



**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:** November 23, 2021  
**To:** Interested Person  
**From:** Arthur Graves, Land Use Services  
503.865.6517 | [Arthur.Graves@portlandoregon.gov](mailto:Arthur.Graves@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 within 21 days, by 5 p.m. on December 14, 2021. Your comments must be e-mailed to the assigned planner listed above;** please include the Case File Number, LU 21-086690 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 21-086690 HR: STOREFRONT ALTERATIONS**

**Applicant:** Kyle Womack | Hennebery Eddy Architects Inc  
**(Primary Contact)** 921 SW Washington St Suite 250 | Portland OR 97205  
[kwomack@henneberyeddy.com](mailto:kwomack@henneberyeddy.com) | 503.542.1182

**Applicant:** Erica Thompson | Hennebery Eddy Architects  
921 SW Washington St, Suite 250 | Portland OR 97205

**Owner:** 1547 Crs-Pittcock Block LLC  
444 W Lake St Ste 2100 | Chicago, IL 60606

**Owner:** Julie Coates | 1547 Critical Systems Realty  
921 SW Washington St | Portland, OR 97205

**Site Address:** **921 SW WASHINGTON STREET**

**Legal Description:** BLOCK 215 LOT 1-8, PORTLAND  
**Tax Account No.:** R667723060  
**State ID No.:** 1N1E34CC 04800  
**Quarter Section:** 3029  
**Neighborhood:** Portland Downtown, contact Wendy Rahm at [wvrahm@aol.com](mailto:wvrahm@aol.com)  
**Business District:** Downtown Retail Council, contact at [info@portlandalliance.com](mailto:info@portlandalliance.com)  
**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.  
**Plan District:** Central City - West End (Sub-District)  
**Other Designations:** National Historic Landmark: Pittcock Block, listed Sept. 08, 1987.  
**Zoning:** CXd: Central Commercial with Historic Resource Protection Overlay and Design Overlay

**Case Type:** HR: Historic Resource Review  
**Procedure:** Type II, an administrative decision with appeal to the Landmarks Commission.

**Proposal:**

The applicant seeks Historic Resource Review approval for a proposal to make exterior alterations to the ground floor on the west, south and east elevations of the Pittock Block building, a Nation Historic Landmark originally constructed in 1913, in Central City Plan District and West End Sub-District of downtown Portland. Alterations include:

- West Elevation:
  - Remove existing double doors (two pairs) to be replaced with new sliding doors (one pair) in the same location.
- South Elevation:
  - Remove existing double doors (two pairs) to be replaced with new sliding doors (one pair) in the same location.
  - Remove existing window systems in the three (3) central bays, for a total of nine (9) windows, to be replaced with display windows (3'-10" in depth) in each location. Proposed new display windows will be approximately two (2) feet shorter than existing to allow for proposed new decorative metal grilles to be located above each of the proposed nine new display windows. New decorative metal grilles are being installed to accommodate proposed venting.
- East Elevation:
  - Remove existing double doors (two pairs) to be replaced with new sliding doors (one pair) in the same location.

Historic resource review is required for non-exempt exterior alterations to Landmark structures.

**Relevant Approval Criteria:**

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are:

- Central City Fundamental Design Guidelines
- 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 September 14, 2021 and determined to be complete on November 05, 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 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.

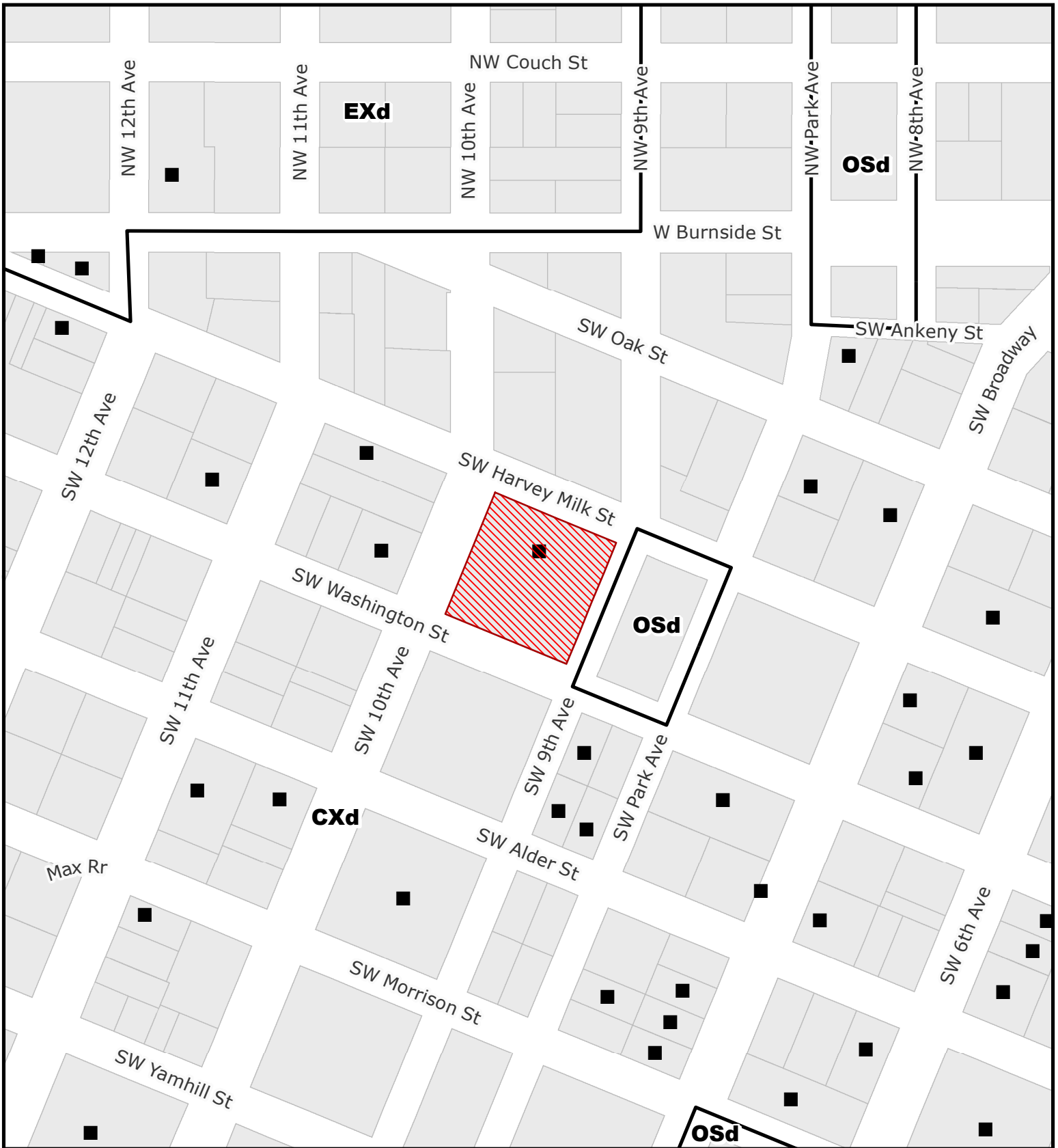
There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

#### **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 | Elevations | Section



# ZONING



For Zoning Code in effect Post August 1, 2021

CENTRAL CITY PLAN DISTRICT  
WEST END SUB DISTRICT

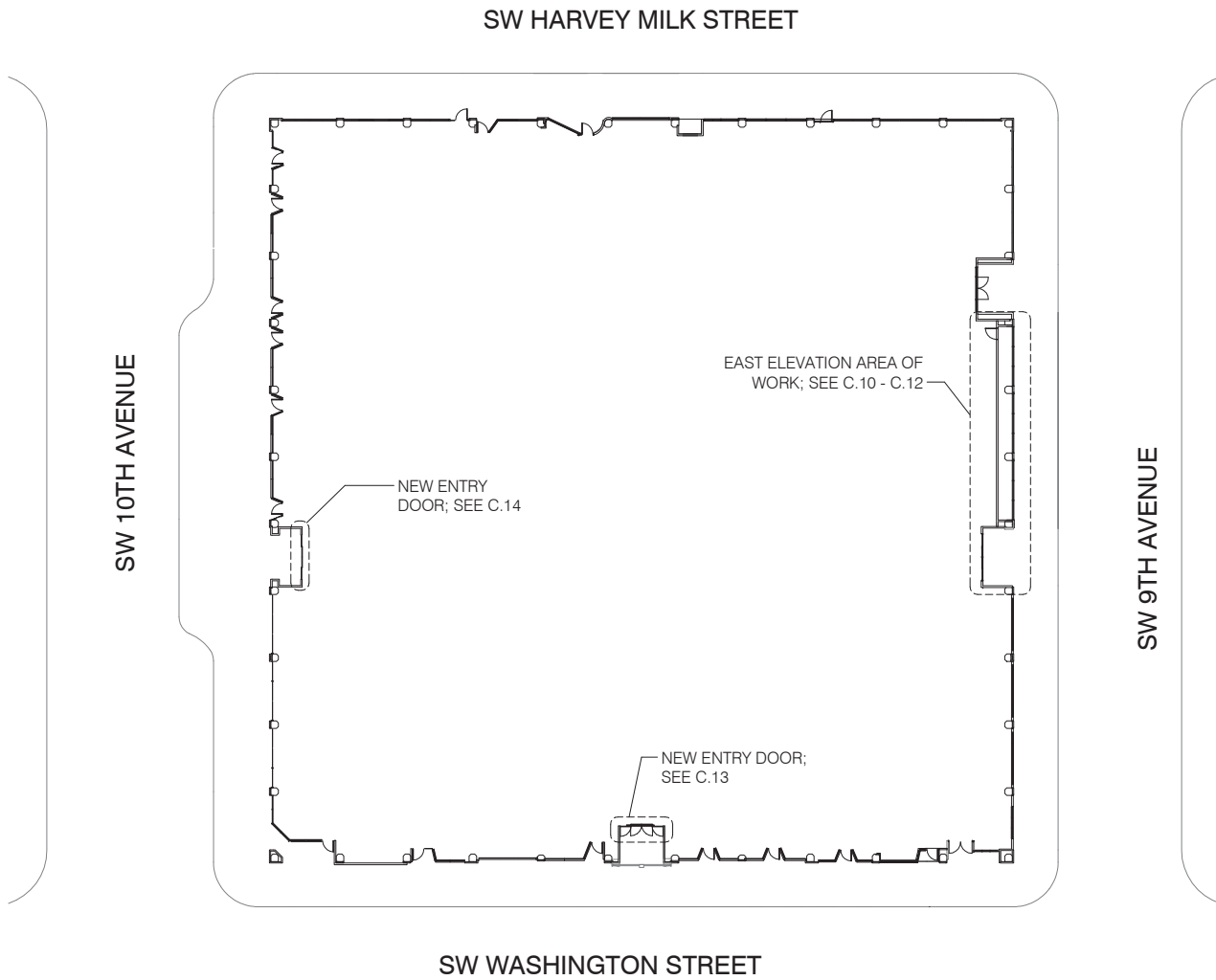


Site



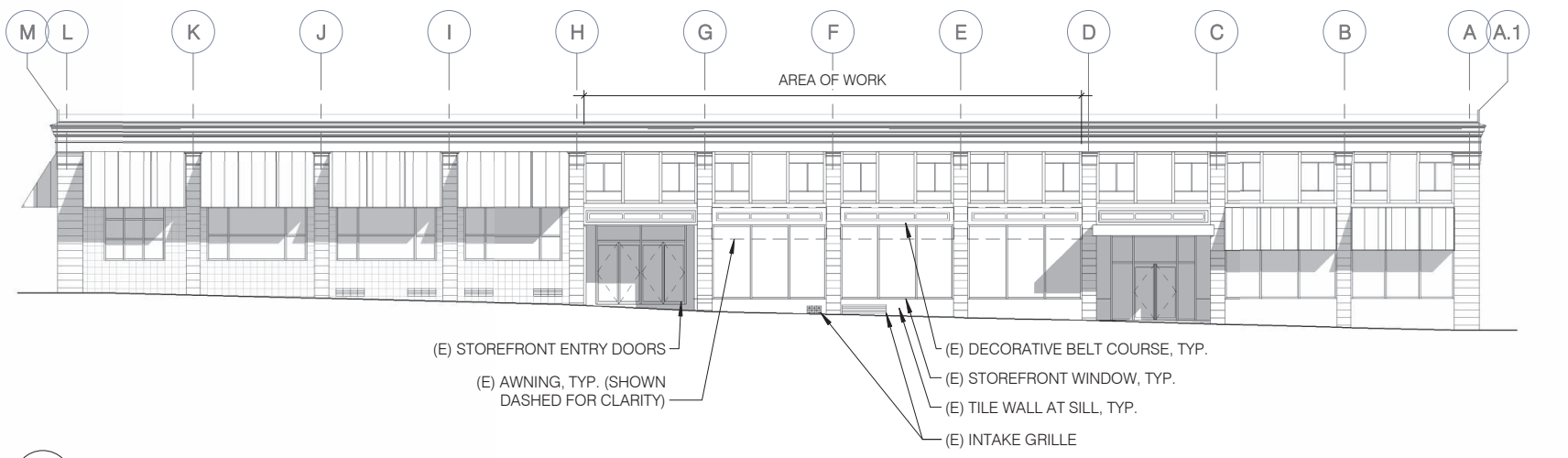
Historic Landmark

File No.	LU 21 - 086690 HR
1/4 Section	3029
Scale	1 inch = 200 feet
State ID	1N1E34CC 4800
Exhibit	B Sep 15, 2021



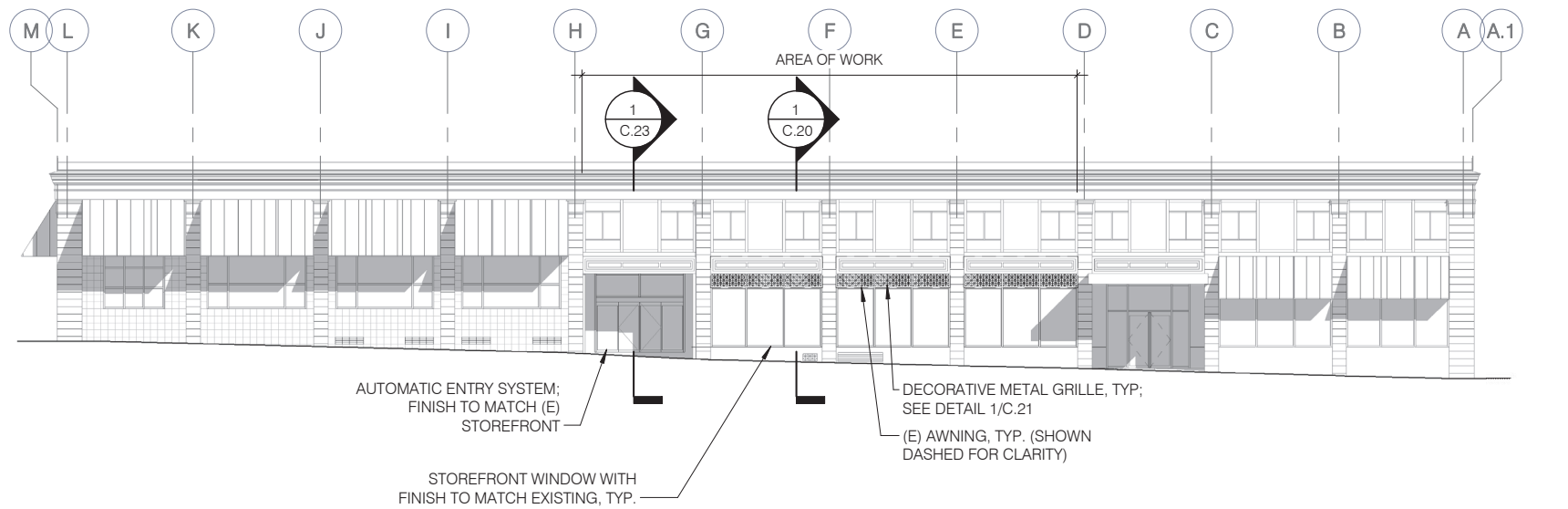
1 SITE PLAN  
C0.1 1/32" = 1'-0"





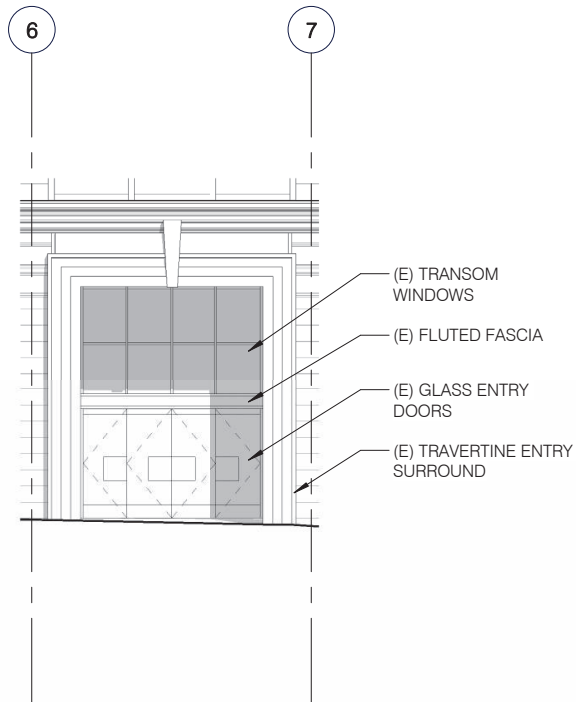
1 EAST ELEVATION - EXISTING  
 C.10 1/16" = 1'-0"



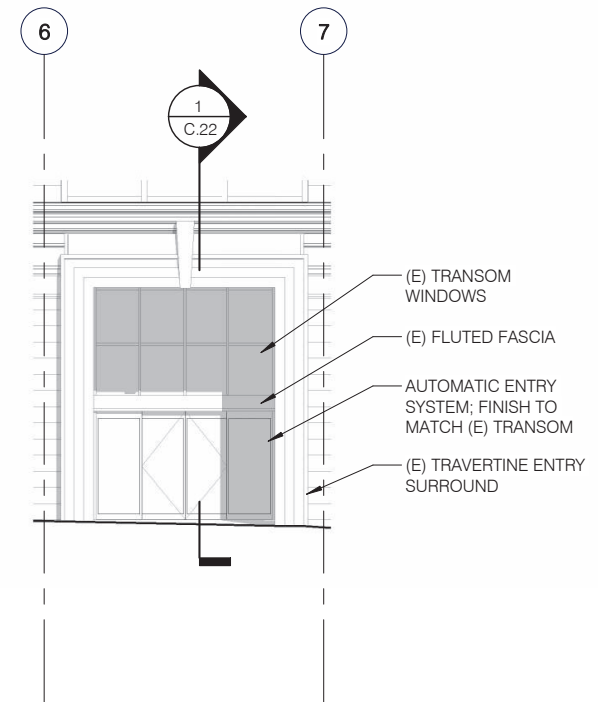


1 EAST ELEVATION - PROPOSED  
 C.11 1/16" = 1'-0"



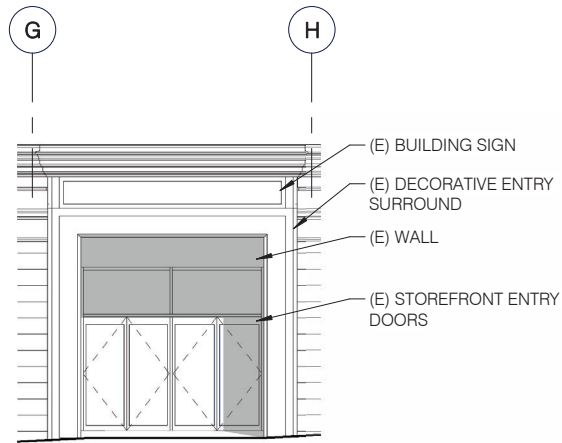


1  
C.13 PARTIAL SOUTH ELEVATION - EXISTING  
1/8" = 1'-0"  
0' 2' 4' 8' 16'

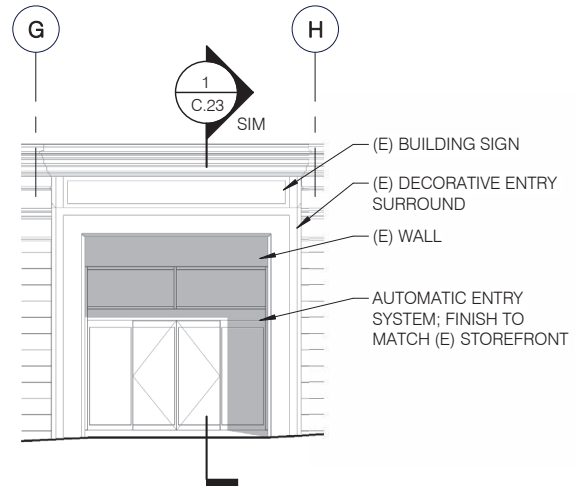


2  
C.13 PARTIAL SOUTH ELEVATION - PROPOSED  
1/8" = 1'-0"  
0' 2' 4' 8' 16'



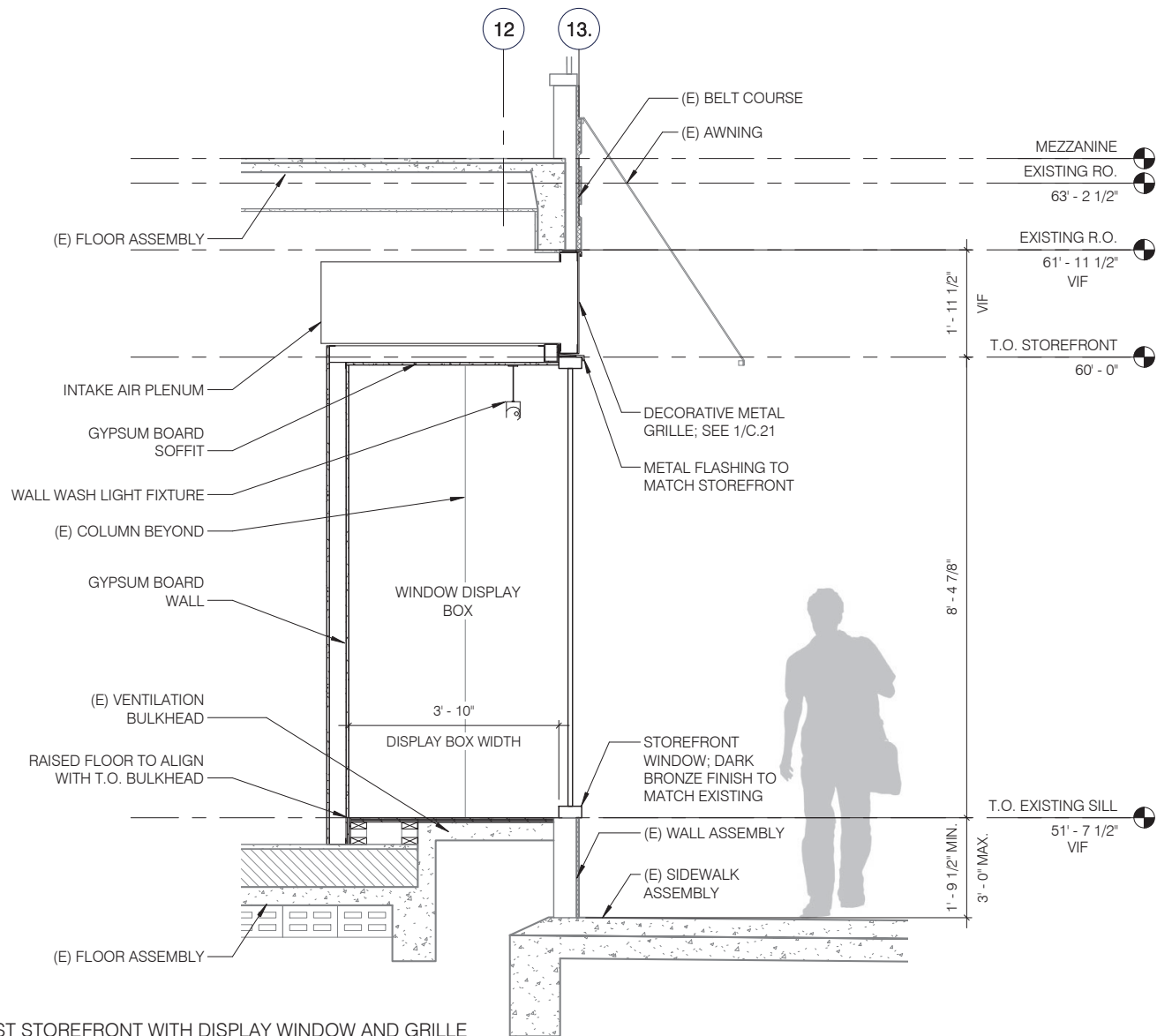


1 PARTIAL WEST ELEVATION - EXISTING  
C.14 1/8" = 1'-0"



2 PARTIAL WEST ELEVATION - PROPOSED  
C.14 1/8" = 1'-0"





1 WALL SECTION - EAST STOREFRONT WITH DISPLAY WINDOW AND GRILLE  
 C.20 1/2" = 1'-0"