



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

Dan Ryan, Commissioner  
Rebecca Esau, Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
www.portland.gov/bds

**Date:** October 14, 2021  
**To:** Interested Person  
**From:** Tim Heron, Land Use Services  
503-823-7726 / Tim.Heron@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 October 28, 2021. Your comments must be e-mailed to the assigned planner listed above**; please include the Case File Number, LU 21-090868 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 21-090868 HR – BELL TOWER COLUMN REPLACEMENT**

**Applicant:** Thomas Bertrand, Professional Roof Consultants  
[thomas.bertrand@professionalroofconsultants.com](mailto:thomas.bertrand@professionalroofconsultants.com)  
1108 SE Grand Ave Suite 300  
Portland OR 97214

**Owner:** Msgr Gerard Oconnor, St Mary Catholic Cathedral Of Immaculate Conception Of Portland Oregon  
1716 NW Davis St  
Portland, OR 97209

**Site Address:** 1715 NW COUCH ST

**Legal Description:** BLOCK 167 LOT 1-8, COUCHS ADD  
**Tax Account No.:** R180215070  
**State ID No.:** 1N1E33DB 05400  
**Quarter Section:** 3028

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

**Plan District:** Northwest  
**Other Designations:** Contributing Resource in the Alphabet Historic District, listed in the National Register of Historic Places in November 16, 2000

**Zoning:** RM4d, Multi-dwelling Residential 4 with design 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 requests Historic Resource Review approval to replace two columns on the south elevation of the belfry at the top of the St Mary Catholic Cathedral Church bell tower. The two columns have split and are structurally unstable. St. Mary's Cathedral Church proposes to temporarily shore up the top of the bell tower, remove the two compromised columns, and install two new steel columns to be encased in glass-fiber-reinforced concrete shells that will visually match the appearance of the existing rebar-reinforced precast/cast stone columns.

Because the proposal is for exterior alterations to an existing building in the Alphabet Historic District, Historic Resource Review is required.

**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
- Alphabet Historic District Community Design Guidelines Addendum

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 28, 2021 and determined to be complete on **October 11, 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/Elevation/ Photo, Column Details