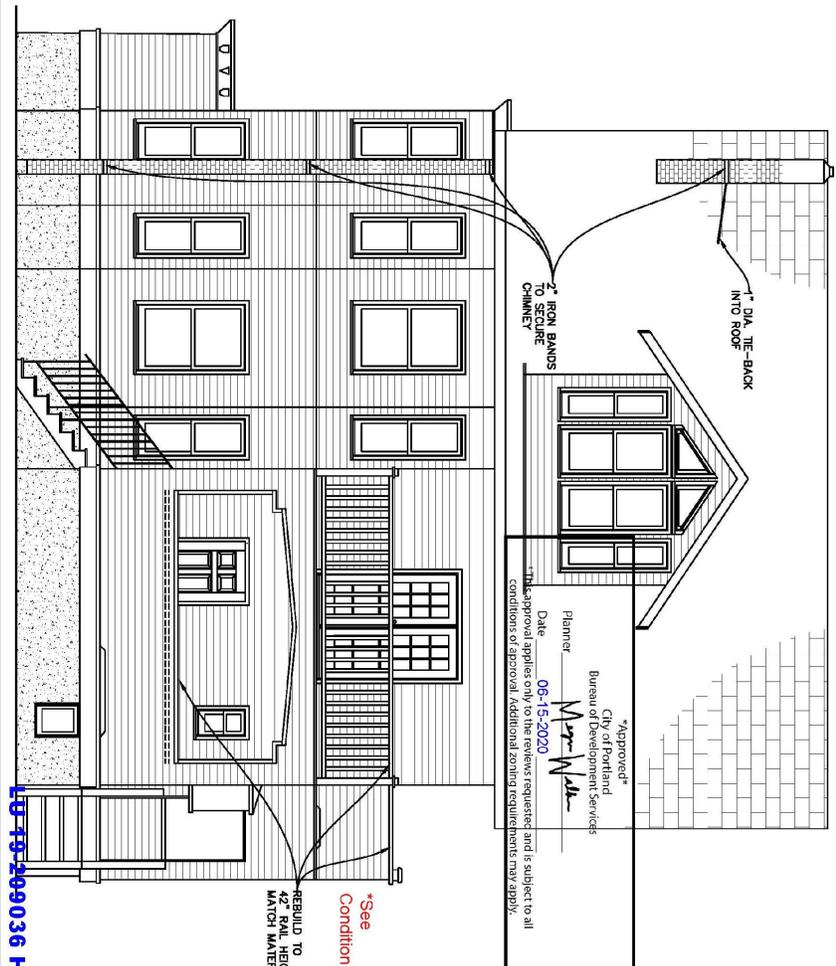
Approved
 City of Portland
 Bureau of Development Services
 Planner: *[Signature]*
 Date: 06-15-2020
 *This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

LU 19-209036 HRM EXH C-2

| | |
|--|---|
| NW EVERETT 8/11/2019 (5) 5016 NE 29TH AVE. | Owens - Laing LLC REAL ESTATE SERVICES 503.830.2675 |
|--|---|

Approved per Conditions B-F
NORTH (FRONT) ELEVATION NEW & EXIST.

SCALE: 1/4" = 1'-0"



Approved
 City of Portland
 Bureau of Development Services
 Planner *M. J. [Signature]*
 Date **06-15-2020**
 This approval applies only to the review requested and is subject to all conditions of approval. Additional zoning requirements may apply.

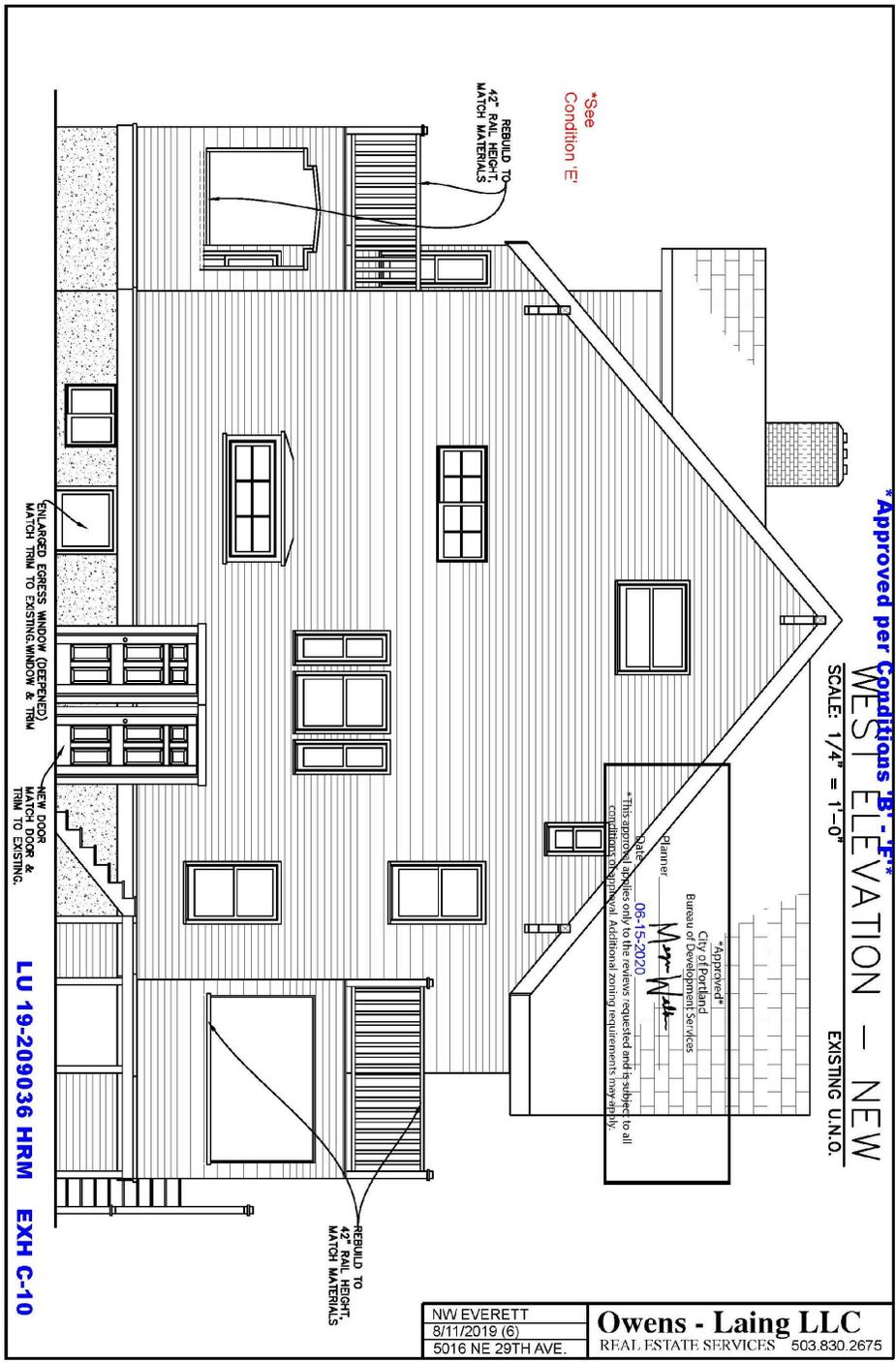
See Condition I

REBUILD TO 42' RAIL HEIGHT MATCH MATERIALS

19-19-289036 HRM EXH C-9

| | |
|-------------------|---|
| NW EVERETT | Owens - Laing LLC REAL ESTATE SERVICES 503.830.2675 |
| 8/11/2019 (6) | |
| 5016 NE 29TH AVE. | |

Approved per Conditions B-F
WEST ELEVATION - NEW
 EXISTING U.N.O.
 SCALE: 1/4" = 1'-0"



See Condition E

Approved
 City of Everett
 Bureau of Development Services
 Planner
 M. N. [Signature]
 Date Applied: 08-15-2020
 This approval is subject to all conditions and any additional zoning requirements may apply.

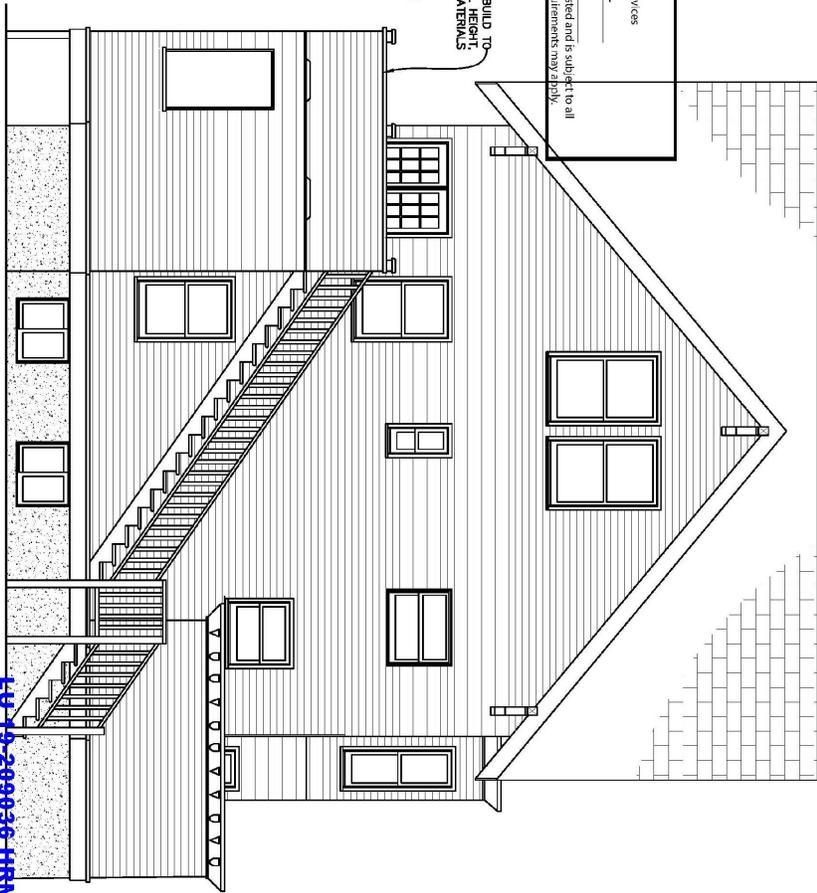
NW EVERETT
 8/17/2019 (6)
 5016 NE 29TH AVE.

Owens - Laing LLC
 REAL ESTATE SERVICES 503.830.2675

LU 19-209036 HRM EXH C-10

Approved per Conditions B-F
SOUTH (BACK) ELEVATION
EXISTING U.N.O.

SCALE: 1/4" = 1'-0"



Approved
City of Portland
Bureau of Development Services
Planner M. J. N. [Signature]
Date 06-15-2020
This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

REBUILD TO
42" RAIL HEIGHT
MATCH MATERIALS
*See
Condition E*

NW EVERETT
8/11/2019 (6)
5016 NE 29TH AVE.

Owens - Laing LLC
REAL ESTATE SERVICES 503.830.2675

LU-19-289936-HRM EXH C-11