



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

Dan Ryan, Commissioner
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Date: May 3, 2021
To: Interested Person
From: Megan Sita Walker, Land Use Services
503-865-6515 / MeganSita.Walker@portlandoregon.gov

NOTICE OF A TYPE I 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 21 days, **we need to receive your written comments by 5 p.m. on May 17, 2021. Your comments must be e-mailed to the assigned planner listed above;** please include the Case File Number, LU 21-023196 HR, in your e-mail. If you do not have access to e-mail, please telephone the planner listed above about submitting comments. Please note that all correspondence received will become part of the public record.

CASE FILE NUMBER: LU 21-023196 HR – WINDOW REMOVAL AND REPLACEMENT

Applicant: Kraig Lemay | Mountainwood Homes
8324 SW Nimbus Ave
Beaverton, OR 97008
(503) 703-9203

Owner Justin Hartsell and Corbin Wiechens
1044 NE Oneonta St
Portland, OR 97211

Site Address: 1044 NE ONEONTA ST

Legal Description: BLOCK 7 LOT 5, WOODLAWN
Tax Account No.: R925801270
State ID No.: 1N1E14BD 12400
Quarter Section: 2331

Neighborhood: Woodlawn, contact Anjala Ehelebe at aehelebe@gmail.com
Business District: Soul District Business Association, contact at Info@nnebartland.org
District Coalition: Northeast Coalition of Neighborhoods, contact Jessica Rojas at jessica@necoalition.org

Plan District: None
Other Designations: Contributing resource in the Woodlawn Conservation District

Zoning: R5h – Residential 5,000 with the Airport Height Overlay and Historic Resource Protection Overlay
Case Type: HR – Historic Resource Review
Procedure: Type I, 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 a contributing resource in the Woodlawn Conservation District. The proposed alterations include the following:

On the front (North) Elevation

- Removal and replacement of an existing seemingly original wood double-hung window with lead caning on the front façade with a new narrower all-wood double-hung window with simulated divided lites. The remaining of the original opening is proposed to be patched with siding ‘similar’ to the existing/ original shake siding with a 17” reveal.

On the side (East) Elevation

- Removal and replacement of one (1) non-original window with a all-wood window in a slightly different opening and patching siding with siding ‘similar’ to existing/ original siding.
- Removal of one (1) non-original window and patching the opening with siding ‘similar’ to existing/ original siding.

Historic Resource Review is required for non-exempt exterior alterations within a Conservation District.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria specified in the Portland Zoning Code. The relevant approval criteria are:

- *Community 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 March 9, 2021 and determined to be complete on April 20, 2021.

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.

If you are interested in viewing information in this file, please contact the planner listed on the front of this notice. The planner can email you documents from the file. A fee would be

required for all requests for paper copies of file documents. Additional information about the City of Portland, and city bureaus is available online at <https://www.portland.gov>. A digital copy of the Portland Zoning Code is available online at <https://www.portlandoregon.gov/zoningcode>.

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

Existing & Proposed North and East Elevations