



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

Dan Saltzman, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

**NOTICE OF FINAL
FINDINGS, CONCLUSIONS AND DECISION
OF THE CITY OF PORTLAND HISTORIC LANDMARKS COMMISSION
ON AN
APPEALED ADMINISTRATIVE DECISION
(Type II Process)**

CASE FILE: LU 15-130790 HR – Sutton Place
LOCATION: 1810 NW Everett St.

The administrative decision of approval of part of proposal and denial of part of proposal for this case, published on May 26, 2015, was appealed to the Historic Landmarks Commission by the applicant. At the first appeal hearing on June 29, 2015, the applicant requested that the hearing be continued. At the second Appeal Hearing on September 28, 2015, the appeal was granted and the administrative decision was modified from denial to approval, based on the applicant/ appellants revised proposal. The reasons for the decision, including the written response to the approval criteria and to public comments received on this application, 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.

I. GENERAL INFORMATION

Applicant: Tim Lunsford, A Cut Above Construction
12985 NW Cornell Rd Suite 300, Portland OR, 97229

Owners: Association of Unit Owners of Sutton Place Condominiums
522 NW 23rd. Ave #200, Portland, OR 97210

Site Address: 1810 NW EVERETT ST

Legal Description: GENERAL COMMON ELEMENTS, SUTTON PLACE CONDOMINIUM
Tax Account No.: R813900010
State ID No.: 1N1E33DB 80000
Quarter Section: 3028
Neighborhood: Northwest District, contact John Bradley at 503-313-7574.
Business District: Nob Hill, contact Mike Conklin at 503-226-6126.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Northwest Plan District and the Alphabet Historic District
Other Designations: Contributing resource in the Alphabet Historic District, listed in the Historic Resource Inventory, City of Portland, in August, 1991.

Zoning: RH - High Density Residential, with Historic Resource Protection Overlay

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

Proposal:

The applicant proposes exterior renovations and alterations to the rear elevation and the southern approximately three feet of the east and west elevations of levels two and three of a

three-story residential building that is a contributing resource in the Alphabet Historic District. The exterior renovations and alterations include:

- Removal of original wood siding, trims, quoins, and moldings and their replacement with new pre-primed cedar wood siding, trims, quoins, and moldings to match existing styles, dimensions and installed locations, over a new buildup of gypsum sheathing and weather-resistive barrier;
- Removal of a secondary, one-story chimney;
- Repair of original wood window frames and repair or replacement of wood sills to match existing original sloped wood sills; and
- Removal of non-historic vinyl window inserts and replacement with new double-hung, aluminum-clad wood window inserts.

Historic Resource Review is required because the proposal is for non-exempt exterior alterations within a historic district.

Repair and maintenance items including tuck-pointing remaining chimney and painting new siding are exempt from review.

Relevant Approval Criteria:

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

- Chapter 33.445, Historic Resource Protection Overlay Zone
- Chapter 33.846, Historic Reviews
- Community Design Guidelines
- Historic Alphabet District: Community Design Guidelines Addendum

II. ANALYSIS

Site and Vicinity: The site is a 5,000 square foot lot on the southwest corner of NW Everett Street and NW 18th Avenue. The site is developed with a three-and-one-half story multi-dwelling building, constructed in 1910 in the Colonial Revival style. Known as the Mordaunt Apartments, the structure is considered a contributing structure in the Alphabet Historic District. The subject site abuts a surface parking lot to the west and the contributing two-story Porter E Brigham House, constructed in the Italianate style in 1884, to the south.

Zoning: The High Density Residential (RH) is a high density multi-dwelling zone which allows the highest density of dwelling units of the residential zones. Density is not regulated by a maximum number of units per acre. Rather, the maximum size of buildings and intensity of use are regulated by floor area ratio (FAR) limits and other site development standards. Generally the density will range from 80 to 125 units per acre. Allowed housing is characterized by medium to high height and a relatively high percentage of building coverage. The major types of new housing development will be low, medium, and high-rise apartments and condominiums. Generally, RH zones will be well served by transit facilities or be near areas with supportive commercial services. Newly created lots in the RH zone must be at least 10,000 square feet in area for multi-dwelling development. There is no minimum lot area for development with detached or attached houses or for development with duplexes. Minimum lot width and depth standards may apply.

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 Northwest Plan District implements the Northwest District Plan, providing for an urban level of mixed-use development including commercial, office, housing, and employment.

Objectives of the plan district include strengthening the area's role as a commercial and residential center. The regulations of this chapter: promote housing and mixed-use development; address the area's parking scarcity while discouraging auto-oriented developments; enhance the pedestrian experience; encourage a mixed-use environment, with transit supportive levels of development and a concentration of commercial uses, along main streets and the streetcar alignment; and minimize conflicts between the mixed-uses of the plan district and the industrial uses of the adjacent Guild's Lake Industrial Sanctuary.

Land Use History: City records do not indicate any prior land use reviews.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **April 2, 2015**. The following Bureaus have responded with no issues or concerns:

- The Life Safety Section of BDS responded with the following comment: A separate building permit is required for the work proposed, and proposal must meet all applicable building codes and ordinances. Please see Exhibit E-1 for additional details.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on April 2, 2015. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

Procedural History:

The staff decision of Denial was mailed on May 26, 2015; staff had found that guidelines 2 *Differentiate New from Old*, 3 *Hierarchy of Compatibility*, P1 *Plan Area Character*, P2 *Historic and Conservation Districts*, D6 *Architectural integrity*, D7 *Blending Into the Neighborhood*, and D8 *Interest, Quality, and Composition* were not met. Staff's primary concerns were regarding the quality and compatibility of the proposed vinyl composite window inserts.

The applicant appealed the decision on June 9, 2015 and the first hearing before the Historic Landmarks Commission was held on June 29, 2015. The Commission supported the staff decision and added additional concerns regarding how the details of the proposed rain-screen system would be resolved at the historic fabric remaining at the edges.

Among the Commission's suggestions were to have a historic preservation consultant perform a assessment of the existing fabric, resolve the details of how the rain-screen meets the historic fabric to remain, and to consider using wood window inserts.

Following the hearing, staff worked with the applicant to respond to the Commission concerns, resulting in revised proposal that is supported by staff and will be reviewed by the Historic Landmarks Commission on September 28, 2015.

ZONING CODE APPROVAL CRITERIA

Chapter 33.846.060 - Historic Resource Review

Section 33.846.010 Purpose of Historic Resource Review

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

Section 33.846.060.G 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*.

Community Design Guidelines

The Community Design Guidelines consist of a set of guidelines for design and historic design cases in community planning areas outside of the Central City. These guidelines address the unique and special characteristics of the community plan area and the historic and conservation districts. The Community Design Guidelines focus on three general categories: **(P) Portland Personality**, which establishes Portland's urban design framework; **(E) Pedestrian Emphasis**, which states that Portland is a city for people as well as cars and other movement systems; and **(D) Project Design**, which assures that each development is sensitive to both Portland's urban design framework and the users of the city.

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: Changes have occurred at this historic resource that have not acquired historic significance, including the addition of a fire escape in 1978 and the replacement of original windows with non-approved vinyl windows. No alterations are proposed to changes that have acquired historic significance.

This guideline is met.

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:

To differentiate new from old, the proposed exterior alteration will retain historic wood materials that characterize the property, replacing only the materials necessary to make systemic repairs to the rear elevation. Elements of the building that are critical to maintaining the historical character of the property will be retained, including the original wood window frames, expansive soffit, and ornate cornice details. The replacement wood materials proposed are to be near exact or reasonably close facsimiles of the original historic materials they replace. The applicant has advised that most of the original materials are still manufactured in the same size, design, and texture as the original components. The existing non-historic alterations to the wood window exterior sills will be repaired or replaced as needed to match existing original wood sills. This new wood construction will be in keeping with the original historic design and will be compatible with the historic qualities of the Alphabet Historic District.

At the June 29, 2015 hearing, the Historic Landmarks Commission recommended considering wood replacement windows. For the September 28, 2015, the applicant responded with a revised proposal to replace non-historic vinyl windows with aluminum-clad wood double-hung window inserts, Andersen E-series/Eagle Talon Retrofit. These proposed window inserts are designed to be installed into an existing wood frame and are mounted traditionally within the depth of the wall. Staff considers these window inserts to be of sufficient quality and durability and to be a reasonable facsimile of the historic wood double-hung windows, and therefore are compatible with the historic qualities of the district as identified in the Historic Context Statement.

This guideline is 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 exterior alterations proposed to this contributing structure are to the rear elevation only, which lies tight to the southern property line. This makes this elevation barely visible from the street but very close to the neighboring contributing resource to the south, the Porter E Brigham House.

The exterior alterations are designed to be compatible with the original historic resource by retaining the existing architectural designs through like for like replacement of the wood cladding and trim details, leaving the original wood window frames, expansive soffit, and ornate cornice details in place, and restoring non-historic window sills to a historically accurate condition that is compatible with the original architectural design. By maintaining the historic qualities and wood materials of the building, these exterior alterations will be compatible with the qualities of the existing contributing resource, adjacent properties, and with the Alphabet Historic District where it resides.

Additionally, as noted above, the proposal is to replace existing non-historic vinyl windows with aluminum-clad wood double-hung window inserts installed into an existing wood frame and mounted traditionally within the depth of the wall. These quality and durable window inserts are a reasonable facsimile of the historic wood double-hung windows and are compatible with the historic qualities of the existing contributing resource, adjacent properties, and with the Alphabet Historic District where it resides. *This guideline is 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.

Findings for P1 and P2:

The proposal is located in the Northwest Plan District and the Nob Hill Residential Area. Additionally, the proposal is to a contributing resource in the Alphabet Historic District. Originally known as the Mordaunt Apartments, the building was built in 1910 in the Colonial Revival style typical of other similar structures in NW Portland from the same era. It has been described as an intact and excellent example of this style. This proposal is to the rear of the property and the southern approximately three feet of the east and west elevations of levels two and three and is to replace deteriorating historic wood siding and trims with matching wood materials, leaving the most detailed and ornate features to remain, such as the cornice, soffit and corbels at the cornice level as well as the wood window frames. This proposal will enhance the identity of both the plan district and the historic district in which it resides by rehabilitating an existing historic resource with historically appropriate wood materials, and will contribute to continuing this property's multi-dwelling history.

The existing non-historic vinyl windows are proposed to be replaced with aluminum-clad wood double-hung window inserts installed into an existing wood frame and mounted traditionally within the depth of the wall. This proposal will enhance the identity of both the plan district and the historic district in which it resides by rehabilitating an existing historic resource with historically appropriate wood materials, and will contribute to continuing this property's multi-dwelling history.

This guideline is met.

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 D6, D7 and D8:

This proposal preserves the architectural details that contribute to the building and area's historic significance by leaving the ornate soffit and cornice details in place and unaffected as well as repairing the original wood materials. Proposal includes:

- New pre-primed cedar siding, trims, quoins, and moldings to match the styles, dimensions, and installed locations of existing materials, so the general appearance of the structure will not change. The new exterior siding buildup includes additional gypsum sheathing behind the new siding which will be noticeable only at the window depths. This additional depth will be accommodated at existing window frames with a new wood trim piece inside the exterior casing, see Window and Wall Detail Exhibit H.35. This detail creates a slightly deeper recess at the window frames and increases the shadow lines by 5/8". At the building edges, this additional 5/8" depth will be accommodated at the first floor by the quoins, and at the second and third floor beveled siding by replacing the beveled siding to the southern three feet of the east and west elevations of levels two and three as well. See Exhibit H.33, H.34 and H.19. These details will not diminish the integrity of the historic resource.
- Repair of existing original wood window frames and the repair or replacement of wood sills to match the remaining original wood sloped sills.
- Removal of the one-story secondary chimney at the rear elevation, which is neither an important element nor a contributing historic feature of this building. As a secondary chimney located at the rear of the building, its removal will not alter the important historic qualities of this contributing structure. Additionally, this work done in conjunction with the new siding will ensure the repairs after the removal will be well integrated into the external siding.
- Replacement of non-historic vinyl window inserts with new double-hung, aluminum-clad wood window inserts installed into an existing wood frame and mounted traditionally within the depth of the wall. The proposed Andersen E-series/Eagle Talon Retrofit aluminum-clad wood windows are a quality window designed to match the sight lines of traditional wood windows.

The like for like replacement of deteriorating wood siding materials, repairing of the original wood window frames and repairing or replacing the original wood sills, and removing a secondary one-story chimney, and replacement of existing non-historic vinyl windows with aluminum-clad wood double-hung window inserts are historically appropriate alterations and will not detract from the historical significance of this contributing resource. These building details and proposed wood materials will help maintain the historical significance and character of the building, neighborhood and architectural style. As a result of the work proposed, the historic resource will maintain its architectural integrity, blend in with its historic neighborhood, and remain interesting to view, of long lasting quality and maintain its cohesive composition. *These guidelines are met.*

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.

III. REVIEW BODY CONCLUSIONS

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. The proposed new pre-primed cedar siding, trim, quoins, and moldings to match the styles, dimensions, and installed locations of existing original wood materials, the replacement of the wood sills as needed to match original wood sloped sills, and the removal of a secondary, one-story chimney, and replacement of existing non-historic vinyl windows with aluminum-clad wood double-hung window inserts are all historically appropriate alterations. The overall proposal will maintain the character and form of the original building design, which contributes to the Alphabet Historic District.

The proposal meets all of the applicable design guidelines therefore approval is warranted.

IV. REVIEW BODY DECISION

Grant the appeal and modify the administrative decision of denial, based on the applicant/appellant's revised proposal for exterior renovations and alterations to the rear elevation and the southern approximately three feet of the east and west elevations of levels two and three of a three-story residential building that is a contributing resource in the Alphabet Historic District. Per Exhibits H.17 through H.36, the exterior renovations and alterations include:

- Replacement of original wood siding, trims, quoins, and moldings with new pre-primed cedar wood siding, trims, quoins, and moldings to match existing styles, dimensions and installed locations, over a new buildup of 5/8" gypsum sheathing and weather-resistive barrier;
- Removal of a secondary, one-story chimney;
- Repair of original wood window frames and repair or replacement of wood sills to match existing original sloped wood sills; and
- Removal of non-historic vinyl window inserts and replacement with new double-hung aluminum-clad wood window inserts.

This approval is subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related condition B 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 15-130790 HR." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. No field changes allowed.

Staff Planner: Grace Jeffreys

First Hearing Date: June 29, 2015

Second Hearing Date: September 28, 2105

Findings and conclusions by the Design Commission on: September 28, 2015

By: 
Brian Emerick, Historic Landmarks Commission Chair

Date Final Decision Effective: September 28, 2015

120th day date: October 28, 2015

Decision Mailed: October 16, 2015

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 March 9, 2015, and was determined to be complete on **March 31, 2015**.

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 March 9, 2015.

An appeal was filed June 9, 2015 and an Appeal Hearing was held by the Portland Historic Landmarks Commission on June 29, 2015. The Hearing was then continued to September 28, 2015.

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 91 days, as stated with Exhibits H.9, H.11 and H.12. Unless further extended by the applicant, **the 120 days will expire on: October 28, 2015**.

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.

Appeal of this decision. This decision is final and becomes effective the day the notice of decision is mailed (noted above). This decision may not be appealed to City Council; however, it may be challenged by filing a "Notice of Intent to Appeal" with the State Land Use Board of Appeals (LUBA) within 21 days of the date the decision is mailed, pursuant to ORS 197.620 and 197.830. A fee is required, and the issue being appealed must have been raised by the close of the record and with sufficient specificity to afford the review body an opportunity to respond to the issue. For further information, contact LUBA at the Public Utility Commission Building, 550 Capitol Street NE, Salem, OR 97310 [Telephone: (503) 373-1265].

Recording the final decision.

The final decision must be recorded with the Multnomah County Recorder. A building or zoning permit will be issued only after the final decision is recorded. The final decision may be recorded on or after **October 16, 2015**.

The applicant, builder, or a representative may record the final decision as follows:

- By Mail: **Send** the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at (503) 988-3034. 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. This decision expires **3 years** from the date it is recorded unless:

- A building permit has been issued, or
- The approved activity has begun, or
- In situations involving only the creation of lots, the land division has been recorded.

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

- All conditions imposed here.
- All applicable development standards, unless specifically exempted as part of this land use review.
- All requirements of the building code.
- 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. Applicant's original submittal
2. Applicant's original submittal of window specification
3. Applicant's submittal of window specification comparisons 4/15/15

B. Zoning Map (attached)

C. Plans/Drawings (Denied Drawings, Not Approved):

1. Vicinity Plan & Scope
2. Site Plan
3. Plan
4. Property Line
5. South Elevation
6. Elevation References p1
7. Elevation References p2
8. Existing Conditions p1
9. Existing Conditions p2
10. Materials p1
11. Materials p2
12. Cut Sheets
13. Window Sections

D. Notification information:

1. Mailing list
2. Mailed notice

E. Agency Responses:

1. Site Development Review Section of BDS

F. Correspondence: None

G. Other:

1. Original LU Application
2. Oregon Historic Site Record

3. Historic Resource Inventory
4. Photos of site
5. Window durability comparisons

H. Landmarks Commission Exhibits

1. Applicants Appeal Statement and Narrative'
2. Appealed Administrative Type II Staff Decision
3. Applicant's submittal 6/18/15
4. Applicant's revised detail section at windows.
5. National Register Nomination for the Alphabet Historic District, excerpts.
6. Commission Memo, 6/19/15
7. Staff power-point presentation, 6/29/15
8. Public testimony sign-up sheet from hearing, 6/29/15
9. Request for Extension, 6/29/15
10. Staff memo to applicant, 7/7/15
11. Not Used
12. Request for Extension, 7/14/15
13. Request for Extension, 8/28/15
14. Exterior Building Envelope Inspection report
15. Applicant's Narrative, 9/10/15
16. Applicant's Submittal, (18 sheets) 9/10/15

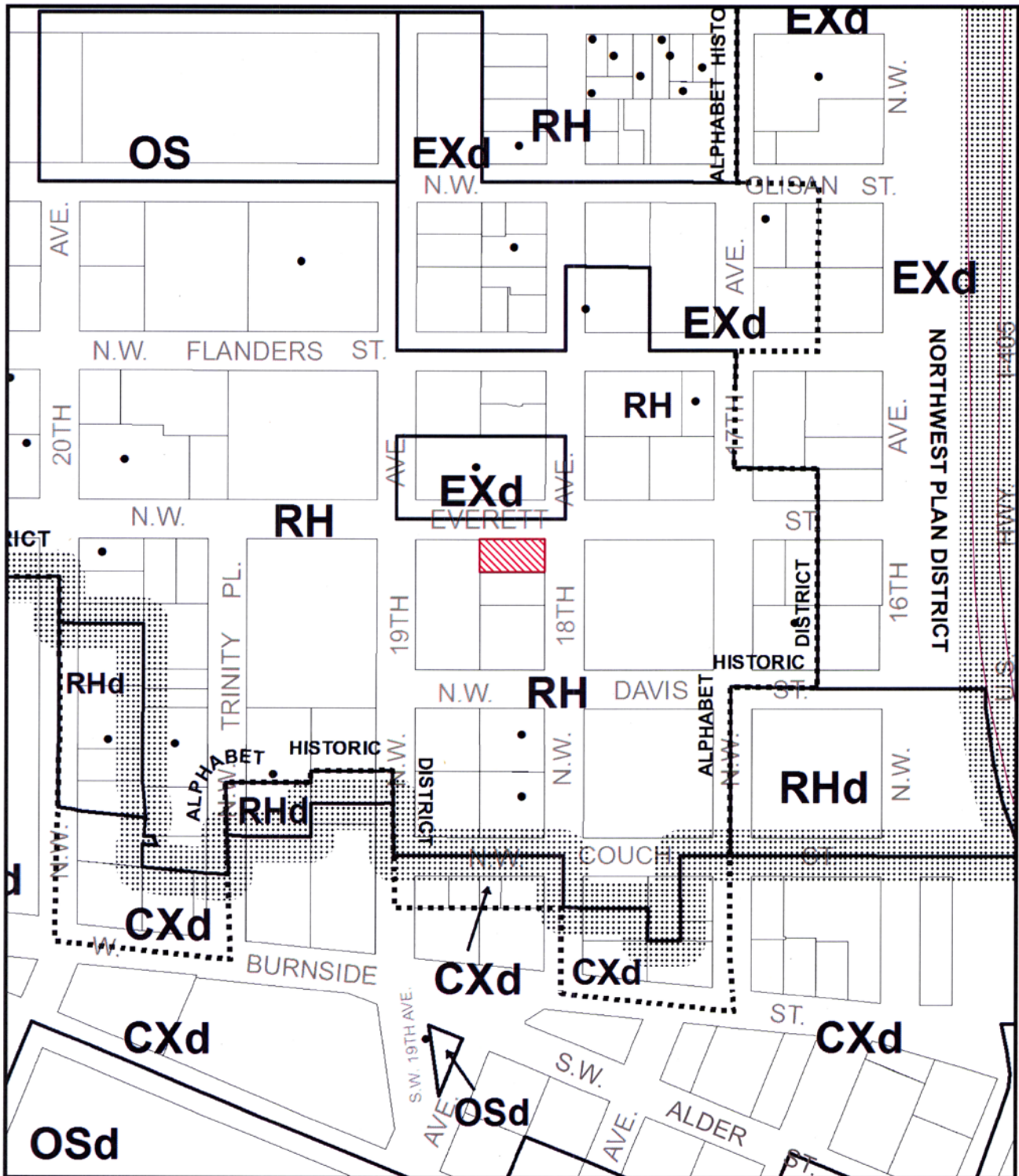
Approved Exhibits

17. Title Sheet, 9/23/15
18. Site Plan, 9/10/15 (attached)
19. Floor Plan, 9/23/15 (attached)
20. Property Line Map, 9/10/15
21. South (Rear) Elevation, 9/10/15 (attached)
22. Elevation References, p.1, 9/10/15
23. Elevation References, p.2, 9/10/15
24. Existing Conditions, p.1, 9/10/15
25. Existing Conditions, p.2, 9/10/15
26. Materials, p.1, 9/10/15
27. Materials, p.2, 9/10/15
28. Window Installation, 9/10/15
29. Window Section, p.1, 9/10/15
30. Window Section, p.2, 9/10/15
31. Typical Wall Assembly, 9/10/15
32. Soffit/Eave Detail, 9/23/15
33. Quoin Photo, 9/10/15
34. Quoin Photo Detail, 9/10/15
35. Window and Wall Section Detail, 9/23/15
36. Colors

Remainder of Exhibits

37. Mailed Type II Decision
38. Staff memo 9/22/15
39. Tentative revised Staff report, 9/25/15
40. Staff power-point presentation, 9/28/15

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



Site



Historic Landmark

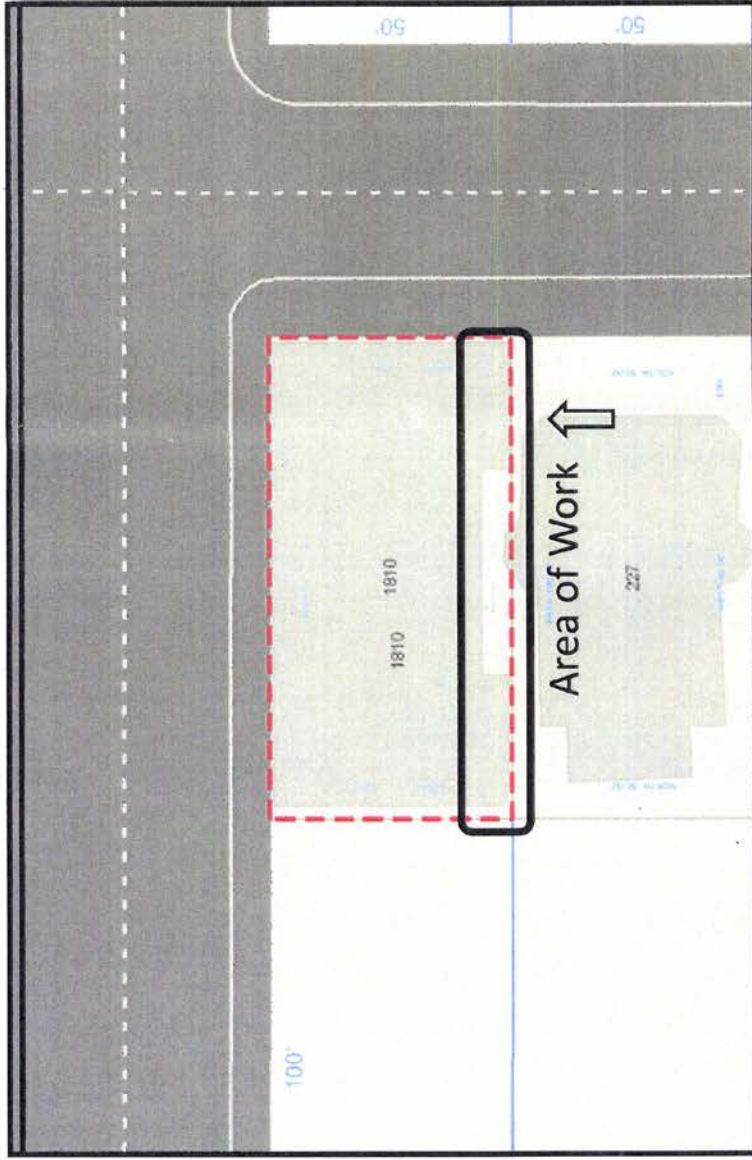


NORTH

This site lies within the:
ALPHABET
NORTHWEST PLAN DISTRICT

File No. LU 15-130790 HR
1/4 Section 3028
Scale 1 inch = 200 feet
State_Id 1N1E33DB 80000
Exhibit B (Mar 11, 2015)

SITE PLAN



Area of Proposed
Work is Non-Street
Facing on South
Elevation

Approved	
City of Portland	
Bureau of Development Services	
Planner	<i>[Signature]</i>
Date	7/28/15
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.	

Sutton Place Condominiums
1810 NW Everett St.
Portland, OR 97209

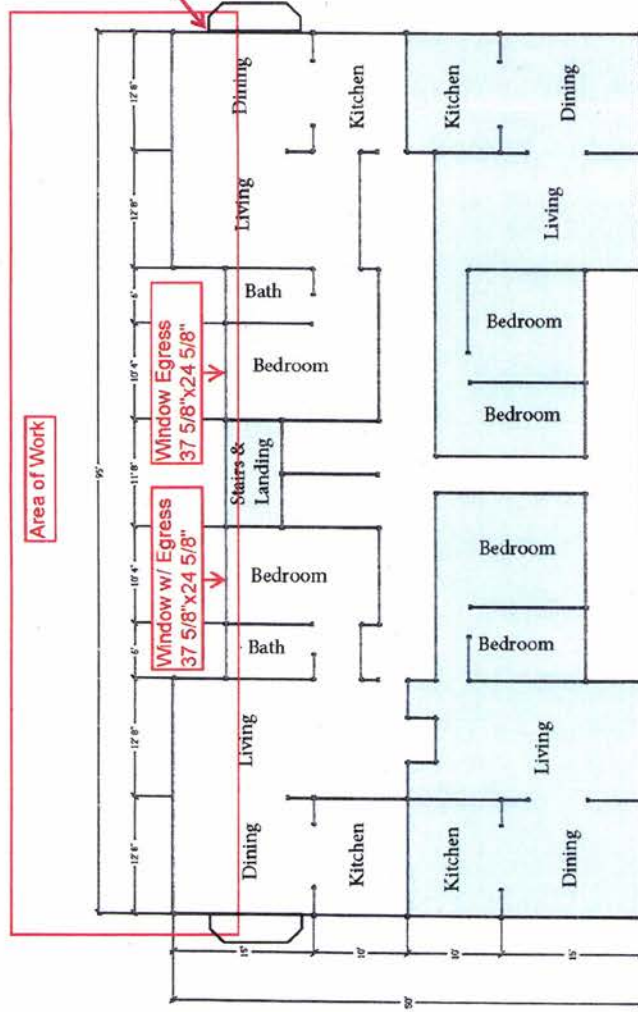
Date: September 10, 2015

Plans By: A Cut Above Construction

LV 15-130790 HR

EXH. H18

Floor Plan



Note: If 5/8" gypsum is required on rear elevation this will change the plane of the rear siding by 5/8". This will require removal & replacement of approximately a 3' wide section of siding on the upper two levels of the West & East elevations. The new 3' wide section will be 5/8" longer to account for the gypsum & terminate into the protruding bays.

Approved
 City of Portland
 Bureau of Development Services
 Planner SD
 Date 9/28/15
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



Sutton Place Condominiums
 1410 NW Everett St.
 Portland, OR 97209

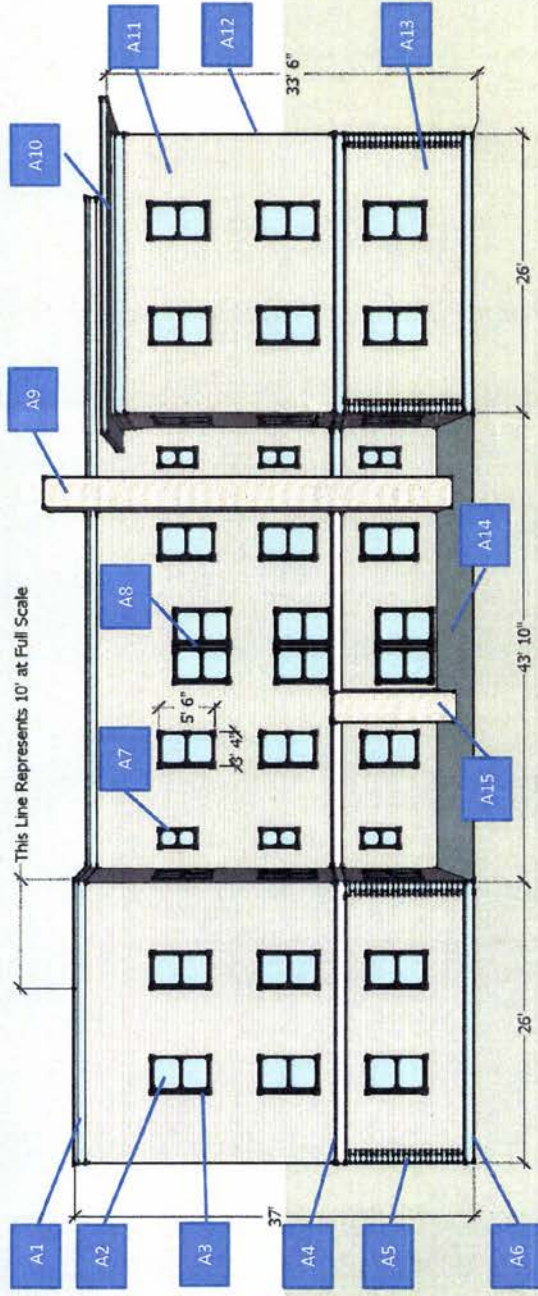
Updated: September 23, 2015

Plans By: A Cut Above Construction

LV 15-13079D HR

EXH. H.19

PROPOSED SOUTH (REAR) ELEVATION



Existing and
Proposed
Architectural
Details

Approved
City of Portland
Bureau of Development Services
Planner [Signature]
Date 7/28/15
*This approval applies only to the
review requested and is subject to all
conditions of approval.
Additional zoning requirements may apply.

Sutton Place Condominiums
1410 NW Everett St.
Portland, OR 97209

Date: September 10, 2015

Plans By: A Cut Above Construction

LU 15-130790 HR

EXH. H.21