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

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FINAL FINDINGS AND DECISION BY THE LANDMARKS COMMISSION RENDERED ON November 22, 2021

CASE FILE NUMBER: LU 21-033674 HR
PC # 20-153737
King's Hill Condominium Cladding Replacement

BUREAU OF DEVELOPMENT SERVICES STAFF: Megan Sita Walker 503-865-6515 / MeganSita.Walker@portlandoregon.gov

The Historic Landmarks Commission has **approved** a proposal in your neighborhood. This document is only a summary of the decision. 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.

GENERAL INFORMATION

Applicant: James Riley | Certa Building Solutions
1510 SE 44th Ave #102
Portland, OR 97215
(206) 399-8335

Owner's Representative: Pieter Vermeulen | King's Hill Condominium Owner's Association
731 SW King Ave #14
Portland, OR 97205

Owner: Association of Unit Owners of Kings Hill Condominiums
731 SW King Ave #14
Portland, OR 97205

Site Address: 731 SW KING AVE

Legal Description: GENERAL COMMON ELEMENTS, KINGS HILL CONDOMINIUMS
Tax Account No.: R452400010
State ID No.: 1N1E33CD 70000
Quarter Section: 3027

Neighborhood: Goose Hollow, contact Jerry Powell or Scott Schaffer at planning@goosehollow.org.
Business District: Goose Hollow Business Association, contact Angela Crawford at 503-223-6376 & Stadium Business District, contact Tina Wyszynski at tina@stadiumdistrictpdx.biz
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: None
Other Designations: Contributing resource in the King's Hill Historic District

Zoning: RM4d – Residential Multi-Dwelling 4 with Design and Historic Resource Protection Overlays

Case Type: HR – Historic Resource Review
Procedure: Type III, with a public hearing before the Landmarks Commission. The decision of the Landmarks Commission can be appealed to City Council.

Proposal:
Type III Historic Resource Review for alterations to a 4-story multi-dwelling building, the Elizabeth Spencer Apartment also known as the King's Hill Condominiums, at the northwest corner of SW King Avenue and SW Yamhill Street. The property is listed as a contributing resource in the King's Hill Historic District. The resource, constructed in 1907, consists of a bearing brick foundation and first floor with levels 2-4 consisting of wood-frame with stucco cladding. The proposed alterations include the wholesale replacement of the existing stucco cladding on all exterior elevations to be replaced with a new plywood shear wall beneath a new rainscreen stucco system. The proposal also includes the refurbishment of all existing/ original single-hung wood windows to be repaired, reglazed and reinstalled with new weather stripping and flashing, the replacement of the wood belt course detailing, wood trim, and new gutters.

Note: The scope of work also includes new roofing with an architectural shingle which is considered exempt from review per Portland Zoning Code, 33.445.320.B.7.

Historic Resource Review is required for non-exempt exterior alterations in a Historic District. A Type III procedure is required because the proposed project valuation exceeds the value of $481,300 (See Portland Zoning Code, Chapter 33.846, Table 846-3).

Approval Criteria:
In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- *King's Hill Historic District Design Guidelines*

ANALYSIS

Site and Vicinity: The 6,700 SF site is located at the northwest corner of the intersection of SW Yamhill and SW King at the northern edge of the Kings Hill Historic District, just south of the Central City Plan District boundary along W Burnside. The existing 21,280 SF building on the site is a primary contributing resource in the district. The structure faces east on SW King and consists of a 4-story Craftsman Style apartment building built in 1907. The foundation and first floor consist of brick and the upper floors are wood frame with stucco. The low-pitched hipped roofs have wide overhanging eaves with exposed brackets. There are hipped roof dormers with exposed brackets and single-pane wood double hung windows. The central entrance is recessed within the "U" shape of the resource. Windows of the ground floor consist of a segmental arch with single-pane double hung wood sash. A wood belt course separates the ground floor from the upper floors. The projecting wings of the third and fourth floor consist of paired single-pane windows, flanked by single-pane windows. On the fourth floor, the central paired windows are recessed behind a balcony of wrought iron, supported by curvilinear wrought iron brackets. The balcony is flanked by single-pane, double hung wood sash windows. The Spencer Apartments are one of only two multi-family dwellings in the King's Hill Historic District in the Craftsman style. The nomination notes that the building has the style's characteristic hipped roof, and wide overhanging eaves with exposed rafter tails. The remainder

of the exterior is nearly devoid of detailing and clad in stucco. This simplicity of the style corresponds to the turn of the century reformist ideals emphasizing utility, affordability, and honesty in construction.

The King's Hill Historic District, within which the subject property is located, contains a significant concentration of historic upper middle-class houses and apartment buildings from the period 1882 to 1942. The majority of the contributing resources in the district were built during the great upswing in population and construction following the successful Lewis & Clark Exposition of 1905.

As the name King's Hill implies, topography plays a significant role in the character of this neighborhood. Because of the relatively steep grade of the land, buildable lots had to be created by terracing, which resulted in historic retaining walls along many street frontages.

Zoning: The RM4 zone is a high density, urban-scale multi-dwelling zone applied near the Central City, and in town centers, station areas, and along civic corridors that are served by frequent transit and are close to commercial services. It is intended to be an intensely urban zone with a high percentage of building coverage and a strong building orientation to the pedestrian environment of streets, with buildings located close to sidewalks with little or no front setback. This is a mid-rise to high-rise zone with buildings of up to seven or more stories. The Design overlay zone is applied to this zone.

The "d" overlay promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to existing development are subject to design review. This is achieved through the creation of design districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review. In addition, design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

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.

Land Use History: City records indicate that prior land use reviews include:
EA 20-153737 PC: Pre-Application Conference submitted for the subject proposal.

Agency Review: A "Notice of proposal in Your Neighborhood" was mailed **November 1, 2021**.

The following Bureaus have responded with comments expressing no issues or concerns with the approval of the proposal.

1. Bureau of Environmental Services (See Exhibit E-1)
2. Bureau of Transportation Engineering (See Exhibit E-2)
3. Fire Bureau (See Exhibit E-3)
4. Site Development (See Exhibit E-4)

The following Bureaus have responded with comments expressing concerns with the approval of the proposal.

5. Urban Forestry. See Exhibit E-5. Urban Forestry responded stating that they do not yet recommend approval of the proposed alterations as additional information is needed to ensure the protection of existing street trees.

   Staff is recommending Condition of Approval 'D' stating that assuming adequate information to address the stated concerns is provided prior to the hearing on November 22, 2021, the approval criteria are met (see findings below for additional information).

Note: Staff has not yet received comments from the Life Safety Division of BDS.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **November 1, 2021**.
One written response has been received from either the Neighborhood Association or notified property owners in response to the proposal.

1. Bill Leslie, an owner of one of the units wrote in on October 29, 2021 requesting additional information regarding the proposal and findings relative to the approval criteria. See Exhibit F-1 for more information on the comments received and Staff's response.
2. Lawrence Cwik, an owner of one of the units wrote in on November 17, 2021 noting concerns with the proposed scope of work. See Exhibit F-2 for more information.

   Staff Response: Staff ensured all comments were provided to Commissioners for review prior to the hearing. Staff replied to Mr. Cwik to clarify that window replacement was no longer part of the proposed scope of work and that the original wood windows are proposed to be repaired and retained. Staff also noted shared concerns with the original proposal to replace all windows, and in response to staff concerns the applicant submitted revised drawings showing that all windows are proposed to be repaired and retained with new glazing and weatherstripping. At the hearing Commissioners asked the applicant to further describe the investigation methods used that led to the recommendation of wholesale cladding replacement rather than additional patching. The Commissioners noted that based on the types of failures seen that they agree that whole sale replacement of the cladding is necessary in this case.

Procedural History:

- The proposal had Pre-Application Conference (EA 20-153737 PC), dated August 26, 2020.
- The Land Use Review application was submitted on April 6, 2021.
- Staff issued an Incomplete letter on May 5, 2021 and a 180-day Notice Memo on September 27, 2021.
- The applicant requested that the case be deemed complete on October 1, 2021.
- A hearing was scheduled for November 22, 2021, 52 days after being deemed complete.
- First Land Use Hearing with the Design Commission was held on November 22, 2021 where the Historic Landmarks Commission unanimously approved the proposal.

ZONING CODE APPROVAL CRITERIA

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 King's Hill Historic District and the proposal is for a non-exempt treatment. Therefore Historic Resource Review approval is required. The approval criteria are the *King's Hill Historic District Guidelines*.

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

King's Hill Historic District Guidelines

A1. Historic Character. Retain and preserve the diverse historic character of the King's Hill Historic District.
A2. Architectural Styles. Maintain the architectural integrity of historic building façades. Respect the essential forms and styles of the historic buildings in the district.
A3. Historic Material, Features, and Color. During exterior rehabilitation, protect, maintain, and preserve historic materials, color, and architectural features.
D1. Exterior Alterations. Exterior alterations should complement the resource's massing, size, scale, and architectural features.
D5. Building Context and Composition. In new construction, complement the characteristics of the site and architectural features of contextual building by borrowing from, and building on, the design vocabulary of the district's historic buildings. When adding to or altering the exterior of existing development, respect the character of the original structure as well as adjacent structures.
D8. Exterior Materials and Features. Retain or restore original exterior finishing materials. Use materials and design features that promote permanence, quality, and visual interest. Use materials and design features that are consistent with the building's style and with the existing vocabulary of the historic district.
D9. Window Features. Retain and preserve window features that are important in defining the building's historic character. Replace, in kind, extensively deteriorated or missing parts of the window casement when surviving prototypes exist. When in-kind replacement is not practical, replace with elements that recreate the window's historic character.
D10. Roof Features. Design roof features to be compatible with the detailing, scale, and pitch of historic roofs, consistent with the respective building's style. Retain and preserve roof features that are important in defining the building's historic character. Replace, in kind, extensively deteriorated or missing parts of the roof and/or roof line when surviving prototypes exist. When in-kind replacement is not practical, replace with elements that recreate the roof's historic character.

Findings for A1, A2, A3, D1, D5, D8, D9, and D10: The proposal addresses the above-mentioned guidelines in the following ways:

- The proposal includes alterations to the existing, 4-story multi-dwelling building, the Elizabeth Spencer Apartment also known as the King's Hill Condominiums, a primary contributing resource in the King's Hill Historic District. The proposed alterations include the wholesale replacement of the existing stucco cladding on all exterior elevations to be replaced with a new plywood shear wall beneath a new rainscreen stucco system consisting of a traditional 3-coat stucco over a drainage layer. The proposal also includes the refurbishment of all existing/ original single-hung wood windows to be repaired, reglazed and reinstalled with new weather stripping and flashing, the replacement of the wood belt course detailing, wood trim, and new gutters.
- As noted in the narrative provided by the applicant (Exhibit A-3) and seen in the pictures associated with the assessment of the existing cladding system, the existing/ original cladding system has been repaired multiple times and is at the end of its service life. The applicant notes that existing failures of the existing/ original cladding include cracking that has resulted in water intrusion, corrosion and deteriorations of the metal lath and metal anchors supporting the stucco

assembly, and failure of the stucco matrix itself. A visual summary of the applicant's assessment of damage to the cladding system labeled, "Existing Damage Evaluation", can be found for each elevation on sheets C-10 through C-13. Seeing as the observed system failures are not localized to limited areas, the applicant asserts that a holistic replacement is needed to address the issues and protect the structure of the resource. The intent of the proposal is to retain and repair salvageable historic material (such as the existing wood windows and casings) and to replace the stucco cladding with a new rainscreen stucco cladding to match the historic condition as closely as possible.

- The proposed cladding replacement is proposed to maintain the same 2-7/8" thickness of the existing cladding system which is critical to ensure that the proposal retains the integrity of the relationship between the existing/ original cladding to be replaced and the existing/ original architectural features and details to remain in place such as existing wood windows and casings. Existing wood trim at the transition between the brick and the stucco cladding at level 1 and the existing wood band at level 4 are proposed to be removed and a wood replacement reinstalled with proper flashing.
- As mentioned above, the current proposal calls for the removal of the existing/historic stucco cladding to be replaced with an entirely new stucco system wrapping the exterior of the building. While new stucco systems are a common method of cladding today, the presence of expansion joints in these systems are distinctly different from traditional stucco application.
- In order to address concerns with a visibility of expansion joints, necessary in the proposed rainscreen stucco system, that are not present in the existing/ historic condition, the applicant team has proposed that vertical expansion joints be concealed by a scrim coat of stucco applied over the expansion joint. Additionally, all vertical expansion joints will be located aligned with window jambs and will be concealed (see Elevations on Exhibits C-15 through C-20 and the section detail on Exhibit C-26 showing the expansion joint). The proposal will need one horizontal expansion joint which is proposed to be located at Level 4 so that it can be concealed behind the wood banding that occurs on the North, South, and East Elevations. The proposed conditions adequately conceal the expansion joints within the fields of new stucco cladding and ensures that the proposed new stucco cladding is both compatible with the resource and differentiated through the means of contemporary materials and construction.
- The horizontal expansion joint is proposed to be visible on the West (rear) Elevation (shown on Exhibits C-19 and C-27) as wood banding does not occur on this elevation. Condition of Approval 'C' that the limited through-wall metal flashing be a minimum thickness of 22-gauge and be painted to match the cladding system, in order to minimize the visibility of this element on the rear façade. Additionally, this condition is also added to ensure the visibility of flashing added at window casings and trim is limited and the flashing is an adequate thickness to not detract from the detailing of the resource.
- Seeing as the proposed stucco cladding consists of a traditional 3-coat stucco system over a drainage layer, the applicant has affirmed that the proposal includes the replication of the heavily textured painted stucco surface of the original stucco which has a tall field texture.
- While the exterior stucco work is designed to defer to the historic condition to ensure compatibility with the resource, the proposed cladding will utilize new materials and will therefore be differentiated from the original/ historic construction through the use of contemporary materials and construction methods.
- Windows are proposed to be rehabilitated by retaining and repairing existing/ original wood sashes, and installing new dual-pane glazing and weather

stripping.

- Historic features such as fire escapes, support brackets, corbels and railings will be reinstalled as they are in good condition. Where these systems and components interface with the new cladding, detailing will be done so as to limit the amount of modification needed for reinstallation while significantly improving the ability of the connections to shed water, increasing the durability of the new cladding system.
- The proposal preserves the historic character of the resource and the District and achieves a coherent composition that builds on the characteristics of historic buildings in the immediate area by incorporating quality detailing. The proposal retains the expressed integrity of a simplified well-detailed stucco cladding that defers to the historic condition add retains the historic wood windows, eaves, and decorative brackets.
- The proposal utilizes high quality materials and building techniques to maximize compatibility with the resource and the District and is designed to ensure the longevity of the resource.
- Given the documentation provided, showing that wholesale replacement of the cladding is necessary, the subject proposal is a long-term solution that would ensure the continued life of the resource. The proposal achieves the desired outcome of addressing cladding system failures and water intrusion issues, while maintaining the historic aesthetic of the resource and adequately responding to approval criteria.

With Condition of Approval 'C' that all unbacked metal flashing including, but not limited to, through-wall flashing and flashing at casings shall be 22-gauge metal or thicker and have a baked on or prefinished coating to match the cladding or the wood trim where applicable, these guidelines are met.

A5. Historic Change to Buildings. Alterations may take on historical significance over time. Preserve those portions or features of a building that define its historical, cultural, or architectural value.

Findings: No alterations to the building have taken on historical significance over time. *Therefore, this guideline is not applicable.*

P1. Stopping and Viewing Places. Place buildings to provide stopping and viewing places that contribute to the district's historic character.
P2. Embellish the Different Levels of Buildings. Embellish the different levels of a building that are visible from the streets or public open spaces. Enhance the pedestrian network by forming visual connections from buildings to adjacent streets. Incorporate building equipment, mechanical exhaust systems, and/or service areas in a manner that does not detract from the pedestrian environment.

Findings for P1 and P2: The proposal will maintain the existing stopping and viewing places, such as the recessed entry courtyard, that contribute to the district's historic character. Street trees are elements of the district that help to embellish the street level of the resource and will be protected.

These guidelines are met.

A4. Gateways. Strengthen the transitional role of the neighborhood's gateways.
D2. New Construction. Use siting, mass, scale, proportion, color, and material to achieve a coherent composition that adds to or builds on the characteristics of historic buildings in the immediate vicinity and the character of the King's Hill Historic District as a whole.

D3. Differentiate New Construction. For development including new buildings and building additions, differentiate new construction from the historic structures while respecting primary site characteristics such as mass, size, scale, and setback.
P3. Landscaping of Off-Street Parking Lots. Incorporate landscaping as an integral element of design in and around surface parking lots. Use landscaping to enhance the site and unity it with adjacent sites. Define surface lots by creating clear edges.

> **Findings for A4, D2, D3 and P3:** The proposal includes exterior alterations to an existing contributing resource with no building additions proposed. The subject site is also not located at a mapped gateway location and does not including any existing or proposed on-site parking.
>
> *Therefore, these guidelines are not applicable.*

D4. Integrate Barrier-Free Design. Retrofit buildings or sites to improve accessibility for persons with disabilities using design solutions that preserve the architectural integrity of the historic resource. Such retrofits should utilize proportion and materials compatible with the historic building. Design exterior alterations and new construction to minimize material loss and visual change to a historic building while ensuring equal access, to the extent practicable.
D6. Site and Landscape Characteristics. Site new construction to respect and complement historic development patterns in the King's Hill Historic District. Incorporate landscaping as a design element that integrates with the built and natural environment. When incorporating lighting, integrate it with mature plantings, landscaping, parking area, and special district features.
D7. Elevated Lots, Fences, and Retaining Walls. Use changing grades and site elevation as design elements. Site new buildings and make site modifications in a way that reinforces the existing pattern present in surrounding historic buildings and the topography. Maintain existing garden walls at or near the property line. Replace retaining walls where they previously existed.
D11. Main Entrances. Main entrances, including doors, porches, and balconies, should be prominent features, compatible with the detailing, style, and quality of historic main entrance features of nearby buildings. Retain and preserve main entrance features that are important in defining the building's historic character. Replace, in kind, extensively deteriorated or missing parts of the main entrance when surviving prototypes exist. When in-kind replacement is not practical, replace with elements that recreate the historic character of the main entrance.

> **Findings for D4, D6, D7, and D11:** The proposal includes no changes to the existing entry sequence of the resource. The proposal also does not include alterations to retaining walls, or to established existing landscaping which will be protected during construction.
>
> The proposed cladding replacement is proposed to maintain the same 2-7/8" thickness of the existing cladding system to ensure that the proposal retains the existing proportions and relationship to cladding at casings to remain around the entry and at windows. are proposed by this project that will revise the existing buildings compliance with this guideline. As such, the proposal will maintain and rehabilitate existing architectural features.
>
> *Therefore, these guidelines are met.*

D12. Parking Areas and Garages. Design surface parking to be consistent with the design of the building it serves. Modify historic parking structures to be compatible with the accompanying building by retaining their defining architectural characteristics. Where possible, share parking areas to reduce disruption of the historic sidewalk landscape pattern.

Findings: The property does not have on-site parking and no on-site parking is proposed. *Therefore, this guideline is not applicable.*

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 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 recommended Conditions of Approval, this proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

LANDMARKS COMMISSION DECISION

It is the decision of the Landmarks Commission to approve Historic Design Review for exterior alterations to a primary contributing resource in the King's Hill Historic District, to include the following:

- Wholesale replacement of the existing stucco cladding on all exterior elevations to be replaced with a new plywood shear wall beneath a new rainscreen stucco system consisting of a 3-coat stucco over a drainage plane with stucco texture to match existing condition.
- Refurbishment of all existing/ original single-hung wood windows to be repaired, reglazed and reinstalled with new weather stripping and flashing; and
- Replacement of the wood belt course detailing, wood trim, and new gutters.

Approvals per Exhibits C-1 through C-2 and C-10 through C-28, signed, stamped, and dated November 22, 2021, subject to the following conditions:

A. As part of the building permit application submittal, the following development-related conditions (B – D) 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 21-033674 HR. All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."

B. 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.

C. All unbacked metal flashing including, but not limited to, through-wall flashing and flashing at casings shall be 22-gauge metal or thicker and have a baked on or prefinished coating to match the cladding or the wood trim where applicable

D. No field changes allowed.

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By: _____
Kristen Minor, Landmarks Commission Chair

Application Filed: April 6, 2021
Decision Filed: November 23, 2021
Decision Rendered: November 22, 2021
Decision Mailed: December 9, 2021

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 April 6, 2021, and was determined to be complete on October 1, 2021.

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 April 6, 2021.

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 did not waive or extend the 120-day review period. Unless extended by the applicant, the **120 days expire on: January 29, 2022.**

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. This report is the final decision of the Landmarks Commission with input from other City and public agencies.

Conditions of Approval. This approval 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 unless appealed to City Council, who will hold a public hearing. Appeals must be filed by 4:30 pm on December 23, 2021. The appeal application form can be accessed at https://www.portlandoregon.gov/bds/45477. **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**.**

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.

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 City Council is final; any further appeal is to the Oregon Land Use Board of Appeals (LUBA).

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 City Council on that issue. Also, if you do not raise an issue with enough specificity to give City Council an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Who can appeal: You may appeal the decision only if you have written a letter which was received before the close of the record at the hearing or if you testified at the hearing, or if you are the property owner or applicant. Appeals must be filed within 14 days of the decision**. An appeal fee of $5,513 will be charged (one-half of the application fee for this case).**

Neighborhood associations may qualify for a waiver of the appeal fee. Additional information on how to file and the deadline for filing an appeal will be included with the decision. Assistance in filing the appeal and information on fee waivers are available from the Bureau of Development Services in the Development Services Center, 1900 SW Fourth Ave., First Floor. Fee waivers for neighborhood associations require a vote of the authorized body of your association. Please see appeal form for additional information.

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 on or after **December 27, 2021** 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 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.

Megan Sita Walker
November 29, 2021

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).

EXHIBITS – NOT ATTACHED UNLESS INICATED

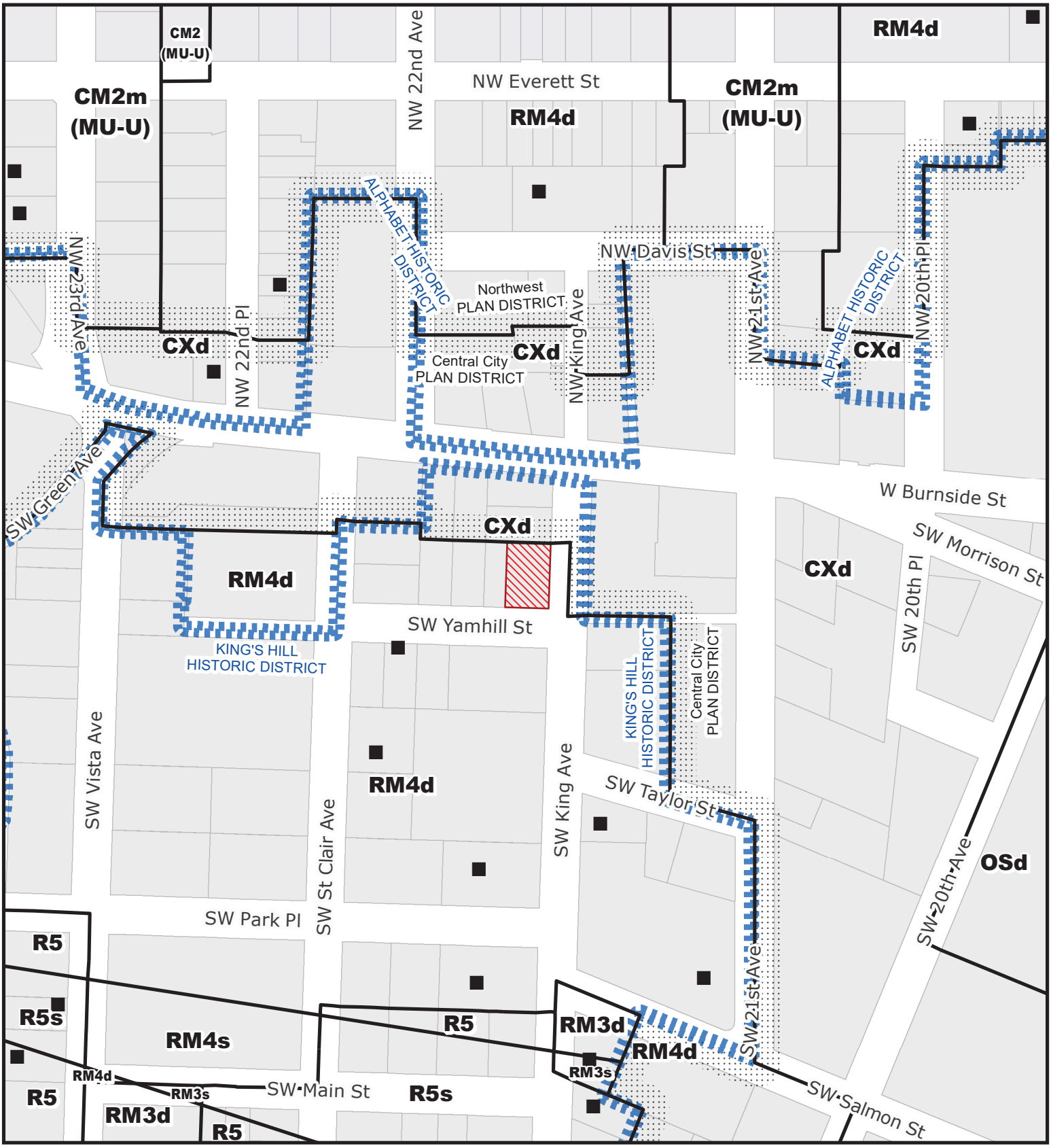
A. Applicant's Statement
   1. Original Project Description and Narrative
   2. Original Drawing Packet
   3. Response to Incomplete Letter, Updated Narrative – October 1, 2021
   4. Response to Incomplete Letter, Updated Drawing Packet – October 1, 2021
   5. Updated Drawing Packet, Final Hearing 1 Packet – November 2, 2021
B. Zoning Map (attached)
C. Plans & Drawings
   1. Cover
   2. Site Plan & Vicinity Plan (attached)
   3. Zoning Context – Not Used
   4. Narrative – Not Used
   5. Photo w/ Call Outs – Not Used
   6. Photo w/ Call Outs – Not Used
   7. Photo w/ Call Outs – Not Used
   8. Photo w/ Call Outs – Not Used
   9. Photo w/ Call Outs – Not Used
   10. Existing Damage Evaluation – East
   11. Existing Damage Evaluation – South
   12. Existing Damage Evaluation – West
   13. Existing Damage Evaluation – Courtyard
   14. Existing Window Conditions
   15. Proposed East Elevation – B&W (attached)
   16. Proposed East Elevation – Color
   17. Proposed South Elevation – B&W (attached)
   18. Proposed South Elevation – Color
   19. Proposed West Elevation – B&W (attached)
   20. Proposed West Elevation – Color
   21. Detail – Existing and Proposed @ Eave
   22. Detail – Typical wall penetration & Base of Upper Wall Transition
   23. Detail – Existing and Proposed @ Window Head
   24. Detail – Existing and Proposed @ Window Jamb
   25. Detail – Existing and Proposed @ Window Sill
   26. Detail – Proposed Concealed Control Joint
   27. Detail – Proposed Through Wall Horizontal Transition for the West Elevation
   28. Materials
D. Notification information:
   1. Request for response
   2. Posting letter sent to applicant
   3. Notice to be posted
   4. Applicant's statement certifying posting
   5. Mailed notice
   6. Mailing list
E. Agency Responses:

1. Bureau of Environmental Services
2. Bureau of Transportation Engineering
3. Fire Bureau
4. Site Development Section of BDS
5. a. Original Urban Forestry Response
   b. Amended Urban Forestry Response
6. Life Safety

F. Letters:
1. Bill Leslie, wrote in on October 29, 2021 requesting more information.
2. Lawrence Cwik, an owner of one of the units wrote in on November 17, 2021 noting concerns with the proposed scope of work.

G. Other
1. Original LUR Application
2. Pre-Application Conference Summary Notes (EA 20-153737 PC)
3. Incomplete Letter dated May 5, 2021
4. Example Packet Provided with Incomplete Letter
5. 180-day Notice Memo dated September 27, 2021
6. Email correspondence between staff and the applicant
7. Staff report and recommendation to the Historic Landmarks Commission
8. Staff memo to the Historic Landmarks Commission

H. Hearings
1. Staff Presentation, November 22, 2021
2. Applicant Presentation, November 22, 2021
3. Testifier Sheet – Hearing 1
4. Notice of Final Findings and Decision, dated December 7, 2021



ZONING

NORTH

THIS SITE LIES WITHIN THE:
KING'S HILL HISTORIC DISTRICT

Site

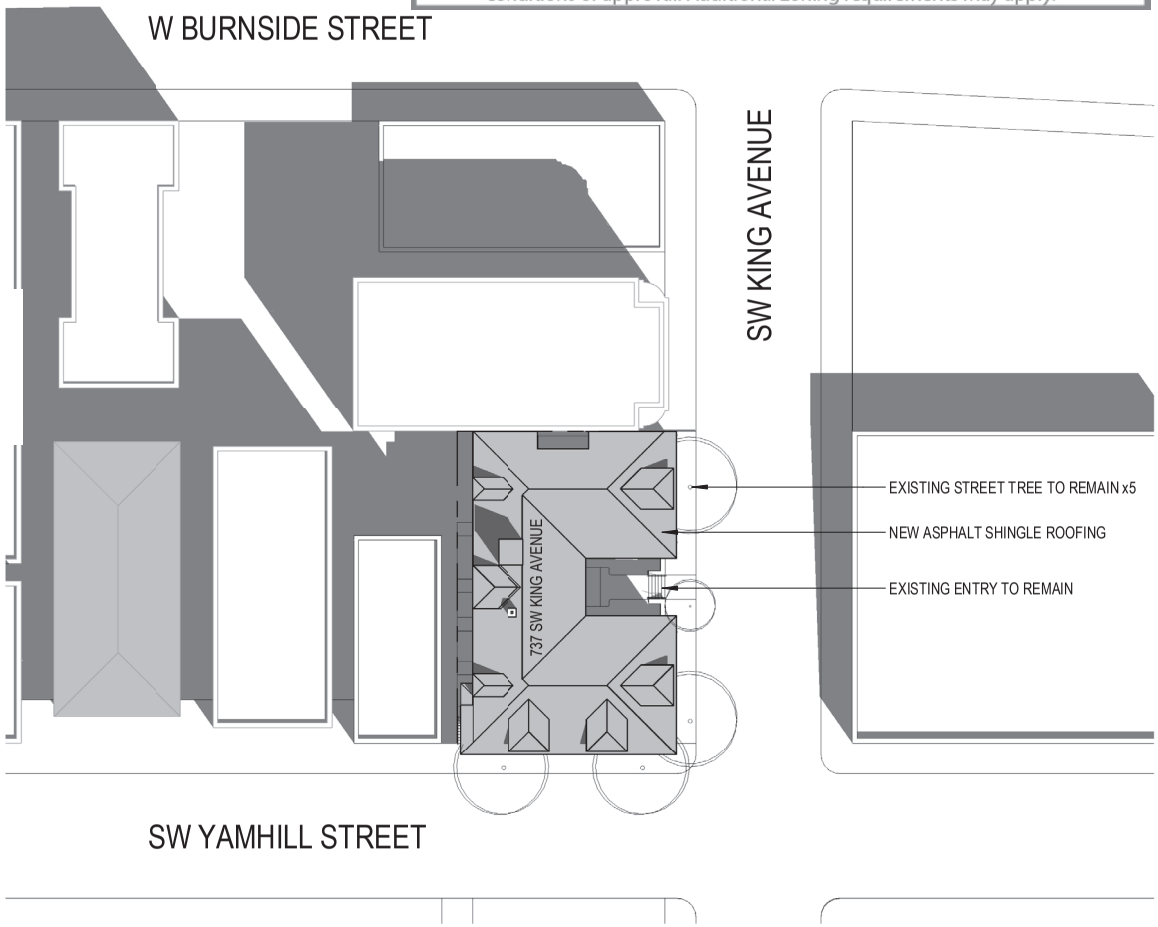
Historic Landmark

File No.	LU 21 - 033674 HR
1/4 Section	3027
Scale	1 inch = 200 feet
State ID	1N1E33CD 70000
Exhibit	B Apr 06, 2021

Approved per Conditions B-D



Approved
City of Portland
Bureau of Development Services
Planner Megan Walker
Date 11-22-2021
*This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



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Approved per Conditions B-D

Approved
City of Portland
Bureau of Development Services
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PROJECT NO.: 19-074 731 SW Kings Street, Portland, Oregon
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KINGS HILL CONDOMINIUM REHABILITATION

DR 20
PROPOSED EAST ELEVATION

LU 21-033674 HR **EXH C-15**

Approved per Conditions B-D

Approved
City of Portland
Bureau of Development Services
Planner Megan Walker
Date 11-22-2021
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KINGS HILL CONDOMINIUM REHABILITATION

DR 22
PROPOSED SOUTH ELEVATION

LU 21-033674 HR **EXH C-17**

Approved per Conditions B-D

Approved
City of Portland
Bureau of Development Services
Planner Megan Walker
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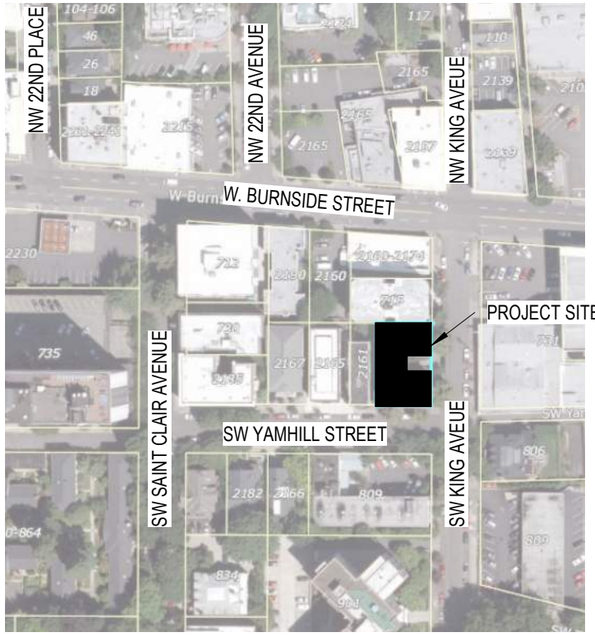
KINGS HILL CONDOMINIUM REHABILITATION

DR 24
PROPOSED WEST ELEVATION

LU 21-033674 HR **EXH C-19**

	A	B	C	D	E	F
1	ENDORSEMENT	INFO1	INFO2	NAME	ADDRESS/IO ADDRESS	CITYSTATEZIP/ADDRESSEE
2	RETURN SERVICE REQUESTED	APPLICANT	CERTA BUILDING	JAMES RILEY	1510 SE 44TH AVE #102	PORTLAND OR 97215
3	RETURN SERVICE REQUESTED	1N1E33CD 70000	OWNER	UNIT OWNERS OF KINGS HILL CONDOS	731 SW KING AVE #14	PORTLAND OR 97205
4	RETURN SERVICE REQUESTED	OWNERS REPRESENTATIVE	PIETER VERMEULEN	KILLS HILL CONDOMINIUM OWNERS	731 SW KING AVE #14	PORTLAND OR 97205
5	RETURN SERVICE REQUESTED		CENTRAL CITY PLAN DISTRICT	CENTRAL CITY CONCERN	232 NW 6TH AVE	PORTLAND OR 97209
6	RETURN SERVICE REQUESTED		NEIGHBORS WEST/NORTHWEST	SIEBER MARK	2257 NW RALEIGH ST	PORTLAND OR 97210
7	RETURN SERVICE REQUESTED		LAND USE CONTACT	NOB HILL BUSINESS ASSOCIATION	25 NW 23RD PL STE 6 PMB 217	PORTLAND OR 97210
8	RETURN SERVICE REQUESTED		NORTHWEST DISTRICT ASSOCIATION	GREG THEISEN	2257 NW RALEIGH ST	PORTLAND OR 97210
9	RETURN SERVICE REQUESTED		STADIUM DISTRICT BUSINESS GROUP	C/O VENTURE PORTLAND	1125 SE MADISON STE 112	PORTLAND OR 97214
10	RETURN SERVICE REQUESTED		LAND USE CONTACT	GOOSE HOLLOW BA	PO BOX 915	PORTLAND OR 97207
11	RETURN SERVICE REQUESTED		GOOSE HOLLOW FOOTHILLS LEAGUE	JERRY POWELL AND SCOTT SCHAFFER	1926 SW MADISON ST	PORTLAND OR 97205-1718
12	RETURN SERVICE REQUESTED		HILLSIDE NEIGHBORHOOD ASSOCIATION	OLSSON JIM	2257 NW RALEIGH ST	PORTLAND OR 97210
13	RETURN SERVICE REQUESTED		PORTLAND SCHOOL DISTRICT	LAND USE NOTICE CONTACT	501 N DIXON	PORTLAND OR 97227
14	RETURN SERVICE REQUESTED			JUDY PETERS	6916 NE 40TH ST	VANCOUVER WA 98661
15	RETURN SERVICE REQUESTED			KARLA MOORE-LOVE (CITY HALL)	1221 SW 4TH AVE #130	PORTLAND OR 97204
16	RETURN SERVICE REQUESTED		LAND USE CONTACT	NW NATURAL GAS	220 NW 2ND AVE 2ND FL	PORTLAND OR 97209
17	RETURN SERVICE REQUESTED		LAND USE CONTACT	PACIFIC POWER & LIGHT	7544 NE 33RD DR	PORTLAND OR 97211
18	RETURN SERVICE REQUESTED		LAND USE CONTACT	PLAN AMENDMENT SPECIALIST	635 CAPITAL ST NE #150	SALEM OR 97301
19	RETURN SERVICE REQUESTED		LAND USE CONTACT	PORT OF PORTLAND PLANNING	PO BOX 3529	PORTLAND OR 97208
20	RETURN SERVICE REQUESTED		LAND USE CONTACT	STATE HISTORIC PRESERVATION OFFICE	725 SUMMER NE #C	SALEM OR 97301
21	RETURN SERVICE REQUESTED		LAND USE CONTACT	TRANSIT DEVELOPMENT	1800 SW FIRST AVE SUITE 300	PORTLAND OR 97201
22				LAND USE CONTACT	PROSPER PORTLAND	129/PROSPER
23				LAND USE CONTACT	ATTN LAND USE CONTACT	128/METRO
24				LAND USE CONTACT	DAWN KRANTZ	B299/R5000
25				LAND USE CONTACT	HEARINGS CLERK	299/3100
26	RETURN SERVICE REQUESTED		21-033674 FFDEC 12-09-2021	CASE FILE SITA WALKER	1900 SW 4TH AVE #5000	PORTLAND OR 97201



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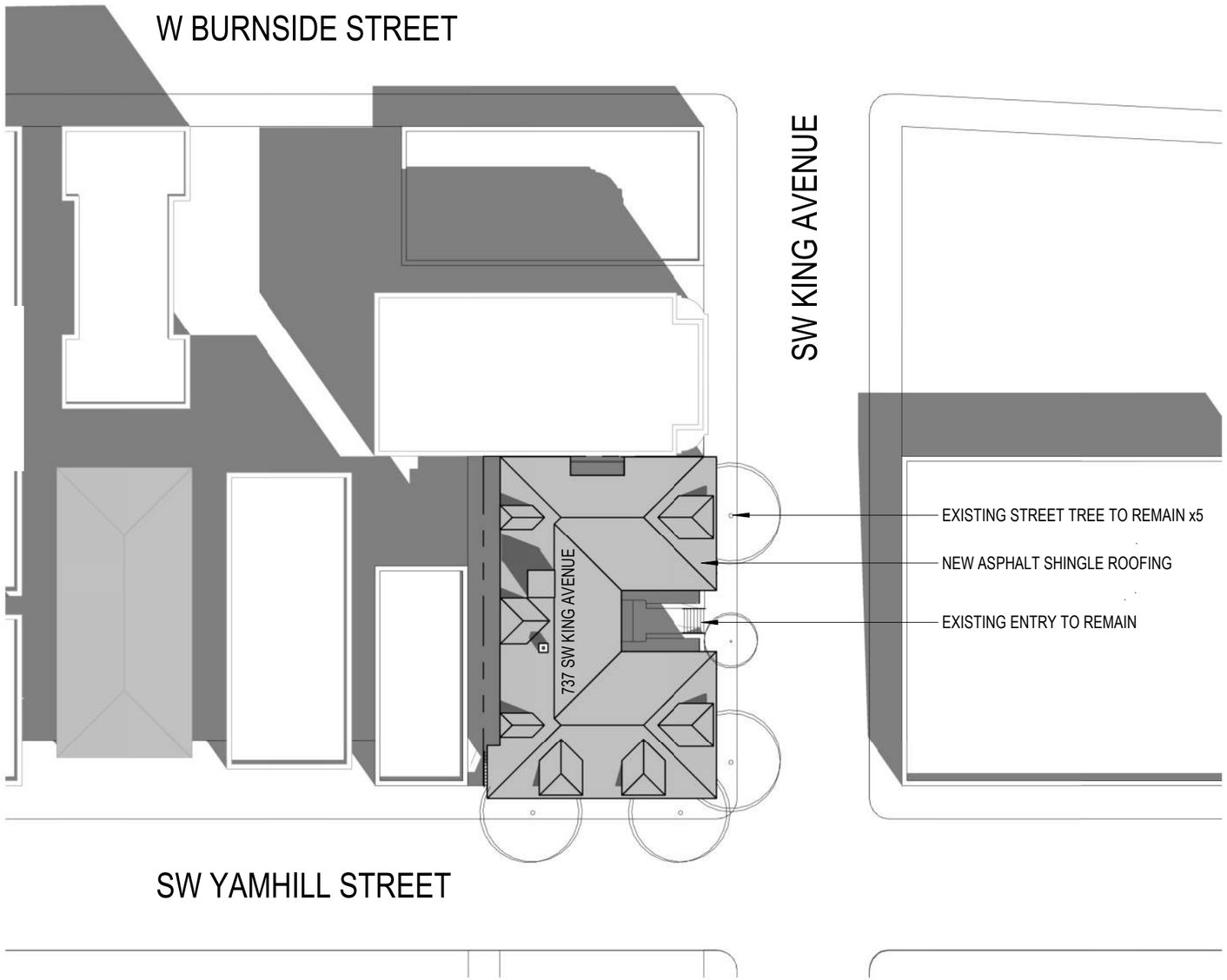

EXISTING CONDITIONS

A. The exterior stucco is failing in numerous locations and water intrusion damage is occurring.
B. Walls are not insulated, requiring significant amounts of energy to be used by the residents to maintain thermal comfort.
C. Exterior trim and decorative elements do not have adequate or proper flashing materials installed, resulting in damaged or rotted materials exposed that contributes to water intrusion damage.
D. Many windows are damaged, do not properly operate, and/or have condensation occurring which is damaging the wood windows themselves and the adjacent interior lath and plaster.
E. Storm windows are used to mitigate energy loss from the building, covering the most detailed architectural elements of the facade and degrading the buildings contribution to feel of the Historic District.
F. Existing roofing is well beyond its useful life. Water intrusion due to shingle blow-off and ice damming is occurring.
G. Rooftop elements added over time are visually inconsistent with the buildings overall historic aesthetic.
H. The existing plumbing piping on the interior is well beyond its useful life with numerous leaks occurring.

PROJECT DESIGN GOALS

1. Rehabilitate the exterior cladding with new exterior cement plaster stucco installed over a drainage plane to improve the weather resistive ability of the stucco cladding. Apply new cement plaster stucco with a texture and finish comparable to the stucco being removed.
2. Restore the existing wood windows, make them operable, and install insulated glazing units to improve the thermal their performance.
3. Integrate the existing windows with new weather resistive underlayments and the stucco cladding to minimize water intrusion risks. Install new flashing materials to meet current code requirements. Use profiles that achieve performance requirements while maintaining the visual consistency of the existing architectural elements.
4. Restore and reuse existing wood trim at windows to the greatest extent practicable. When new materials are needed, replace with trim of the same material of equivalent or better quality.
5. Insulate the exterior walls to improve the thermal performance of the building.
6. Install exterior sheathing to improve the seismic performance of the building.
7. Replace the roofing with a more architecturally appropriate material consistent with the overall aesthetic of the building.
8. Replace failing sheet metal gutters and downspouts with new materials to match profiles removed.
9. Paint the building with colors appropriate to the time period in which the property was constructed.
10. Make all repairs in compliance with the Special Assessment of Historic Property program administered by the State Historic Preservation Office
11. Replace failing internal plumbing waste and supply piping to limit adverse impacts to the residents.





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HISTORIC LANDMARKS - TYPE III DESIGN REVIEW SUBMISSION

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25 MARCH 2021
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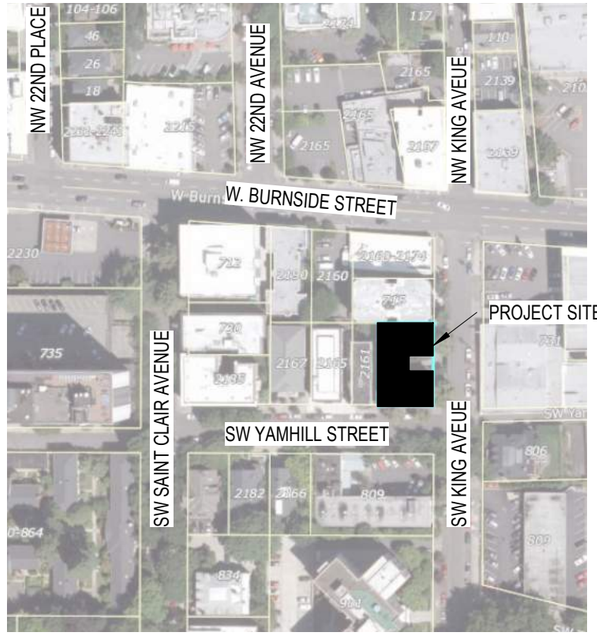
KINGS HILL CONDOMINIUM REHABILITATION

DR 01
COVER

LU 21-033674 HR EXH A-2



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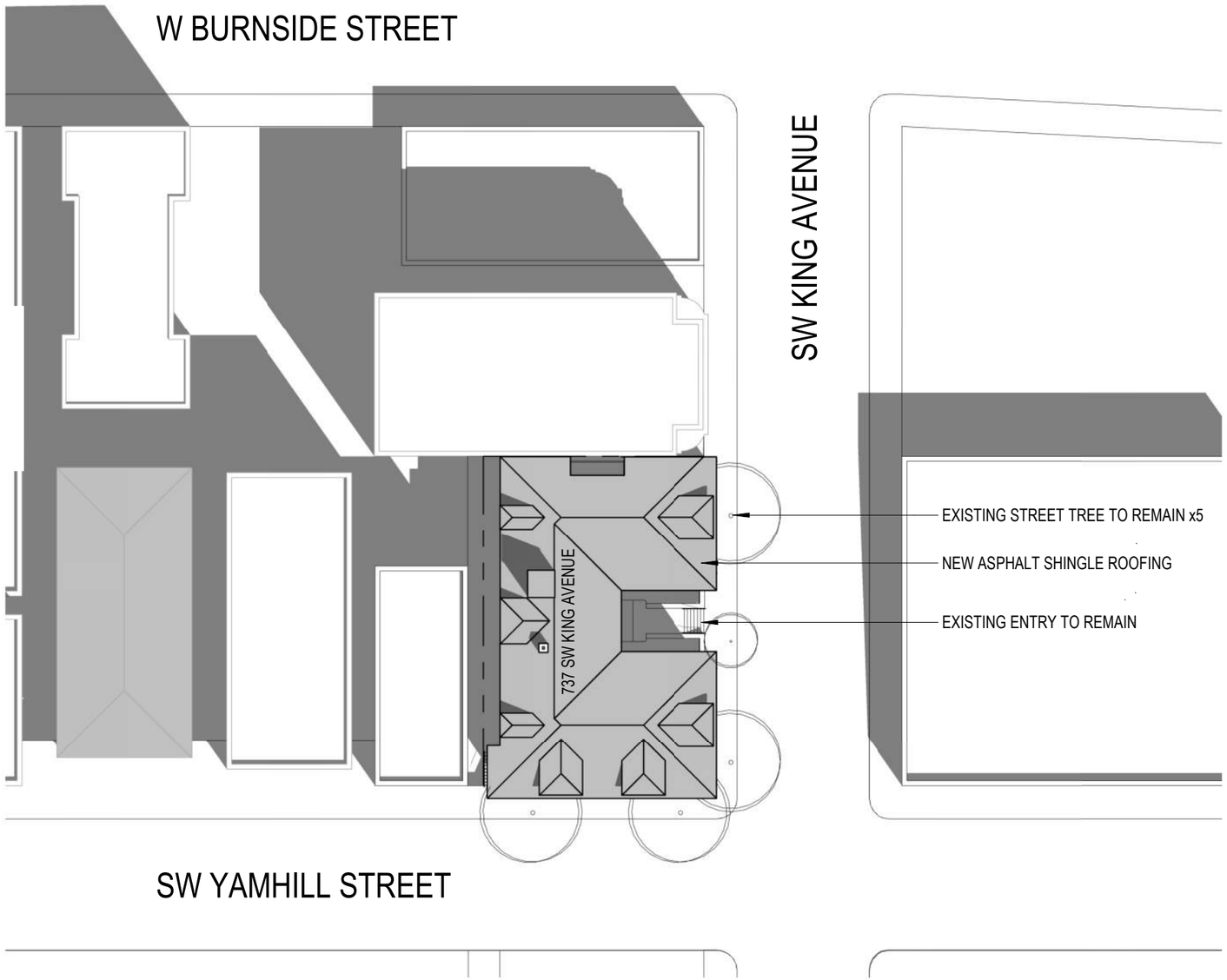

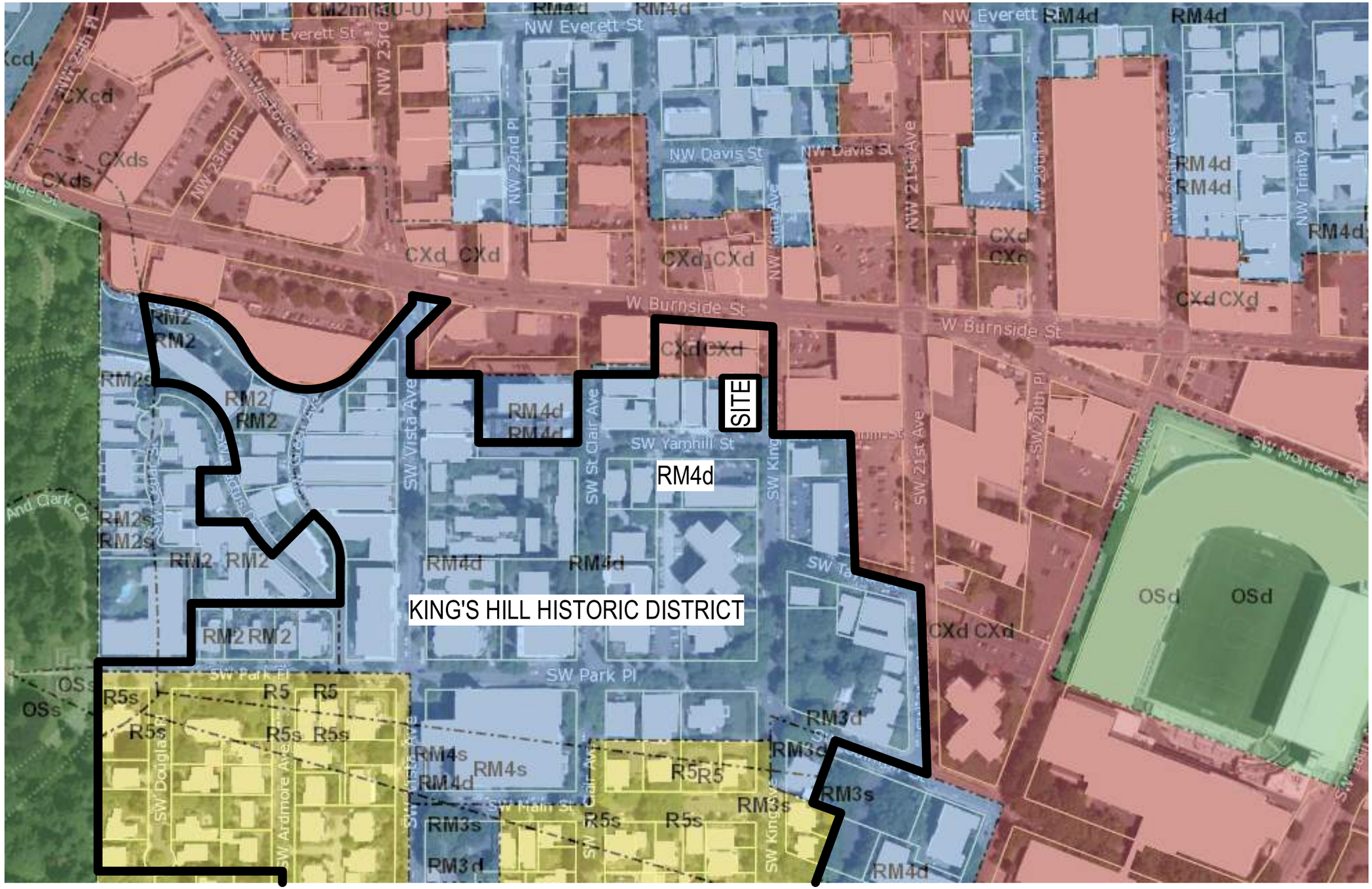

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KINGS HILL CONDOMINIUM REHABILITATION

DR 03
ZONING MAP

LU 21-033674 HR EXH A-2

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- REPLACE GUTTERS
- REPAINT ROOF EAVES. REPAIR DAMAGED MATERIALS WHERE FOUND.
- REMOVE AND REPLACE TRIM BAND
- EXISTING STEEL RAILING TO BE REMOVED, RECOATED AND REINSTALLED
- EXISTING FAILED STUCCO CLADDING REMOVED AND REPLACED WITH NEW 3-COAT STUCCO ASSEMBLY
- DOWNSPOUTS REPLACED WITH NEW ROUND DOWNSPOUTS
- REMOVE TRIM TO FLASH WINDOW. REINSTALL TRIM OVER DRAINAGE PLANE
- FIRE ESCAPE REPAINTED
- WATER TABLE TRIMMER REPLACED
- WINDOWS PREPARED AND REPAINTED
- BRICK MASONRY CLEANED
- CONCRETE BAND, PATCHED

EAST ELEVATION

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KINGS HILL CONDOMINIUM REHABILITATION

DR 05

EXISTING CONDITIONS AND PROPOSED REPAIRS

LU 21-033674 HR EXH A-2



SOUTH AND EAST ELEVATIONS OF EAST COURTYARD

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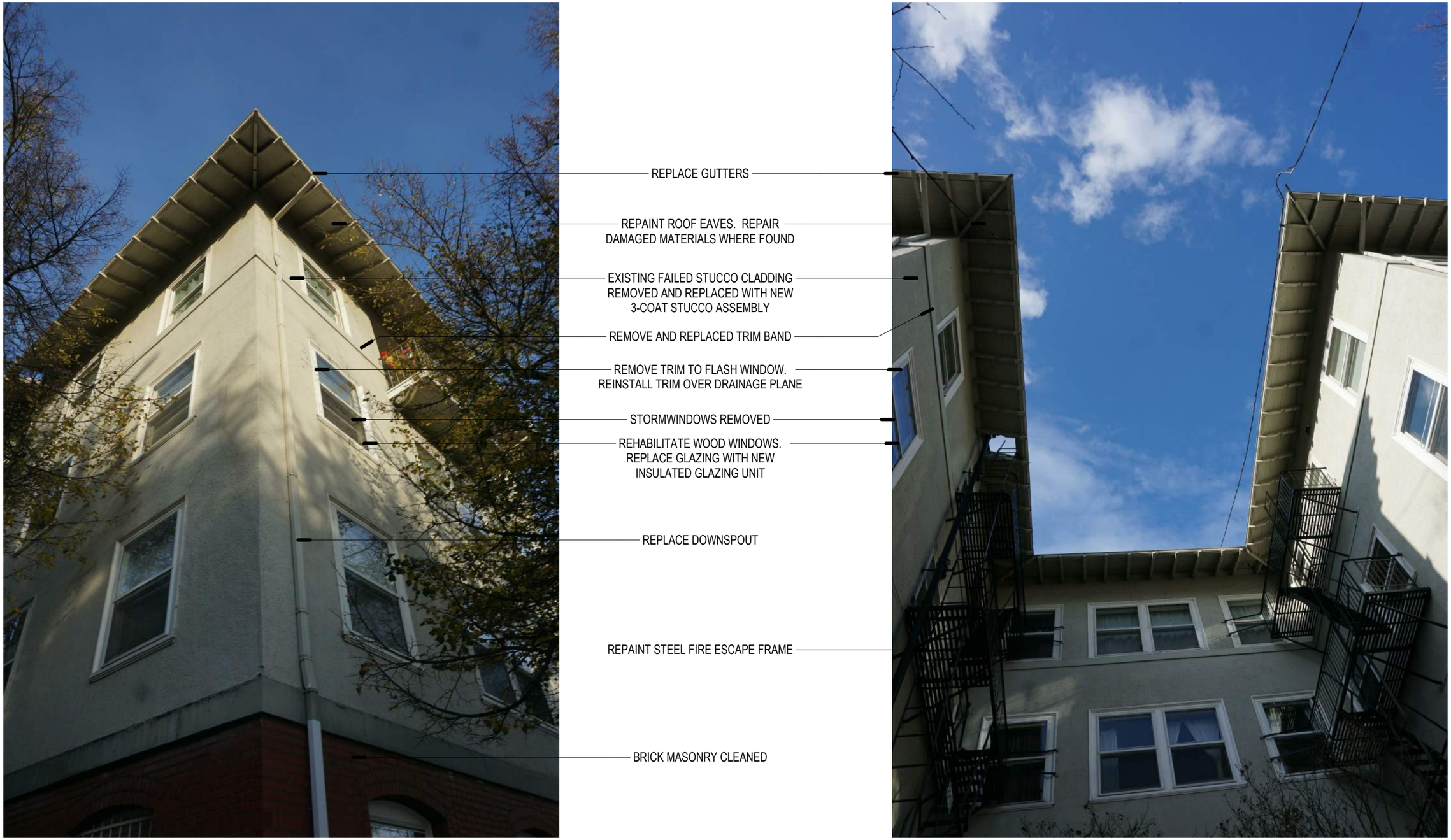
KINGS HILL CONDOMINIUM REHABILITATION

DR 06

EXISTING CONDITIONS AND PROPOSED REPAIRS

LU 21-033674 HR EXH A-2



SOUTH EAST CORNER AND UPPER EAST COURTYARD ELEVATIONS



SOUTH ELEVATION

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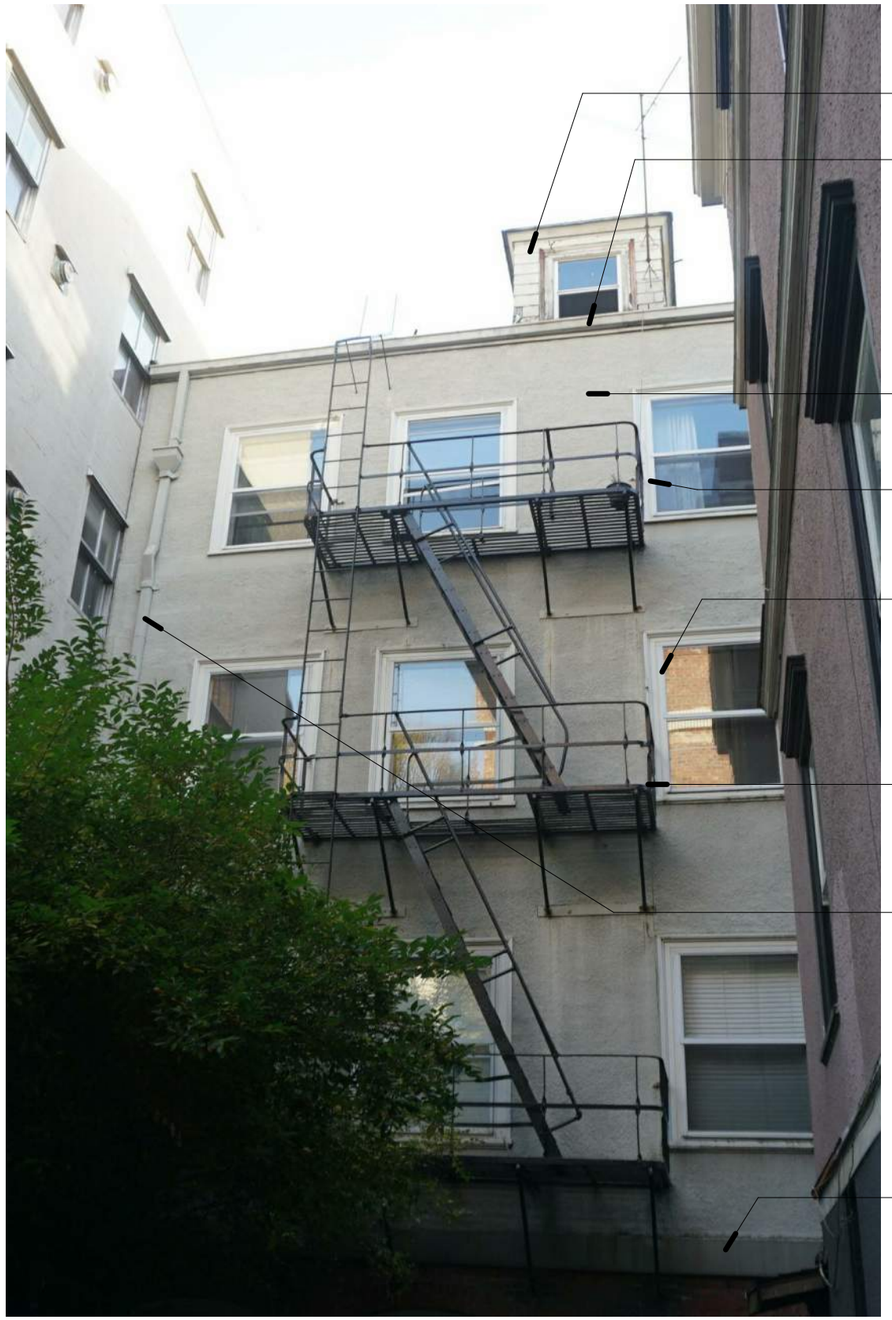
KINGS HILL CONDOMINIUM REHABILITATION

DR 08

EXISTING CONDITIONS AND PROPOSED REPAIRS

LU 21-033674 HR EXH A-2



RECLAD DORMERS WITH FIBER CEMENT LAP SIDING. RESTORE WINDOWS

REPLACE GUTTERS

REPAINT ROOF EAVES. REPAIR DAMAGED MATERIALS WHERE FOUND

REMOVE AND REPLACED TRIM BAND

EXISTING FAILED STUCCO CLADDING REMOVED AND REPLACED WITH NEW 3-COAT STUCCO ASSEMBLY

REMOVE TRIM TO FLASH WINDOW. REINSTALL TRIM OVER DRAINAGE PLANE

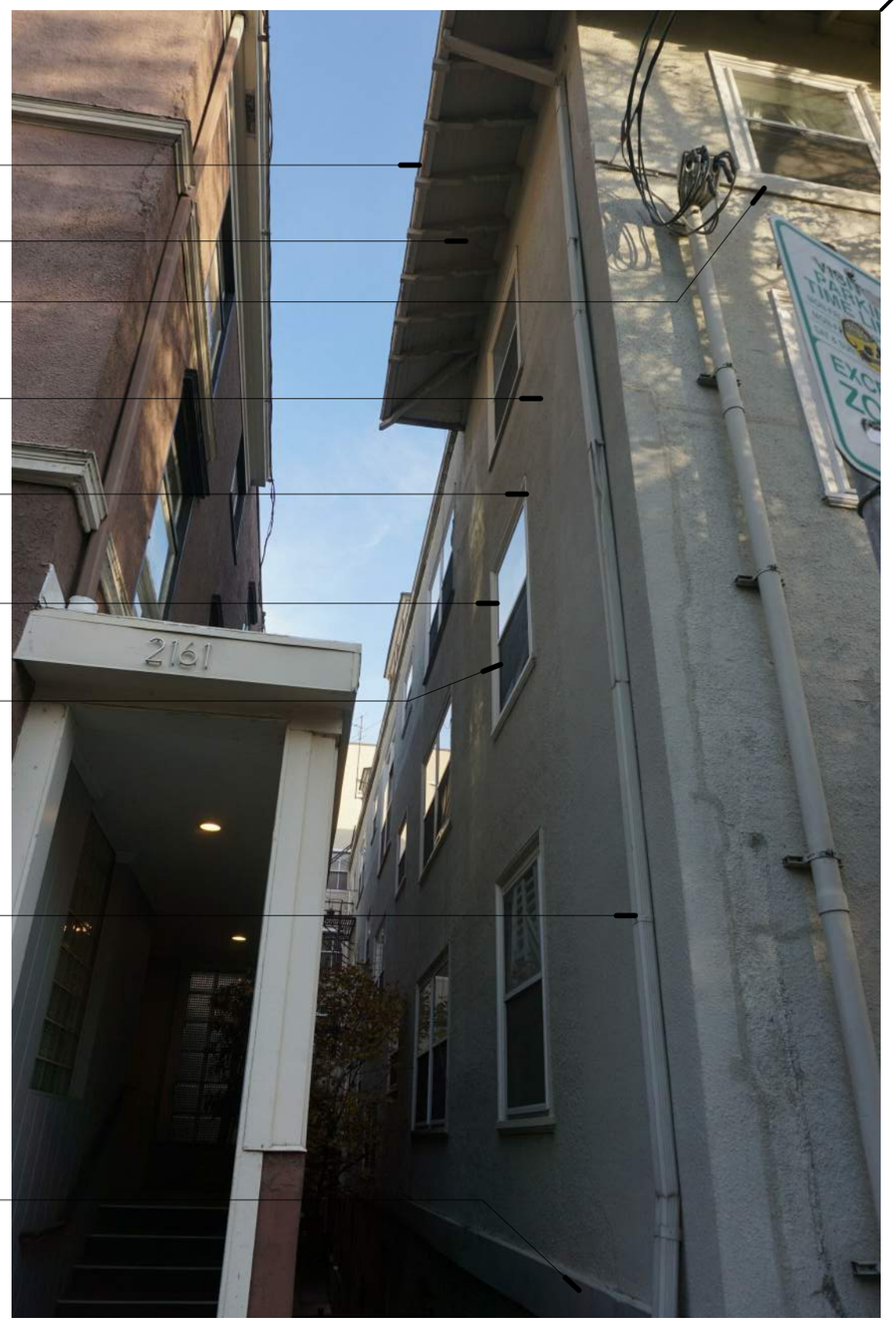
STORMWINDOWS REMOVED

REHABILITATE WOOD WINDOWS. REPLACE GLAZING WITH NEW INSULATED GLAZING UNIT

REPAINT STEEL FIRE ESCAPE FRAME

REPLACE DOWNSPOUT

REMOVE AND REPLACE TRIM BAND



WEST ELEVATION

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KINGS HILL CONDOMINIUM REHABILITATION

DR 09

EXISTING CONDITIONS AND PROPOSED REPAIRS

LU 21-033674 HR EXH A-2



EXAMPLE EXISTING WINDOW



TYPICAL EXISTING WINDOW HEAD CORNER



TYPICAL EXISTING WINDOW SILL CORNER



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KINGS HILL CONDOMINIUM REHABILITATION

DR 20

PROPOSED EAST ELEVATION

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KINGS HILL CONDOMINIUM REHABILITATION

DR 21

PROPOSED EAST ELEVATION - COLOR

LU 21-033674 HR EXH A-2



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KINGS HILL CONDOMINIUM REHABILITATION

DR 22

PROPOSED SOUTH ELEVATION

LU 21-033674 HR EXH A-2



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KINGS HILL CONDOMINIUM REHABILITATION

DR 23

PROPOSED SOUTH ELEVATION - COLOR

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KINGS HILL CONDOMINIUM REHABILITATION

DR 24

PROPOSED WEST ELEVATION

LU 21-033674 HR EXH A-2



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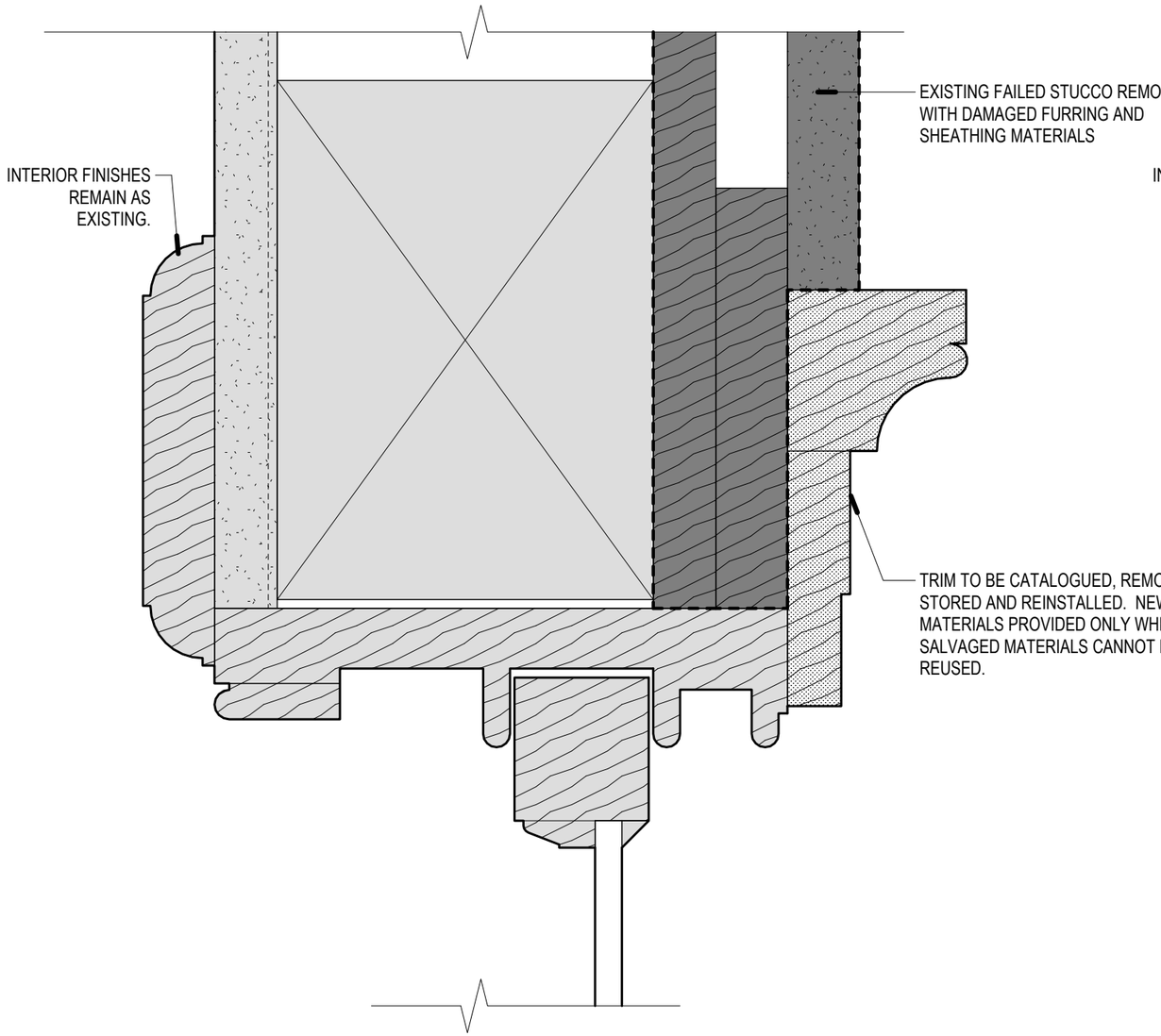
KINGS HILL CONDOMINIUM REHABILITATION

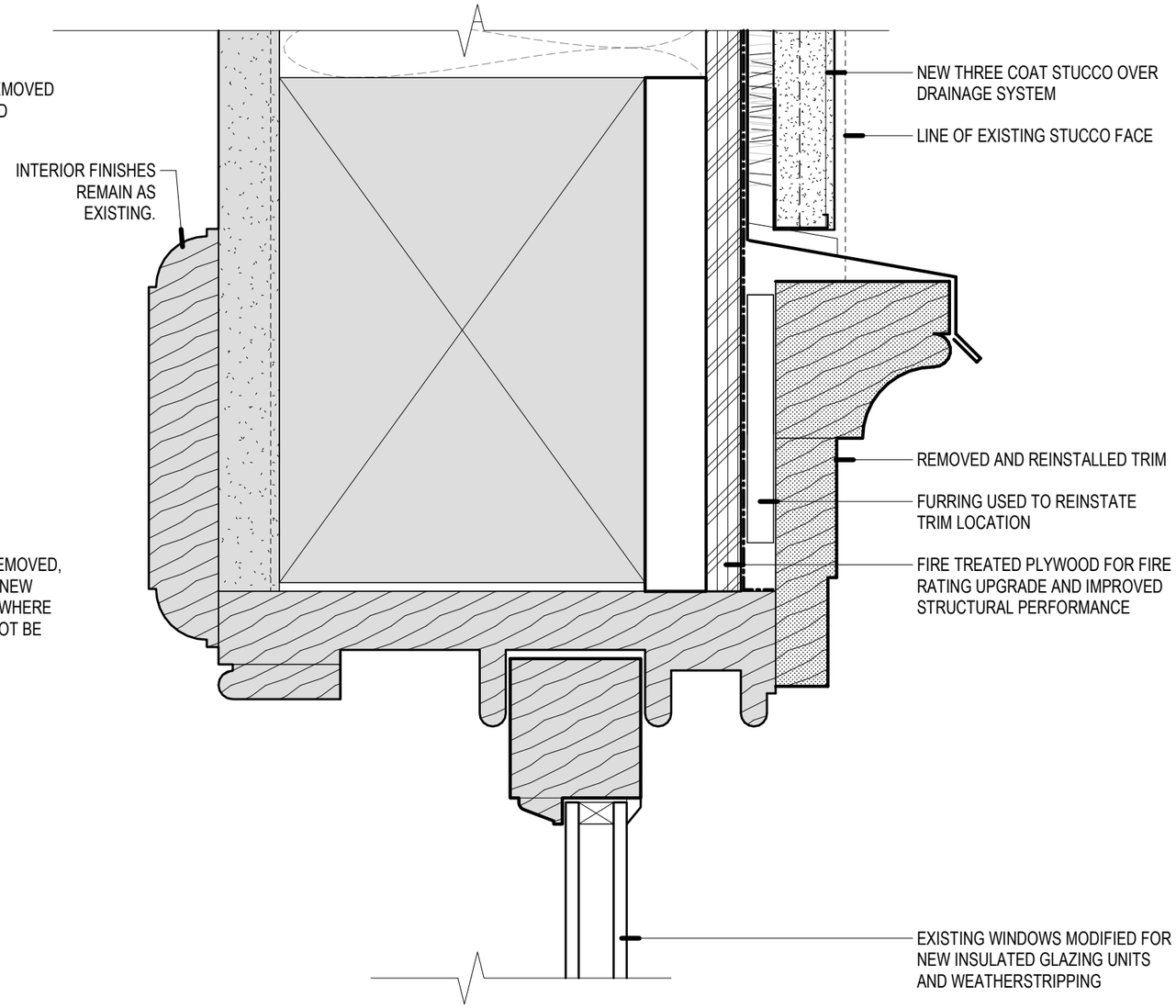
DR 25

PROPOSED WEST ELEVATION - COLOR

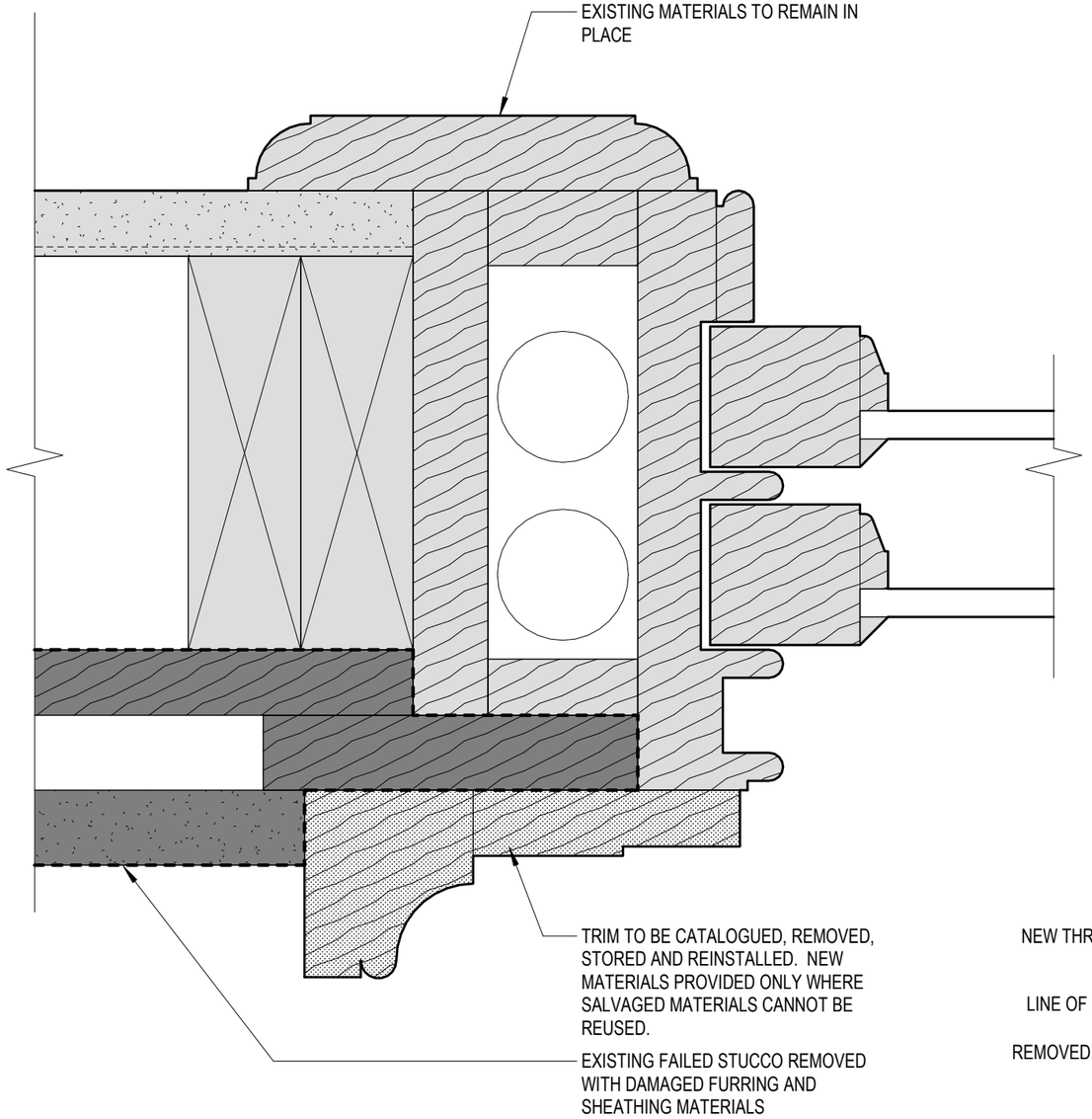
LU 21-033674 HR EXH A-2



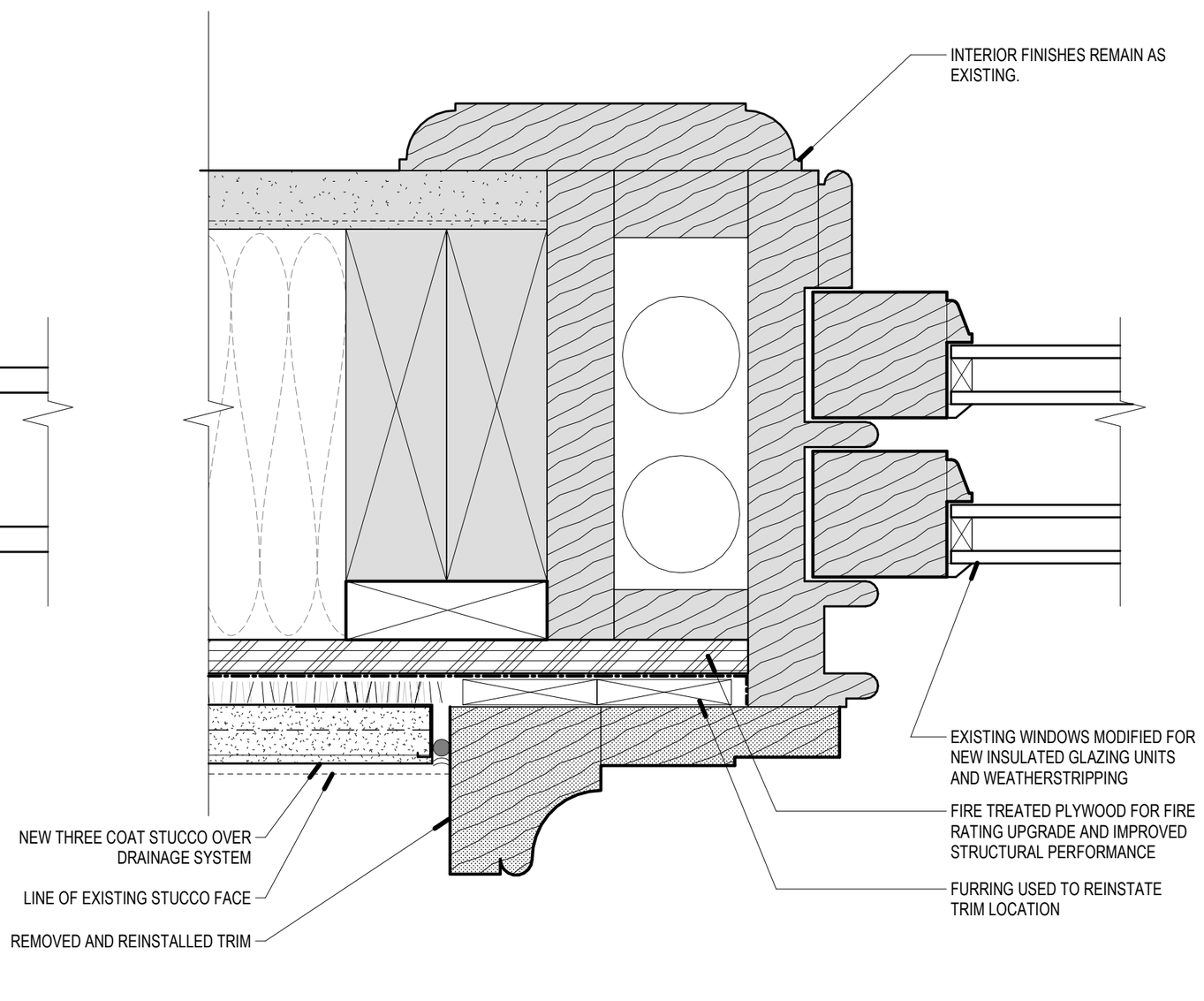
EXISTING WINDOW ASSEMBLY AND STUCCO



PROPOSED WINDOW AND STUCCO MODIFICATIONS



EXISTING WINDOW ASSEMBLY AND STUCCO



PROPOSED WINDOW AND STUCCO MODIFICATIONS

CERTA building solutions

HISTORIC LANDMARKS - TYPE III DESIGN REVIEW SUBMISSION

PROJECT NO.: 19-074 731 SW Kings Street, Portland, Oregon
25 MARCH 2021
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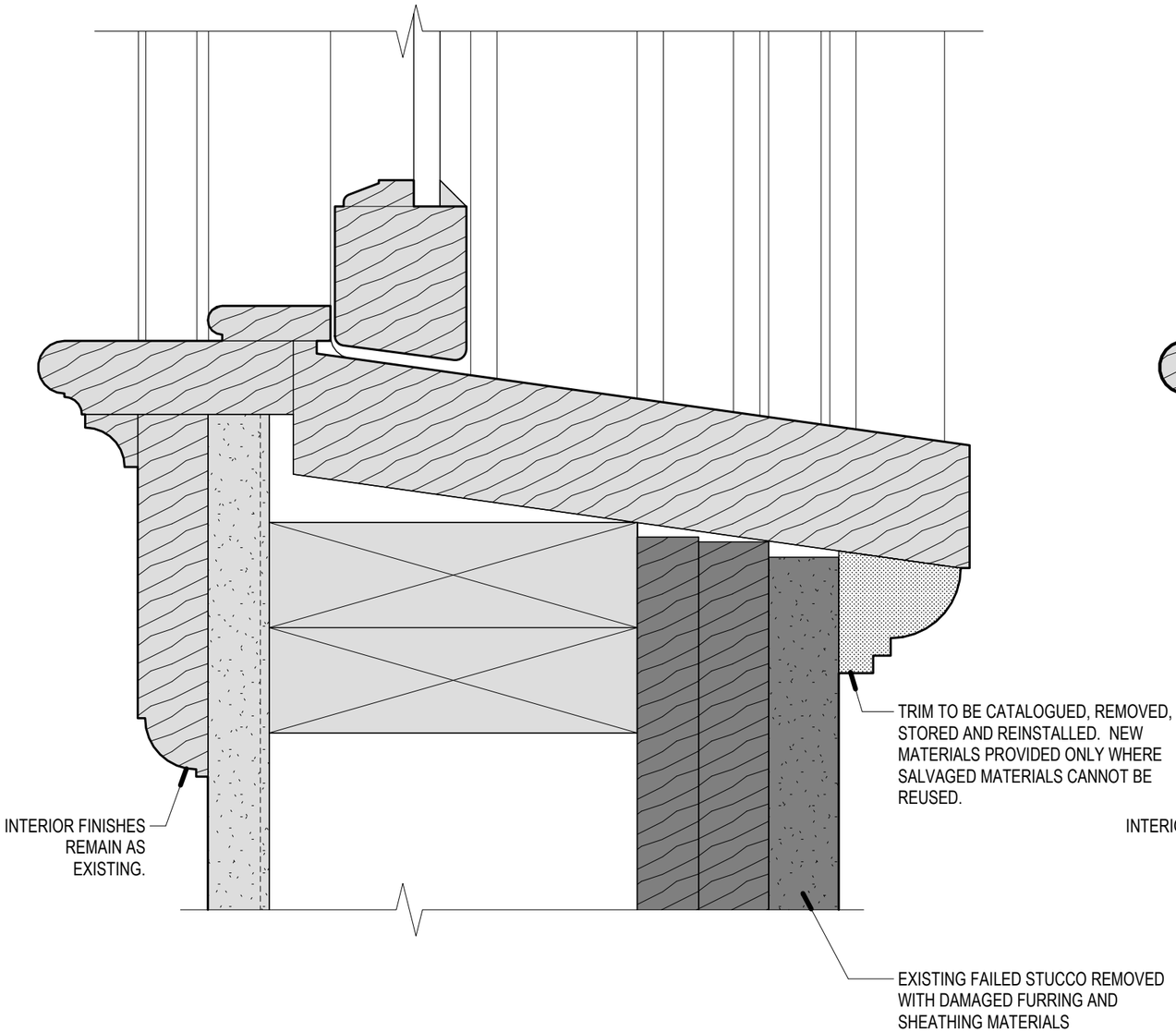
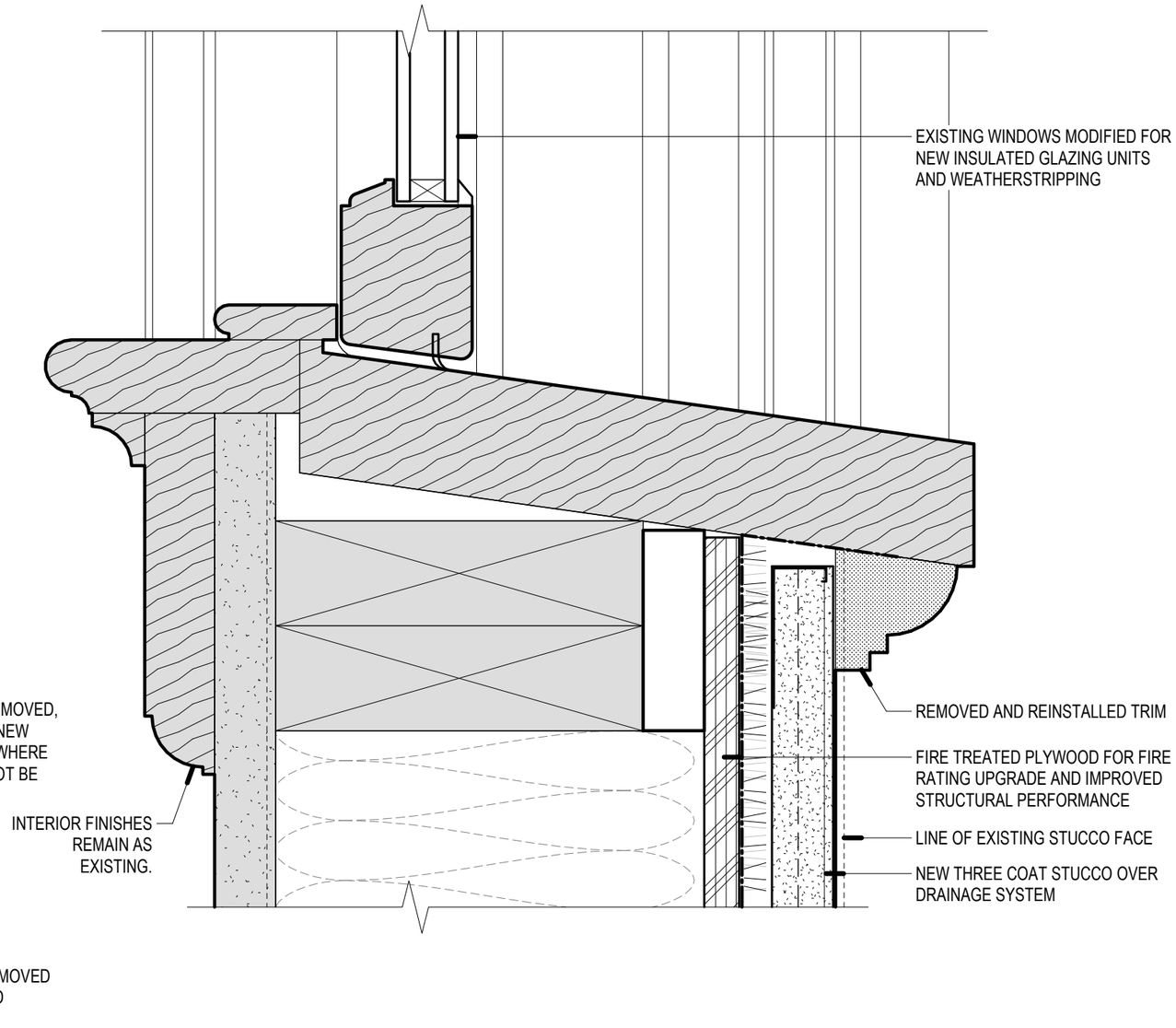
KINGS HILL CONDOMINIUM REHABILITATION

DR 31
JAMB DETAIL

LU 21-033674 HR EXH A-2



EXISTING WINDOW ASSEMBLY AND STUCCO



PROPOSED WINDOW AND STUCCO MODIFICATIONS



STUCCO TEXTURE (IMAGE OF EXISTING BUILDING)

STUCCO BODY COLOR
BENJAMIN MOORE: STONINGTON GRAY, HC-170

WOOD WINDOW TRIM COLOR
BENJAMIN MOORE: SUPER WHITE, PM-1

WOOD WINDOW SASH COLOR
BENJAMIN MOORE: KENDALL CHARCOAL HC-166

MISCELLANEOUS METALS
BENJAMIN MOORE: BLACK, HC-190



ROOF SHINGLES
CERTAINTEED LANDMARK PRO, COLOR: CINDER BLACK

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25 MARCH 2021
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KINGS HILL CONDOMINIUM REHABILITATION

DR 40
MATERIALS

LU 21-033674 HR EXH A-2

October 1, 2021

CBS Ref.: 19-074.00

City of Portland Bureau of Development Services
1900 SW Fourth Avenue
Portland, Oregon 97201

Re: Kings Hill Condominiums
731 SW Kings Street, Portland, Oregon
Re: Early Assistance Application – Project Description

Dear Review Team:

Within the following letter and its attachments are Certa's response to the Pre-Application Summary Memo dated August 26, 2020 and the Land Use Review LU 21-033674 HR – Kings Hill Building Envelope Replacement letter dated May 5, 2021. The following addresses the criteria identified in each for a complete project submission.

The Kings Hill Condominium Rehabilitation Project is focused on the preservation of the overall structure that has been, for the most part, unchanged since its' construction in 1908. We are following the National Park Service definition for Rehabilitations which states: "Rehabilitation" is [sic] "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

Historic Resource Review

Section 1. Historic Resource Review Process

a. Procedure Type: We are following the Type III Historic Resource Review submittal requirements.
b. Responses to the Kings Hill Historic District Design Guidelines are included in our responses to the Specific Historic Resource Review Issues within the sections they were noted.
c. No modifications are being pursued as part of this existing building rehabilitation project.
d. No neighborhood contact per section 33.420.030 is required as no additional net building square footage is proposed by this project.
e. We have reviewed the Guide to Historic Resource Review and have addressed the appropriate points in our submission information and this response letter.
f. The Certificate of Compliance will be provided upon submission of the building permit documents.

Section 2. Specific Historic Resource Review Issues

The Kings Hill Condominium Rehabilitation Project is proceeding with the intent to utilize currently available construction techniques and materials to recreate the visual appearance of the existing building to the greatest extent practicable. Elements that are salvageable and preservable will be maintained and repaired. However, elements that cannot be adequately rehabilitated, restored or reused due to their level of individual or system damage are to be replaced as is outlined in our proposal.

a. Compatibility

Stucco:

As described in our design submission, the existing stucco cladding has reached the end of its service life. The stucco system as a whole is suffering from numerous failures of varying types which are impacting its ability to protect the underlying structure. Numerous patches have been applied over the years but those patches are now also failing and resultant damage to the buildings structural support systems is now present. Failures include:

a. Cracking from building movement that has resulted in water intrusion,
b. Corrosion and deterioration of the metal lath in the stucco matrix from decades of exposure to moisture and bulk water,
c. Corrosion and deterioration of the metal anchors supporting the stucco assembly on the wall,
d. Failure of the stucco matrix due to the age of the material

Being that these failures are not localized to one area, or limited to smaller areas of the building façade, a wholistic repair is necessary. The numerous patches have been applied over the years have extended the service life of the cladding, but the damage has now progressed to a point where small or targeted repairs are no longer able to keep water from entering behind the stucco and causing damage. Further, to improve the building's performance during a seismic event, thus preserving the overall historic asset, new plywood sheathing will be installed after the existing stucco is removed. This voluntary upgrade is only possible with the buildings framing being exposed.

We have come to this conclusion based on three evaluation points:

1. Visual review of each elevation (See Appendix A, Section 1) where cracks and bulging stucco are present on all three exposed elevations,
2. Owner reported leaks,
3. Destructive openings where damaged stucco is observed a well as damage to the underlying structure is present (See Appendix A, Section 2).

A summary of our assessment for damaged stucco location is included in the drawing submission package on sheets titled *Existing Damage Evaluation* which describes damages per building elevation.

Our proposal delineates a visual 'like for like' repair strategy related to the stucco cladding. Our intent is to have a finished surface that is a replication of the original stucco texture as was present when originally constructed. This is described in the example details contained in the Historic Landmarks – Type III Design Review Submission dated 30 September 2021.

Windows:

The original wood windows, their frames, casings, sashes, and other component are intended to be repaired in place with cladding repairs made around each opening. Each wood window is to be rehabilitated with work to include repairs to rotten wood members by dutchman repair, epoxy patching or other appropriate repair methodology, along with preparation for new paint.[1] We do not intend to strip the windows in any way so as to persevere the historic paint colors original to the building. In order to achieve better energy performance, the existing single pane glazing will be replaced with insulated glazing units using float glass consistent with existing glass installed. The existing windows have contemporary float glass and the replacement is a comparable change of the existing materials.

Roofing:

Roofing will be upgraded from the currently installed 3-tab shingle to an architectural composite shingle more visually suitable to a building constructed during this time period. As we have been unable to find records describing the original roofing materials, we have elected to utilize materials that are architecturally sympathetic to the original construction and visual qualities of the building.

Response to identified Kings Hill Historic District Design Guidelines A1, A2, A3, A4, A5, D1, D2, D3, D5, and D11 noted in section a. Compatibility:

A1 Historic Character:

With the rehabilitation project proposed for the Kings Hill Condominiums, we will be maintaining the historic character of the property to the greatest extent practicable. Visually, we intend for the building to replicate the original construction on all three elevations and the Courtyard. Components needed for proper envelope performance will be integrated in appropriate manner so that they do not become visually incompatible with the original aesthetic. Where elements like control joints are needed to control stucco cracking, or head flashings are needed above window and door openings to control bulk water, the detailing will minimize these elements and integrate them into the surrounding surfaces.

Exterior stucco work will utilize new materials and, by the nature of these materials being new, will be different than the original construction. We intend to follow Standard 9 of the Department of Interior regulations, 36 CFR 67 which states; "The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the

[1] A selection of windows have been evaluated by Viridian Window Restoration who is scheduled to do the rehabilitation work on these components. Their findings are included in the memo King Hill Condominiums - Window Survey (Dry Rot) with typical, expected repairs outlined.

property and its environment." Where tie-in to the wood windows occurs, detailing will be such that visual recognition of old and new will be recognizable per the intent of Standard 9. Please refer to the detailing included in our submission on pages DR 30 and DR 31.

A2 Architectural Styles

No changes are proposed by this project that will revise the existing buildings compliance with this guideline. We do not propose any revisions to the massing, size, scale, or architectural features of the building. All work is being done to maintain and rehabilitate these features.

A3 Historic Materials, Features, and Color

We intend to rehabilitate, protect, maintain and preserve the historic materials, color and features of the building to the greatest extent practicable. Where new materials are needed, we intend to use system and materials that are consistent with those currently installed using materials, techniques and technologies currently available.

For the new stucco cladding, we intend to utilize a 3-coat stucco system over a drainage layer. This is a system quite similar to that originally installed and uses high quality materials and building techniques to maximize the longevity of the property. From the exterior, we intend to replicate the heavily textured surface of the original stucco which has a much taller field texture than is present on the numerous patches installed at failed stucco locations. Combined with the final paint coating matching the existing gray color, which is consistent with the color the building was originally painted, we intend to bring the texture and color of the building back to its original finishes to the greatest extent practicable.

Windows will be rehabilitated as is described in the Windows section of the submission documents and as previously described. The existing off-white color of the windows will be maintained.

Historic features such as fire escapes, support brackets, corbels and railings will be reused as they are in good condition and replacement is unnecessary. Where these systems and components interface with the new cladding, detailing will be done so as to limit the amount of modification needed for reinstallation while significantly improving the connections ability to shed water and have a long service life.

A4 Gateways

No changes are proposed by this project that will revise the existing buildings compliance with this guideline. We do not intend to make revisions to the currently installed landscaping or building form that would impact the existing buildings compliance with this guideline as part of the proposed project.

A5 Historic Changes to Buildings

We intend to follow Standard 9 of the Department of Interior regulations, 36 CFR 67 which states; "The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment" for all design decisions. As a

result, we intend to rehabilitate, protect, maintain and preserve the historic materials, color and features of the building to the greatest extent practicable. Where new materials are needed, we intend to use system and materials that are consistent with those currently installed. Changes to historic elements is being minimized to the greatest extent practicable.

D1 Exterior Alterations

With the work proposed, we intend to make as few changes to the visual presentation of the building as possible. Any alterations needed will be made in order to satisfy the requirements of the Oregon Structural Specialty Code, ASTM, or other applicable standards that must be met for new work of this type. As is shown in the sample detailing provided in our submission, the changes will be subtle and consistent with Standard 9 of the Department of Interior regulations, 36 CFR 67. Alterations to historic exterior elements is being minimized to the greatest extent practicable.

D2 New Construction

With the work proposed, we intend to make as few changes to the visual presentation of the building as possible. Any alterations needed will be made in order to satisfy the requirements of the Oregon Structural Specialty Code, ASTM, or other applicable standards that must be met for new work of this type. As is shown in the sample detailing provided in our submission, the changes will be subtle and consistent with Standard 9 of the Department of Interior regulations, 36 CFR 67. New work to and around historic elements is being done so as to reuse elements to the greatest extent practicable while replacing failed systems with new so as to extend the service life of the entire building with new materials.

D3 Differentiate New Construction

With the work proposed, we intend to make as few changes to the visual presentation of the building as possible. Any alterations needed will be made in order to satisfy the requirements of the Oregon Structural Specialty Code, ASTM, or other applicable standards that must be met for new work of this type. As is shown in the sample detailing provided in our submission, the changes will be subtle and consistent with Standard 9 of the Department of Interior regulations, 36 CFR 67. New work to and around historic elements is being done so as to reuse elements to the greatest extent practicable. New materials will be visually differentiated but are intended to replicate existing colors and textures with each consistent with those removed.

D5 Building Context and Composition

With the work proposed, we intend to make as few changes to the visual presentation of the building as possible. Any alterations needed will be made in order to satisfy the requirements of the Oregon Structural Specialty Code, ASTM, or other applicable standards that must be met for new work of this type. As is shown in the sample detailing provided in our submission, the changes will be subtle and consistent with Standard 9 of the Department of Interior regulations, 36 CFR

67. We do not propose any revisions to the building that impact its interaction with the neighborhood or its visual contribution to the urban landscape. All work is being done to maintain and rehabilitate these features.

D11 Main Entrances

No changes are proposed by this project that will revise the existing buildings compliance with this guideline. We do not propose any revisions to the massing, size, scale, or architectural features of the building. All work is being done to maintain and rehabilitate these features.

b. Public Realm Conformance with the King's Hill Historic District Design Guidelines P1, P2, P3, D4, D7, and D12:

P1 Stopping and Viewing Places

No changes are proposed by this project that will revise the existing buildings compliance with this guideline. We do not propose any revisions to the massing, size, scale, architectural features of the building or the surrounding site of this zero-lot line building. All work is being done to maintain and rehabilitate the existing features.

P2 Embellish the Different Levels of Buildings

No changes are proposed by this project that will revise the existing buildings compliance with this guideline. We do not propose any revisions to the massing, size, scale, or architectural features of the building. All work is being done to maintain and rehabilitate these features.

P3 Landscaping of Off-Street Parking Lots

The property does not have on-site parking and no on-site parking is proposed.

D4 Integrate Barrier-Free Design

Being a repair and rehabilitation project for the exterior cladding and roofing systems, upgrades for accessibility are not required. The primary structure, its use, nor spaces within are being altered in ways that trigger upgrades to be required. As a result, the design proposes to maintain the originally constructed elements until such time as barrier reducing upgrades are necessary.

D7 Elevated Lots, Fences, And Retaining Walls

No changes are proposed by this project that will revise the existing buildings compliance with this guideline. We do not propose any revisions to the massing, size, scale, or architectural features of the building. All work is being done to maintain and rehabilitate these features.

D12 Parking Areas and Garages

The property does not have on-site parking and no on-site parking is proposed.

c. Quality and Permanence

As described in the drawings submitted, the variations in the exterior stucco cladding assembly will utilize materials that are consistent with the original construction, which have demonstrated their ability to last for the long term. The three-coat stucco cladding system has a consistent track record of being a very durable cladding material when detailed and installed properly. The assembly proposed marries the long-term durability of stucco with code required rainwater management that will allow the building to last well into the future.

D6 Site and Landscape Characteristics

No changes are proposed by this project that will revise the existing buildings compliance with this guideline. We do not propose any revisions to the site layout or landscaping features of the building. All work is being done to maintain and rehabilitate these features. Existing landscaping will be protected during construction.

D8 Exterior Materials and Features

The design intent for the project is to rehabilitate the property and maintain as much of the historic fabric as possible. Where necessary, materials beyond repair will be replaced in kind to the greatest extent practicable. We intend to maintain or reinstate each of the architectural features on the exterior of the building where they are impacted by the work proposed and required. Features like balcony brackets, railings, fire escapes, windows and other elements will be refurbished in place to the greatest extent practicable. Should an element need to be removed for the work to occur, it will be catalogued and reinstalled in its original location. We do not propose any changes that would impact the buildings architectural style or existing architectural vocabulary. Each of the materials and details proposed are consistent with the existing features and serve to return the building to a serviceable level of performance without adversely the buildings architectural character.

Section 3. Applicable Development Standards

We have reviewed the identified Development standards and feel that we have addressed the appropriate points they contain within our submission information and via this response letter. Specific to Standard 33.258 for Non-conforming upgrades, we understand that the property is in compliance with applicable standards as they relate to historic components of the building applicable to this Historic Resources Review submission.

Section 4. General Design Items to Note

As is described in these submission documents, we intent to repair the building with comparable materials to those which have reached the end of their service life. Each has long track record of durability and long service life. The brick base level of the building is intended to remain unchanged as it is in good condition. We expect it to continue to weather well as it interacts with the challenges posed to the building in its urban environment.

Section 5. Coordination with Other Agencies

We are currently in the process of reviewing the project with other applicable agencies. We have not received feedback from those agencies at this time which impacts the contents of these submission documents.

PBOT Review

The following addresses the information identified by PBOT from the Pre-Application Conference Response memo dated July 14, 2020 and requiring a response from the applicant:

As the majority of the information was provided for reference for us to use as the applicant, we are acknowledging the information provided as being a part of the project requirements, most of which will be addressed during the building permit process as identified in PBOT's comments. At this time, the project value is not expected to be of a sufficient dollar amount to trigger the upgrades noted. It is acknowledged that repairs per City of Portland standards to damaged components in the right of way will be required and will be executed as such. Further, any new work in the right of way that may be required, but is not identified at this time, will also be contracted to follow City of Portland standards. These requirements will be made of the selected contractor along with requirement they procure all appropriate permits and follow all general safety and Covid safety protocols in place at the time when work is occurring.

Section B. Approval Criteria and Land Use Submittal Requirements

The following narrative addresses the three City Code Requirements noted:

Creating Public Streets and Pedestrian Connections through the Land Use and Building Permit Process. These are criteria to which the existing property already addresses and is conforming to in its existing condition. The proposed project does not make modifications to the street, pedestrian sidewalks or other elements in the right of way.

Pedestrian Design Guide. These are criteria to which the existing property already addresses and is conforming to in the existing condition. The proposed project does not make modifications to the street, pedestrian sidewalks or other elements in the right of way.

Sidewalk Standards for Furnishing Zone and Tree Wells. These are criteria to which the existing property already addresses and is conforming to in the existing condition. The proposed project does not make modifications to the street, pedestrian sidewalks or other elements in the right of way. Per our initial review by Urban Forestry, we understand that the existing tree wells are appropriate and modifications are not required at this time.

BES Review

The following addresses the information identified by BES from the Pre-Application Conference Response memo dated July 17, 2020 and requiring a response from the applicant:

1. Key Issues and Requirements:
    a. A Utility Plan has been included as Appendix B to this letter
2. Sanitary Service:
    a. Upgrade work to the existing buildings sanitary piping system has been deferred at this time. Upgrades to the Sanitary Sewer System will not be triggered by the work proposed.
3. Stormwater Management:
    a. Upgrade work to the existing buildings sanitary piping system has been deferred at this time. Upgrades to the Sanitary Sewer System, and therefore the Stormwater system(s) will not be triggered by the work proposed.

Water Bureau Review

The following addresses the information identified by the Water Bureau from the Pre-Application Conference Response memo dated July 10, 2020 and requiring a response from the applicant:

1. Water Availability:
    a. It is understood that the water service is recorded as at 1" meter on a 1" service. Being that upgrades to the domestic water services in the building are being deferred, we understand that the water service will remain as installed until such time as these upgrades are made.
2. Other Category
    a. Being that upgrades to the domestic water services in the building are being deferred, we understand that the water service will remain as installed until such time as upgrades are made. Installation of a back-flow preventer would occur at that time.

Urban Forestry Review

The following addresses the information identified by Urban Forestry from the Early Assistance Response memo dated July 14, 2020 and requiring a response from the applicant:

1. A Tree Protection Plan with protection criteria required by 11.60.030 has been included as Appendix C to this letter. No trees are planned to be removed with the work proposed by this project. Trimming will be coordinated as access

needs are identified for the building and will be coordinated with City of Portland requirements.

2. To allow access for the work to occur on street elevations, a street tree preservation plan will be submitted at the appropriate time when access clearances and other work requirements have been determined. This submission will occur per City of Portland requirements.

3. Street Tree Planting (11.50.060.C) will be achieved through the preservation of all existing street trees on both SW King Avenue and SW Yamhill Street.

With the information contained above, we feel we have provided the Information necessary to complete the Application, Items 1, and 2 per the Land Use Review LU 21-033674 HR – King's Hill Building Envelope Replacement memo dated May 5, 2021. With regards to items 3 through 6:

3. *Assessment of existing/original systems & options to limit impact on historic material:* Within the drawing package Historic Landmarks - Type III Design Review Submission dated 30 September 2021, we have documented known areas of damage to the stucco on sheets Existing Damage Evaluation DR 10 through DR13. We have included all areas of previously patched materials as they are showing signs of failure in all locations, and we understand that substrate repairs were unlikely to have been properly executed. Areas of visible damage have also been documented based on our evaluations of the cladding. Not documented is unknown substrate damage that cannot be seen behind the existing stucco cladding but must be assumed as comparable to deterioration found in test opening locations.

   Further, these drawings include observed damage locations at the existing windows that are scheduled for repair. Repairs will be made as described previously is this response.

4. *Additional Section Details:* Additional details to describe how the new work will be equivalent in cross sectional dimensions has been added to the drawing package Historic Landmarks - Type III Design Review Submission dated 30 September 2021.

5. *Manufacturer's Cut Sheets:* Requested manufacturer cut sheets are included as Appendix D to this response.

6. *Pictures of Material Samples / Mock-ups:* As discussed in this response, our intent is to match the texture of the existing stucco to the greatest extent practicable. Samples can be provided for comparison upon selection of a qualified sub-contractor with physical samples provided for Staff and Commission review.

We look forward to continuing our work with you and the City of Portland team on this project. Further, we look forward to addressing any questions or concerns you have. Please feel free to reach out to me via email at jriley@certasolutions.com.

Yours truly,

Certa Building Solutions

Jim Riley
Architect
Director of Architecture
AIA, NCARB, LEED AP BD+C

Attachments:

- Appendix A, Existing Exterior Conditions, Sections 1 and 2
- Appendix B, Utility Plan
- Appendix C, Tree Protection Plan
- Appendix D – Product Cut Sheets
- Viridian Window Memo: King Hill Condominiums - Window Survey (Dry Rot)

Appendix A – Existing Exterior Conditions

Section 1 – Damage at Exterior Elevations

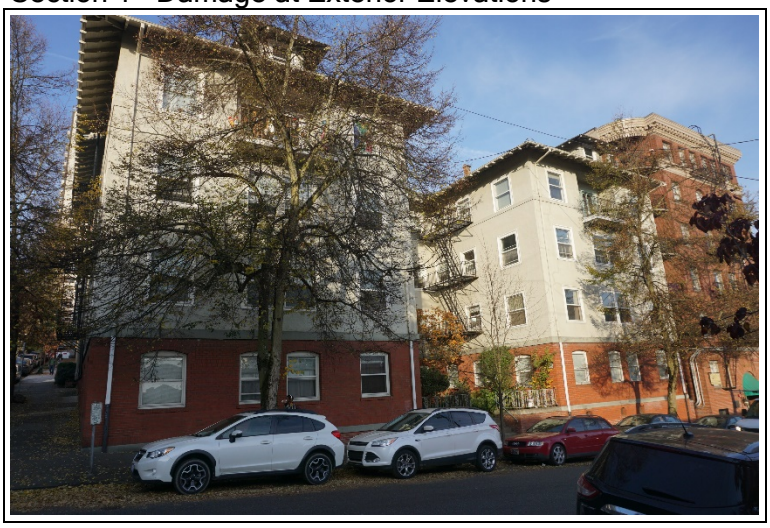

Photo A1-01
Overall view of building east elevation.



Photo A1-02
Overall view of building south elevation.



Photo A1-03
View of building north wing and adjacent apartment building.

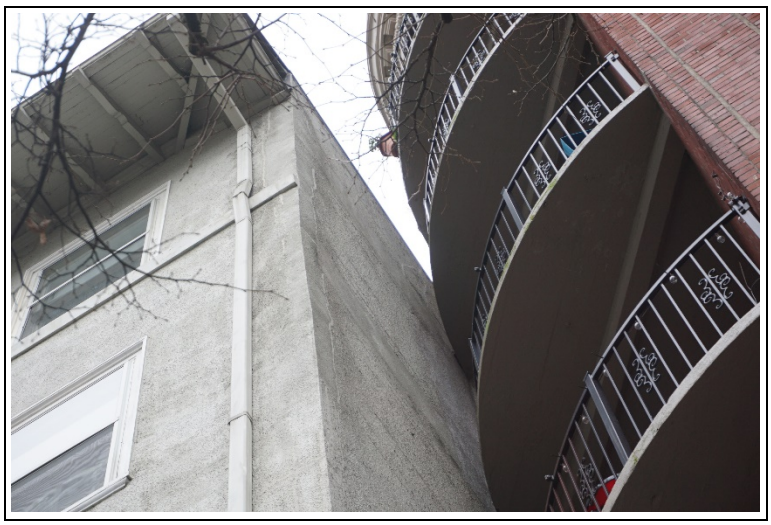

Photo A1-04
Patched wall at northeast corner. Patches are typically failing at the joint between old and newer materials with sealants being applied to minimize water intrusion.

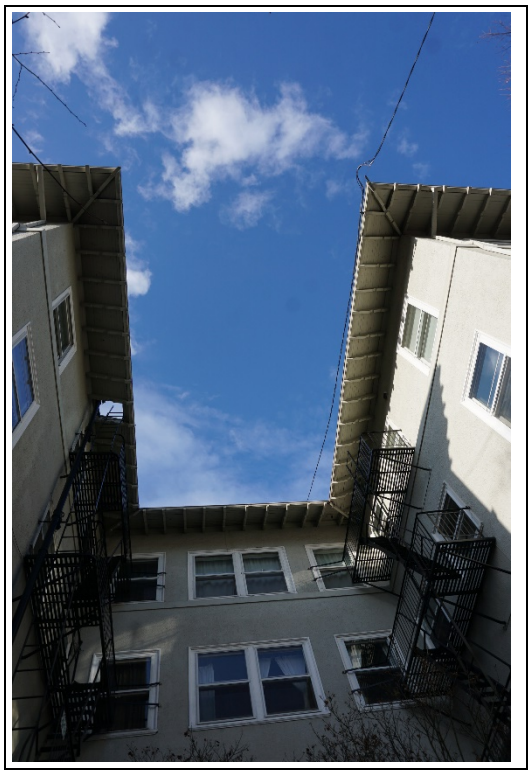

Photo A1-05
Overall view looking up at the courtyard on the east side of the building.



Photo A1-06
View looking up east wall on the south wind at the underside of the balcony to remain and roof eaves.



Photo A1-07
Patched wall at southeast corner. Patches are typically failing at the joint between old and newer materials with sealants being applied to minimize water intrusion. Stress cracks are occurring at penetrations



Photo A1-08
Patched wall at southwest corner. Patches are typically failing at the joint between old and newer materials with sealants being applied to minimize water intrusion. Trim materials have been damaged and covered with various sheet metal claddings.



Photo A1-09
Damaged stucco between windows with various failed patches applied.



Photo A1-10
Example fire escape connection where water damage is occurring to the stucco and potentially impacting the anchorage of the frame to the wall.



Photo A1-11
View of typical window with stress cracking in the stucco at the window midline and surface rupture of the finish coat from water intrusion.



Photo A1-12
View of typical window with stress cracking in the stucco at the window top trim.



Photo A1-13
Patched wall at southwest corner. Patches are typically failing at the joint between old and newer materials with sealants being applied to minimize water intrusion.



Photo A1-14
Example fire escape connection where water damage is occurring.



Photo A1-15
Example fire escape connection where water damage is occurring to the stucco, and potentially impacting the anchorage of the frame to the wall.



Photo A1-16
Damage to stucco below fire escape connection location visible by wall discoloration.



Photo A1-17
Ruptured stucco location



Photo A1-18
Patched wall (right side) versus original stucco (left). Patches are typically failing at the joint and sealants are being applied to minimize water intrusion.



Photo A1-19
Example stucco to window frame transition. Many locations have had the stucco butted tight to the wood with damage resulting from lack of water management and proper joint detailing.



Photo A1-20
Typical horizontal transition to the wall. This is a repair that is not weather tight and is at high risk of water intrusion.



Photo A1-21
Typical roof eave. Damage to rafter tails to be repaired.



Photo A1-22
Example window-sill where storm windows are installed and are holding water on the sill, causing damage.



Photo A1-23
Overall view of ruptured stucco at west elevation below a failed roof to wall transition.

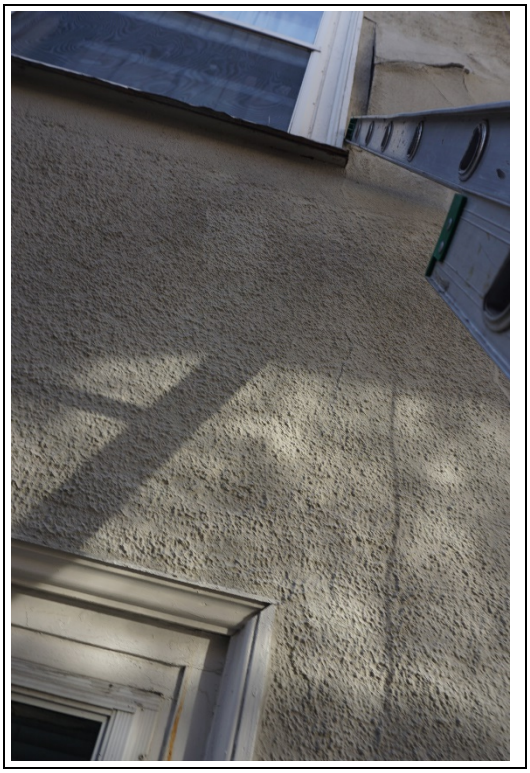

Photo A1-24
Extensive cracking and damage below the wall rupture where water has impacted the stucco system.



Photo A2-01
View of typical window with stress cracking of stucco at head (top right of window trim).



Photo A2-02
West elevation at roof line. Stucco is commonly pulling away from the building.



Photo A2-03
View of ruptured stucco prior to removal and temporary repair.



Photo A2-04
View of ruptured stucco prior to removal with damage framing materials behind.



Photo A2-05
Damaged board sheathing and furring at failed stucco around window. Openings to date have found this to the common condition of the substrate materials.



Photo A2-06
Damaged board sheathing and furring at failed stucco around window. Openings to date have found this to the common condition of the substrate materials.



Photo A2-07
Damaged board sheathing at failed stucco. Limited damage found at window jamb making it viable for repair versus replacement.
Openings to date have found this to the common condition of the substrate materials.



Photo A2-08
Damaged board sheathing and furring at failed stucco around window. Openings to date have found this to the common condition of the substrate materials.



Photo A2-09
Damaged board sheathing at failed stucco. Limited damage found at window jamb making it viable for repair versus replacement.
Openings to date have found this to the common condition of the substrate materials.



Photo A2-10
Damaged board sheathing at failed stucco. Limited damage found at window jamb making it viable for repair versus replacement.
Openings to date have found this to the common condition of the substrate materials.



Photo A2-11
Overall damage found at ruptured stucco. Significant water damage present.



Photo A2-12
Damage found at ruptured stucco. Significant water damage present.



Photo A2-13
Damage found at ruptured stucco. Significant water damage present. Damage extends down the wall below the repair area.

Appendix B – Utility Plan

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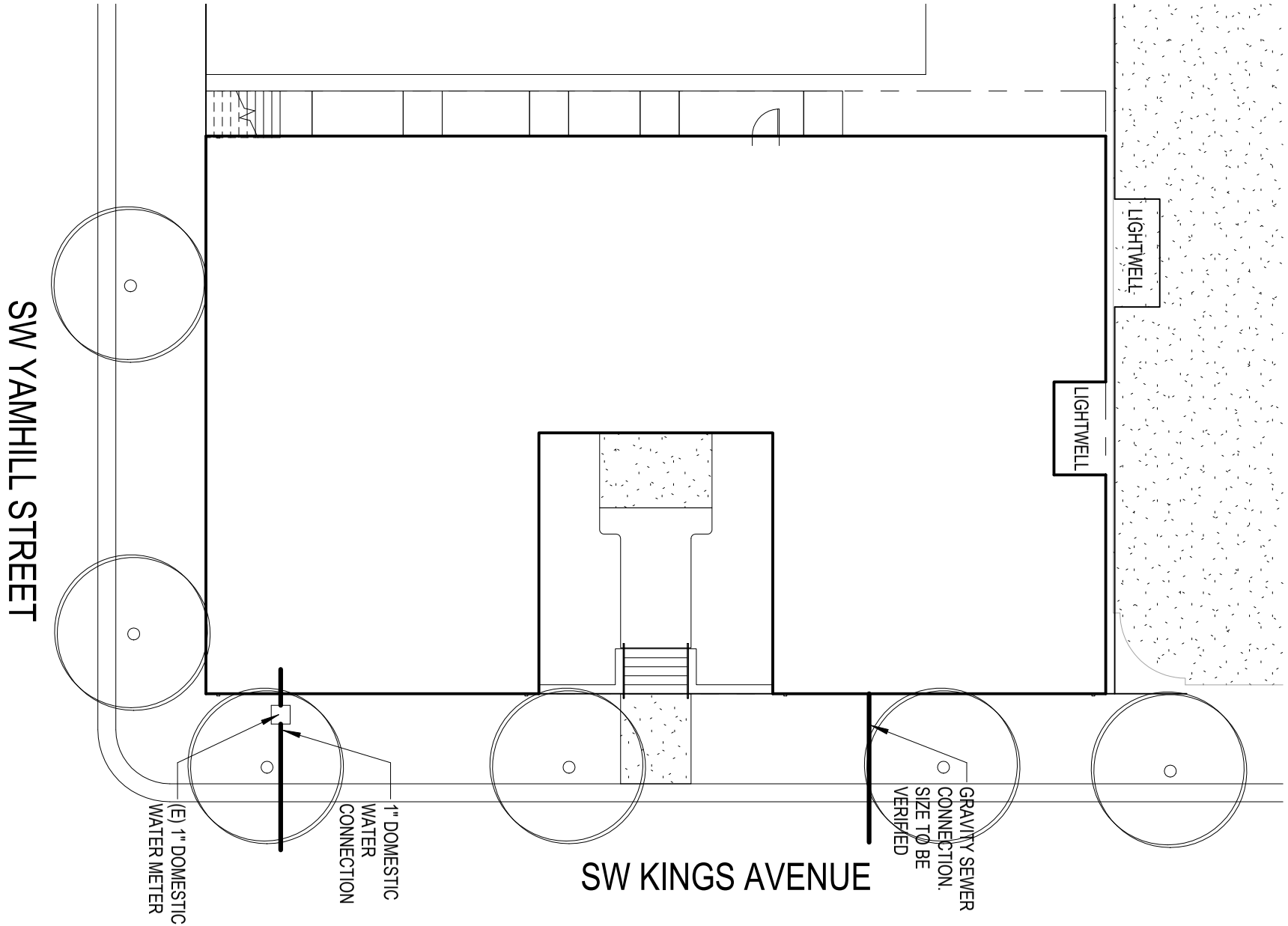

UTILITY PLAN

UT-1

KINGS HILL CONDOMINIUM REHABILITATION

KINGS HILL CONDOMINIUM ASSOCIATION

PROJECT ADDRESS: 731 SW Kings Street, Portland, Oregon

PROJECT NO.: 19-074 REVIEWED: JHR DATE: 30 SEP 2021

HISTORIC LANDMARKS - TYPE III DESIGN REVIEW SUBMISSION

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Appendix C – Tree Protection Plan

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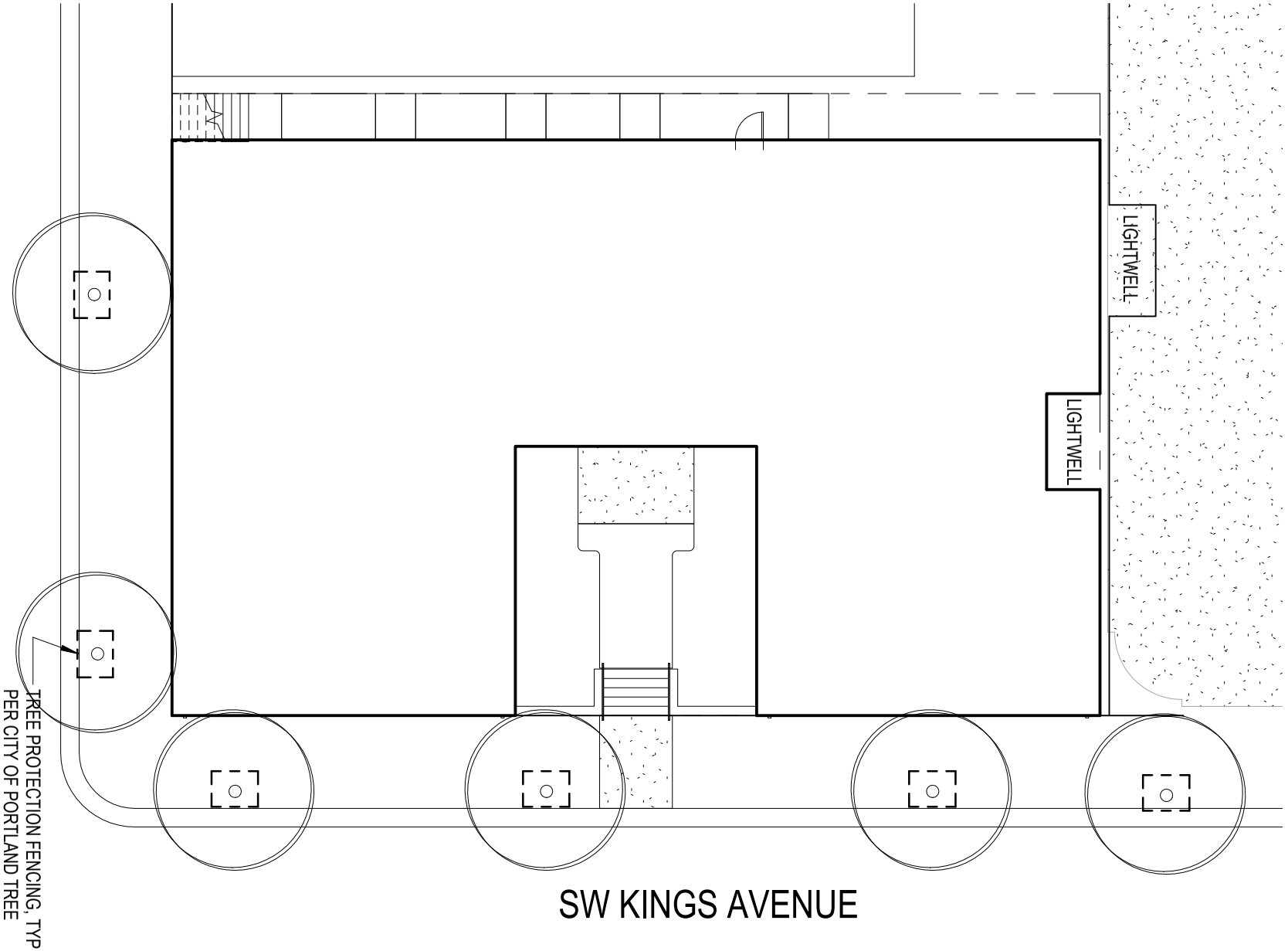

TREE PROTECTION PLAN

TR-1

KINGS HILL CONDOMINIUM REHABILITATION

KINGS HILL CONDOMINIUM ASSOCIATION

PROJECT ADDRESS: 731 SW Kings Street, Portland, Oregon

PROJECT NO.: 19-074 REVIEWED: Approver DATE: 30 SEP 2021

HISTORIC LANDMARKS - TYPE III DESIGN REVIEW SUBMISSION

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LU 21-033674 HR EXH A-3

Appendix D – Product Cut Sheets

1. Proposed Weather Resistive Barrier
2. Proposed Exterior Drainage Mat
3. Technical specification for 3-Part Stucco
4. Proposed Roofing Shingles

Weather Resistive Barrier
Kings Hill Condominiums Rehabilitation Project

VAPROSHIELD®

Breathable Membrane Systems for Roofs & Walls

WRAPSHIELD SA®
SELF-ADHERED

WrapShield SA Self-Adhered is a water resistive highly vapor permeable **Water Resistive Barrier (WRB) and Air Barrier (AB)** sheet membrane.

- **No Primers Required**
- **Zero VOC's**
- **Advanced Technology Adhesive**
- **Low Temperature Application**

Superior Building Envelope Protection

- Resists bulk water infiltration
- Allows building materials to dry out
- High drying capacity (permeability) reduces risk of damage from moisture infiltration, mold, mildew and rot

Cost Advantage

- No primer required, avoids costly delays due to primer application restrictions
- Apply to a clean and dry to the touch substrate, no additional substrate preparation is required
- Reduces contractor liability by using fully tested VaproShield system: single source membranes, flashings and sealants
- VaproShield flashing accessories eliminate the need for untested, third-party components
- Long-term durability with standard 20 year material warranty
- Manufactured rolled goods ensure consistent properties and performance
- Optimal substrate coverage using 95% net of sheet good

Phase Construction Friendly

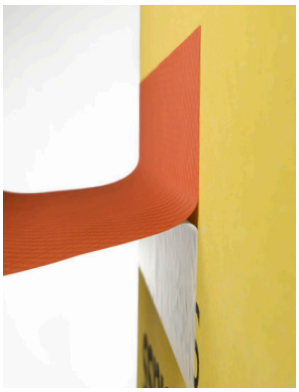
- Applicable for all climates and weather conditions
- Installs in temperatures as low as 20°F (-6° C)
- Non-directional horizontal or vertical application
- No special installation equipment required
- Sustains six (6) months, 180 days UV and climate exposure prior to cladding installation

Energy Efficiency

- Easily create a continuous air barrier system and transitions when used with VaproShield accessories
- Reduces energy consumption for the life of the building when used with VaproShield Air Barrier Systems approach

Environmental Sustainability

- Emits zero VOC's, no exposure to harmful chemicals during installation
- Contributes to LEED points
- Helps to maintain a healthy building and supports energy efficiency



WrapShield SA Self-Adhered innovative adhesive bonds directly to virtually all substrates by simply pulling off the clear release paper and smoothing with a roller, eliminating the need for substrate/joint/corner preparation.



Radisson BLU Minneapolis, MN

WrapShield SA Self-Adhered was successfully installed without any construction delays during the harsh Minnesota winter. The average temperature was between 10–30°F (-12– -1°C) with frequent high winds.


Declare.

WrapShield SA Self-Adhered System
VaproShield

Final Assembly: Chicago, Illinois, USA
Life Expectancy: 50 Year(s)
End of Life Options: Recyclable (99%), Landfill (1%)

Ingredients:

Polypropylene; Acrylic Polymer; Calcium carbonate; Limestone; Silane, Silicone; Silicone Rubber; Stearic Acid; Undisclosed (< 1%); Titanium dioxide; Vinyltrimethoxysilane; 2-(2H-Benzotriazol-2-yl)-4,6-di-tert-pentylphenol; Carbon black; Methanol, (1,3,5-triazine-2,4,6-triyltrinitrilo)hexakis-, Me stearyl ethers; Quartz; Tin, dibutylbis(2,4-pentanedionato-O,O')-, (OC-6-11)-

LBC Temp Exception RL-0046 - Proprietary Ingredients in Declare

Living Building Challenge Criteria: Compliant

I-13 Red List:
■ LBC Red List Free — % Disclosed: 99% at 100ppm
□ LBC Red List Approved — VOC Content: Not Applicable
□ Declared

I-10 Interior Performance: CDPH Standard Method v1.2-2017
I-14 Responsible Sourcing: Not Applicable

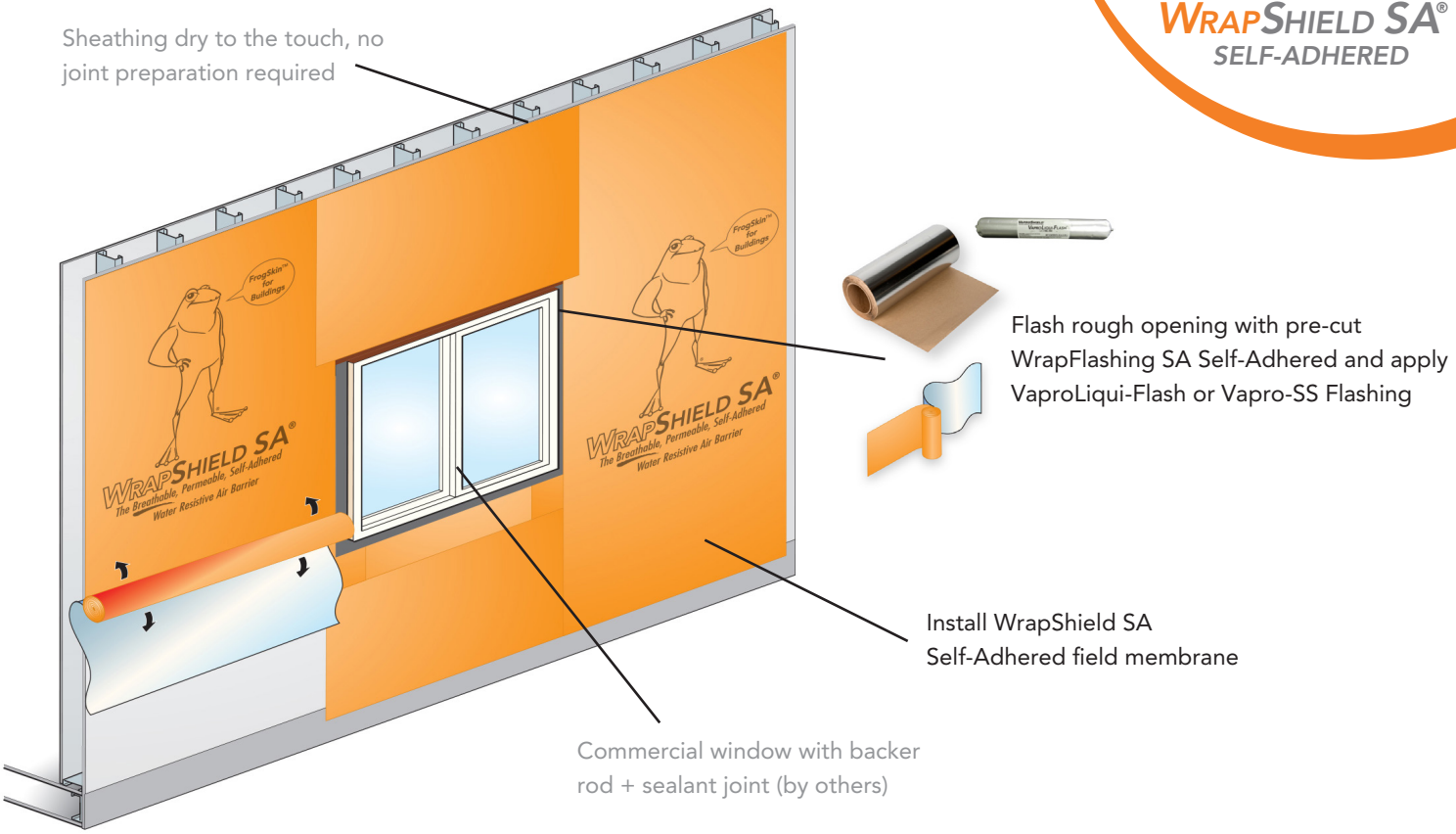
VPS-0001
EXP: 01 JUN 2022
Original Issue Date: 2016



First water resistive barrier/air barrier sheet good membrane to earn Declare label, placing the system at the forefront of the transparency movement.

LU 21-033674 HR EXH A-3

WrapShield SA®
SELF-ADHERED



Two Component WRB/Air Barrier System: Fast, Simple Efficient

- Installed costs average 30-50% LESS than competitors by eliminating joint, corner and substrate treatments, tapes, adhesives and spray equipment
- Follow the construction schedule, not Mother Nature, apply membranes in virtually any weather; below freezing, before/after rain events
- Achieve complete air barrier continuity by managing only TWO components in the field, drastically reducing training and installation time

PASS	STANDARD TEST	RESULT
Water Vapor Transmission (WVT)	ASTM E398	52.57 Perm (grain/h•ft²•inchHg) 3008 ng/Pa•s•m²
Water Resistance	AATCC – 127	**PASS** (22in. head of water – 5 hrs)
Adhesion to backing	ASTM D3330	PASS
Application Temperature		Air & Surface minimum + 20°F (-6.67°C) and rising
Breaking Strength / Elongation	ASTM D5034	MD 88 lbf (391 N) CD 83 lbf (369 N)

PROPERTY	STANDARD TEST	RESULT
AIR BARRIER TESTING		
Air Permeance	ASTM E2178	0.0001 L/s•m² @ 75 Pa (0.0000 cfm/ft² @ 1.57 psf)
Air Barrier Assembly	ASTM E2357	<0.01 L/s•m² @ 75 Pa (<0.01 cfm/ft² @ 1.57 psf)
FIRE TESTING		
Flame Spread	ASTM E84	5 – Class A
Smoke Developed Index	ASTM E84	15 – Class A
Assembly Fire Test	NFPA 285	Contact VaproShield Technical Team 1-866-731-7663 opt. 5

Visit VaproShield.com for:

- Comprehensive Testing Data
- Installation Instructions
- Details

Drainage Mat
Kings Hill Condominiums Rehabilitation Project

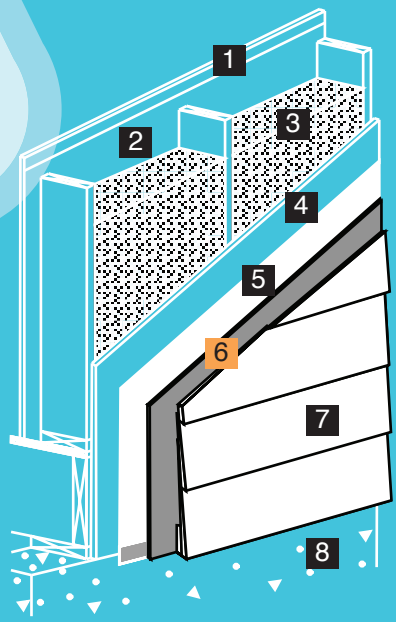
keene
building envelope products

Driwall™ Rainscreen Products

Driwall™ Rainscreen is a drainage mat for exterior wall systems. The entangled net product eliminates incidental moisture problems in most exterior veneer applications, including stucco, manufactured stone, and plank siding.

With the increase in building "tightness" for thermal protection, moisture problems are on the rise, causing a greater need for hydrostatic pressure release and a ventilation method.

The full-wall Driwall™ Rainscreen product rolls over the water-resistive barrier to separate it from the exterior veneer. The airspace that Driwall™ Rainscreen creates increases airflow through the wall cavity, allowing the wall to breathe and stay dry.

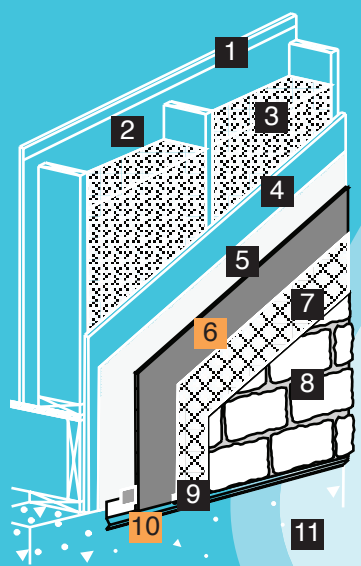


Lapped Siding

1 Interior Wallboard
2 Vapor Barrier (if required)
3 Insulation
4 Framing & Exterior Sheathing
5 Water-resistive barrier (WRB)
6 Driwall™ Rainscreen
7 Lapped Siding
8 Concrete Foundation

Thin Stone

1 Interior Wallboard
2 Vapor Barrier (if required)
3 Insulation
4 Framing & Exterior Sheathing
5 Water-resistive barrier (WRB)
6 Driwall™ Rainscreen
7 Code Compliant Lath
8 Thin Stone
9 Casing Bead (optional)
10 Driwall™ Weep Screed
11 Concrete Foundation



Benefits

- **Driwall Rainscreen products PASS multiple wall assemblies that require NFPA 285**
- **Prevents callbacks from moisture problems**
- **Increases ventilation**
- **Helps prevent mold**
- **Most effective way to drain and vent**
- **One product that can do it all**

The end result: a dry, mold-free wall system from Keene!



Driwall™ Rainscreen Products

Product	Thickness	Length	Area	Roll Dimension	Roll Weight	Applications
Driwall Rainscreen 013-1	0.13 in./3.8 mm	100 ft.	400 sq. ft.	16x16x48 in.	35.0 lbs.	See below
Driwall Rainscreen 020-1	0.25 in./6.0 mm	65 ft.	260 sq. ft.	16x16x48 in.	19.5 lbs.	See below
Driwall Rainscreen 10 mm	0.40 in./10.9 mm	45 ft.	180 sq. ft.	16x16x48 in.	24 lbs.	See below
Driwall Rainscreen 075-1	0.75 in./19.0 mm	50 ft.	200 sq. ft.	18x18x48 in.	29 lbs.	Brick and natural stone
Driwall Rainscreen UV	0.40 in./10.2 mm	45 ft.	180 sq. ft.	16x16x48 in.	24 lbs	Fiber cement, wood siding, open joint cladding, metal panels

*For a complete list of all our products, please contact KBP, or visit our website at **KeeneBuilding.com***

Applications

- Stucco
- Thin stone or brick
- Manufactured stone
- Stone and brick masonry
- Lap siding
- Siding applications



Eliminate One Layer of Building Paper

- **IRC 2006 Code Book***
- **R703.6.3 Water-resistive barriers.** Water-resistive barriers shall be installed as required in Section R703.2 and, where applied over wood-based sheathing, shall include a water-resistive, vapor-permeable barrier with a performance at least equivalent to two layers of Grade D paper.
- Exception: Where the water-resistive barrier that is applied over wood-based sheathing has a water resistance equal to or greater than that of 60 minute Grade D paper and is separated from the stucco by an intervening, substantially non water-absorbing layer or designed drainage space.

keene building envelope products

877 | 514 | 5336
Info@KeeneBuilding.com P 440 | 605 | 1020
KeeneBuilding.com F 440 | 605 | 1120

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Typical Stucco System
Kings Hill Condominiums Rehabilitation Project

TCC MATERIALS
SPEC BLENDED CONSTRUCTION PRODUCTS®

Technical Notes

PORTLAND CEMENT PLASTER (STUCCO) OVERVIEW

© TCC Materials® • March 2016 • Version 1

Stucco is the common term for Portland cement plaster, a wall coating that has been used for centuries on buildings world-wide. Stucco provides a durable, long-lasting, non-combustible, weather-resistant, low-maintenance finish. Used alone, or in combination with other traditional building materials such as stone, brick, or wood, it provides long-term value and offers design versatility in colors and textures. There are two application methods currently used for concrete stucco installation:

THREE-COAT STUCCO is the traditional installation method. Also called a hard-coat system, this system begins with a base or "scratch" coat of Portland cement-based mortar applied at between ⅜-½ in. (9.5-13 mm) thickness over expanded metal lath or galvanized stucco netting that has been secured to the exterior sheathing with a moisture protection barrier between the lath and sheathing. Next, a "brown" coat of mortar of approximately ⅜ in. is applied over the "scratch" coat. These two base coats are hand-applied or machine sprayed (pump grade). The third coat, the finish coat, is often pigmented for color and applied by smooth trowel, hand-textured, floated to a sand finish, or sprayed. The three-coat stucco system total thickness is approximately ⅞ in. (22 mm), and weighs 10-12 lb. per sq. ft. (4.5-5.4 m^2).

ONE-COAT or TWO-COAT STUCCO is a popular variation of the traditional three-coat system. The name "one-coat" is misleading, as two coats of stucco plaster are used, beginning with a base coat applied between ⅜-½ in. (9.5-13 mm) thickness over an approved substrate such as plywood, Oriented Strand Board (OSB), fiberboard, exterior grade gypsum sheathing, or expanded polystyrene (EPS) insulation tongue and groove board. This system often uses a base coat that is sprayed on. All moisture barrier and wire fabric or metal lath building standards apply to the one/two-coat stucco system. The same finish coat options of color, texture, and design as the three-coat system are used. The total thickness is approximately ⅜-½ in. (9.5-13 mm) and weight is 4-6 lb. per sq. ft. (2-3 kg m^2). All one/two-coat formulations must be ICC (International Code Council) code compliant for IBC (International Building Code®) and IRC (International Residential Building Code®) by meeting specific structural, durability, fire-resistance, and weather protection standards.

EIFS—Exterior Insulation and Finish Systems, also called synthetic stucco, is an exterior wall system sometimes confused with stucco systems. EIFS consists of a foam insulation board covered with a special synthetic finish. It is more commonly used on large commercial projects.

All Portland cement plaster (stucco) products and installation methods follow these standards set by The American Society for Testing and Materials (ASTM):

- ASTM C 926-06, Standard Specification for Application of Portland Cement-Based Plaster
- ASTM C 979, Specification for Pigments for Integrally Colored Concrete
- ASTM C 1063-03 Standard Specification for Installation of Lathing and Furring to Receive Interior and Exterior Portland Cement-Based Plaster
- ASTM C 847-04 Standard Specification for Metal Lath
- ASTM C 1032-06 Standard Specification for Woven Wire Plaster Base
- ASTM C 897-05 Standard Specification for Job-Mixed Portland Cement Plasters
- ASTM C 144-04, Standard Specification for Aggregate for Masonry Mortar



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TCC MATERIALS
SPEC BLENDED CONSTRUCTION PRODUCTS®

Technical Notes

PORTLAND CEMENT PLASTER (STUCCO) OVERVIEW

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The quality of stucco is improved by using a pre-blended engineered mix over a traditional field-mixed source. Pre-blended mixes are designed for workability, long-term durability, adhesion, and reduced shrinkage. TCC Materials offers a choice of three aggregate blends in their three-coat scratch and brown pre-blended products and are selected per architectural specification or contractor preference. The fine blend uses mason sand (ASTM C 144); the medium blend is a mix of 70% fine mason sand (ASTM C 144) with 30% course sand (ASTM C 33); and the course blend is 50% fine (ASTM C 144) with 50% course sand (ASTM C 33). The medium blend meets ASTM C 897, most commonly specified by architects. Each mix design is also offered with reinforcing fibers or without fiber.

TCC offers two options for one/two–coat installations including a fiber base coat and a pump grade base coat. Both versions meet ASTM C926.

TCC Materials finish coat stucco products meet ASTM C 926 requirements and can be colored for use as the pigmented, aesthetically pleasing, finish coat of a stucco system.

All stucco application systems require expansion and control joints to properly allow for movement in any stucco wall system. Always read and follow product installation instructions for each product. As with all Portland cement-based products, proper water curing is important These stucco products can generally be applied when ambient temperatures range from 40°-100°F (4°-37°C).

For product information visit tccmaterials.com.

References

- Stucco Manufacturers Association (SMA)
- Portland Cement Association (PCA)
- Spec Mix

SYSTEM COMPARISONS

Characteristics	Three-Coat Conventional Stucco	One/Two-Coat Stucco
Thickness	¾-1 in.	⅜-½ in.
Weight per Square Foot	10-12 lb.	4.5-6 lb.
Common Assembly	Weather barrier Lath ⅜-½ in. scratch coat ⅜ in. brown coat A variety of finishes with top coat	Weather barrier CI (see below) Lath ⅜-½ in. base coat A variety of finishes with top coat
Insulation—CI Continuous Foam Insulation	Typically not installed with CI but due to energy codes more CI is being used with three-coat stucco.	Typically use with 1 in. thick foam sheets (CI) wrapping the complete exterior. Installed between the weather barrier and the lath.
Finishes	Finish (top) coat can be any color or texture.	Finish (top) coat can be any color or texture.
Construction Types	Both for I-V rated buildings. Limitations apply based on fire ratings.	Both for I-V rated buildings. Limitations apply based on fire ratings.
Fire Ratings	One-hour, and two-hour rated walls when used in specific assemblies described by the International Building Code (IBC).	Most are one hour listed based on specific assemblies described in ICC reports.
LEED	LEED credits depend on locally sources materials.	LEED credits depend on locally sources materials.
Environmental	The use of recycled materials may also contribute to “green” attributes of the system. Long lasting, resists fungus, rot, and insects.	One/two-coat uses about half the materials and weight, requiring less mining, processing, transportation, and water for mixing and curing with a shorter construction schedule. The use of recycled materials may also contribute to “green” attributes of the system. Long lasting, resists fungus, rot, and insects. Improved energy efficiency R-value with CI foam insulation.

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TCC MATERIALS
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Technical Notes

PORTLAND CEMENT PLASTER (STUCCO) OVERVIEW

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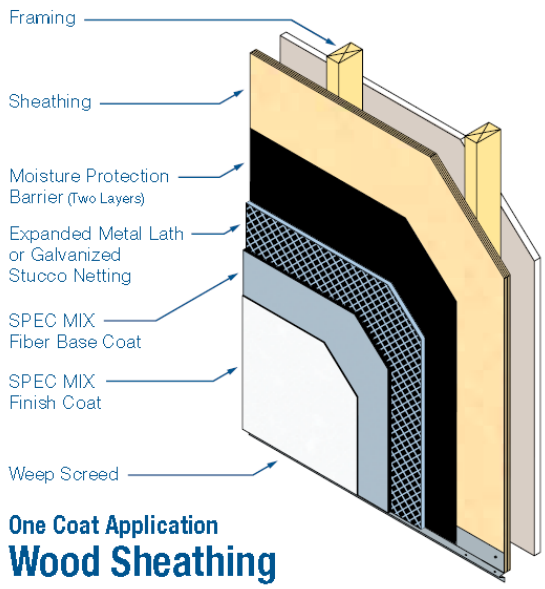
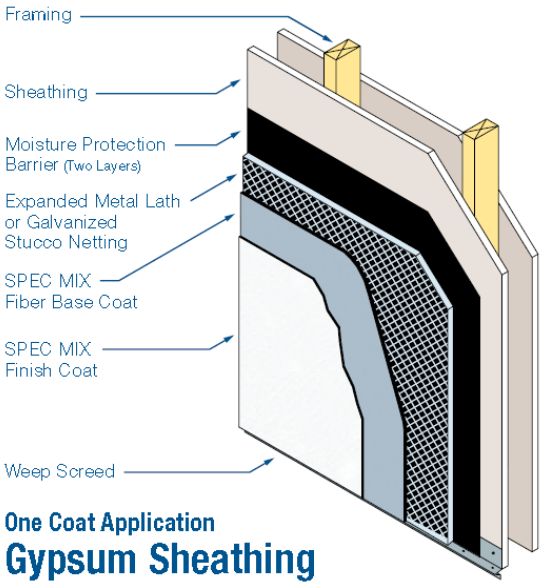
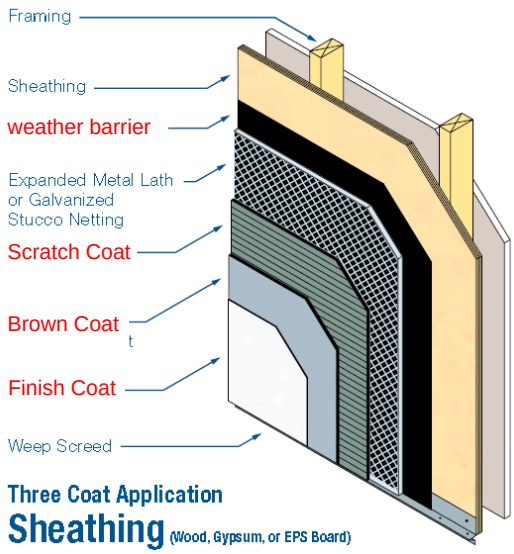
Example Applications (courtesy of Spec Mix)



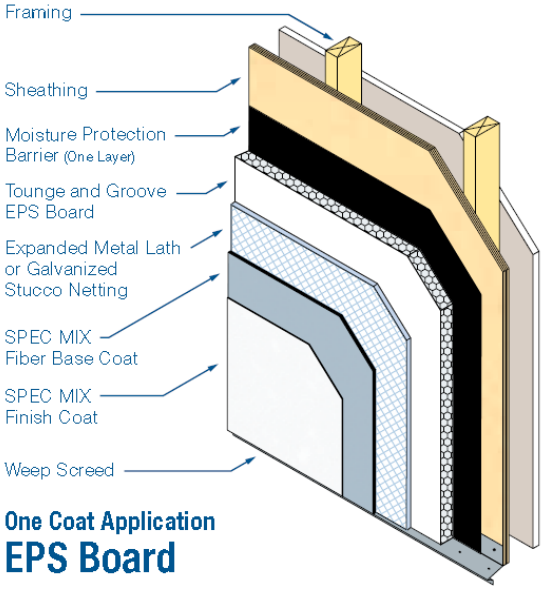
One Coat Application
Wood Sheathing



One Coat Application
Gypsum Sheathing



Three Coat Application
Sheathing (Wood, Gypsum, or EPS Board)



One Coat Application
EPS Board

For product information visit www.tccmaterials.com.

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Timberline HD® Shingles

Made to protect your home. Your story. And those of over 50 million of your fellow Americans!



Timberline HD® Shingles Provide These Unique Benefits:

Great Value
Architecturally stylish but practically priced

Dimensional Look
Features GAF proprietary color blends and enhanced shadow effect for a genuine wood-shake look

Highest Roofing Fire Rating
UL Class A, Listed to ANSI/UL 790

High Performance
Designed with Advanced Protection® Shingle Technology, which reduces the use of natural resources while providing excellent protection for your home (visit gaf.com/APS/ to learn more)

Stays in Place
Dura Grip™ Adhesive seals each shingle tightly and reduces the risk of shingle blow-off. Shingles warranted to withstand winds up to 130 mph (209 km/h)[1]

StainGuard® Protection
Helps ensure the beauty of your roof against unsightly blue-green algae[2]

Peace of Mind
Lifetime ltd. transferable warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first ten years[3]

Perfect Finishing Touch
For the best look, use Timbertex® Premium Ridge Cap Shingles or Ridglass® Premium Ridge Cap Shingles[4]

[1]This wind speed coverage requires special installation; see *GAF Shingle & Accessory Ltd. Warranty* for details.
[2]StainGuard® Protection applies only to shingles with StainGuard®-labeled packaging. See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions.
[3]See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the *GAF Shingle & Accessory Ltd. Warranty* and means as long as the original individual owner(s) of a single-family detached residence [or the second owner(s) in certain circumstances] owns the property where the shingles are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable.
[4]These products are not available in all areas. See www.gaf.com/ridgecapavailability for details.

Colors & Availability

Regional Availability

Northeast, Southeast, Southwest, West, and Central Areas



Applicable Standards & Protocols

- UL Listed to ANSI/UL 790 Class A
- Miami-Dade County Product Control approved
- State of Florida approved
- UL 997 modified to 110 mph
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018, Type 1
- Meets ASTM D3462[1]
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Texas Department of Insurance listed
- CSA A123.5[2]
- ENERGY STAR® Certified (White Only) (U.S. Only)
- Rated by the CRRC
- Can be used to comply with Title 24 cool roof requirements
- Meets the cool roof requirements of the Los Angeles Green Building Code (Birchwood, Copper Canyon, Golden Amber, and White Only)

Product/System Specifics[3]

- Fiberglass Asphalt Construction
- Dimensions (approx.): 13 1/4" x 39 3/8" (337 x 1,000 mm)
- Exposure: 5 5/8" (143 mm)
- Bundles/Square: 3
- Pieces/Square: 64
- StainGuard® Protection: Yes[4]
- Hip/Ridge: Timbertex®; Seal-A-Ridge®; Z® Ridge; Ridglass®
- Starter: Pro-Start® & WeatherBlocker™

Installation

Detailed installation instructions are provided on the inside of each bundle wrapper of Timberline HD® Shingles. Installation instructions may also be obtained at gaf.com.

[1]Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.
[2]Refers to shingles sold in Canada only.
[3]Refer to complete published installation instructions.
[4]StainGuard® Protection applies only to shingles with StainGuard®-labeled packaging. See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

©2017 GAF 12/17 #875

Viridian Window Restoration LLC

Window Survey - Dry Rot
Garen A. Horgen, Principal
ghorgen@viridianwindow.com
503-922-2202

King Hill Condominiums



731 SW King Ave – Portland OR 97205

Located in the Portland neighborhood of Goose Hollow, King Hill is a 4-story condominium building originally constructed in 1908. It features 138 windows in varying sizes from 28” x 42” OA up to 48” x 66” OA, most being on the larger size letting in lots of natural light. The building material used for these windows was CVG (clear vertical grain) Douglas Fir, almost certainly from a virgin stand, thus one of the the very best possible materials for the application. Historic

CVG Douglas Fir is known to be as much as 25% stronger over the course of 80 or more years, making it very durable. We found just a few areas of dry rot, some of which were in locations where Bondo had previously been used to try and repair the problem.

Following are the few areas we found dry rot or other problems that will need attention beyond the standard scope of the window restoration aspect of the project.



Unit 11, Small Bedroom. **This window has visible dry rot at the front of the sill and possibly under the existing storm frame. Full sill replacement may be avoided with a combination of epoxy and new material. This will be determined upon access to the area in question.**



Unit 17, Living Room. This window had been previously and unsuccessfully repaired with Bondo. Like the previous example, full sill replacement may be avoided with a combination of the correct epoxy and new material. This will be determined upon access to the area in question.



Unit 17, Small Bedroom. **In the same location on its floor as the window in Unit 11 above, this window has visible dry rot at the front of the sill and possibly under the existing storm frame. Full sill replacement may be avoided with a combination of epoxy and new material. This will be determined upon access to the area in question.**

Due to the presence of storm windows, it was not possible to thoroughly survey every aspect of the windows; however, in our experience we have found that these old CVG Fir windows hold up very well indeed, especially if they are “protected” by storm windows in lieu of regular maintenance.

In conclusion, it should be noted that we didn’t have access to one unit (#15) as the owner/ tenant was unresponsive. However, it would be very unusual to find more than one or two other small areas of concern in that unit. The vast majority of the units had no visible dry rot with one unit (#17) having only two areas of concern. I believe we can safely assume we will not find more than 2 areas, if any, in the un-surveyed unit.

One other aspect to be aware of is that upon removal of the storm windows, there may be areas that need extra attention. However, until such time as there is full access to the exterior, it would be imprudent to try and do a thorough survey of the exterior of the windows.



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HISTORIC LANDMARKS - TYPE III DESIGN REVIEW SUBMISSION

PROJECT NO.: 19-074 731 SW Kings Street, Portland, Oregon
30 SEP 2021
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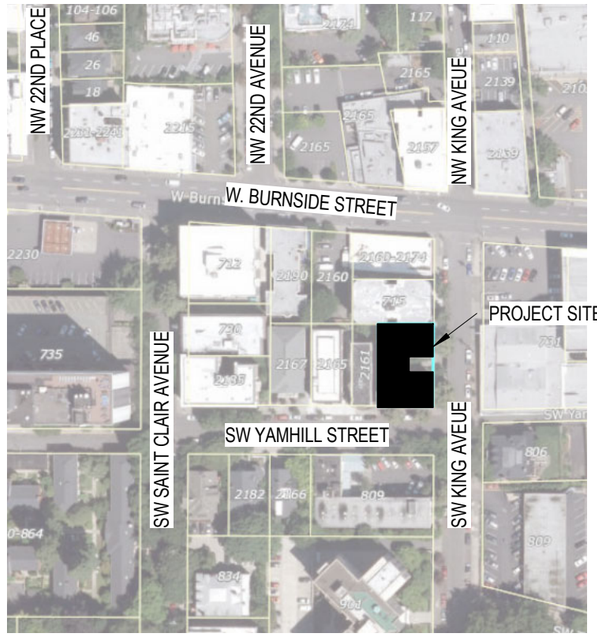
KINGS HILL CONDOMINIUM REHABILITATION

DR 01
COVER

LU 21-033674 HR EXH A-4

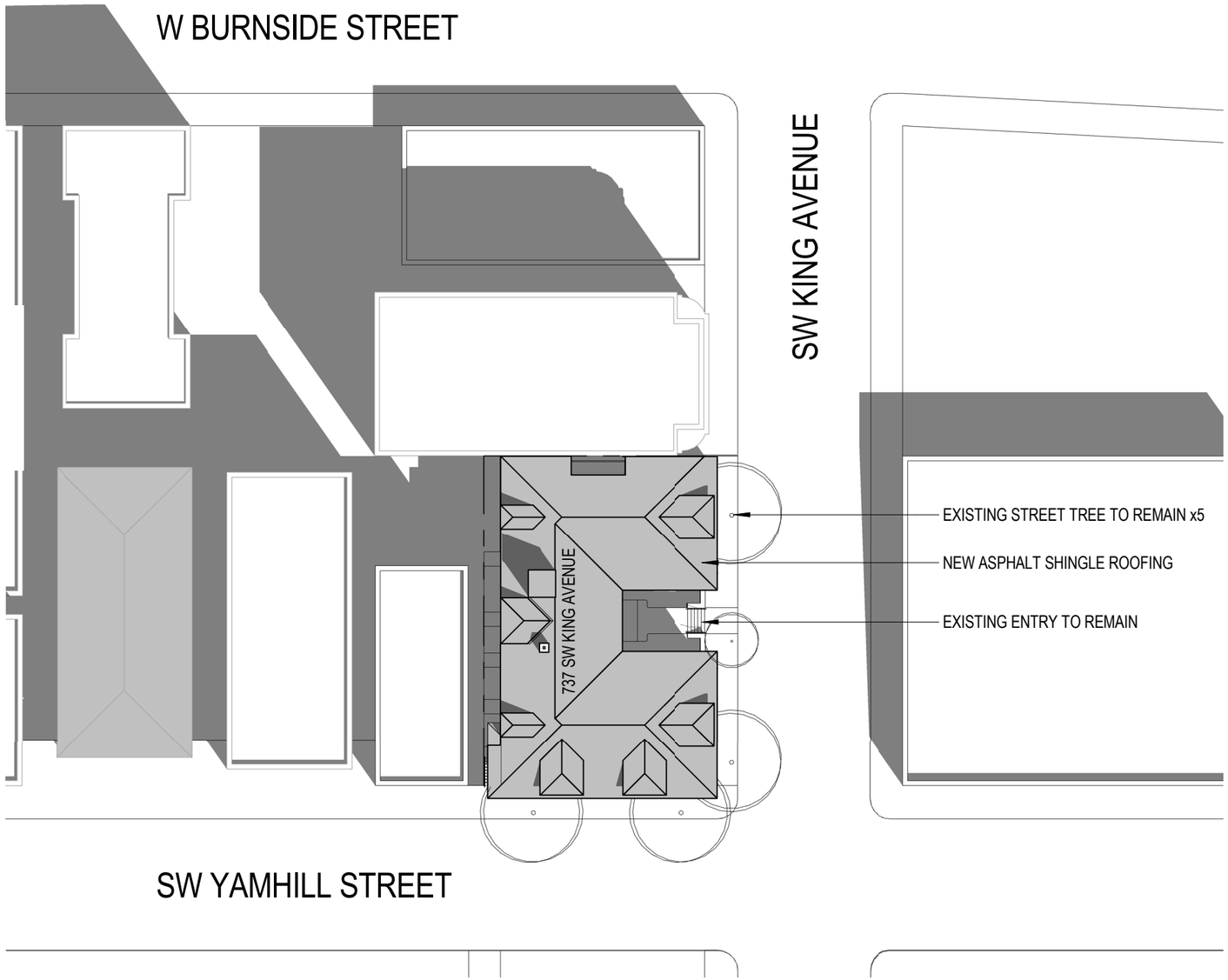


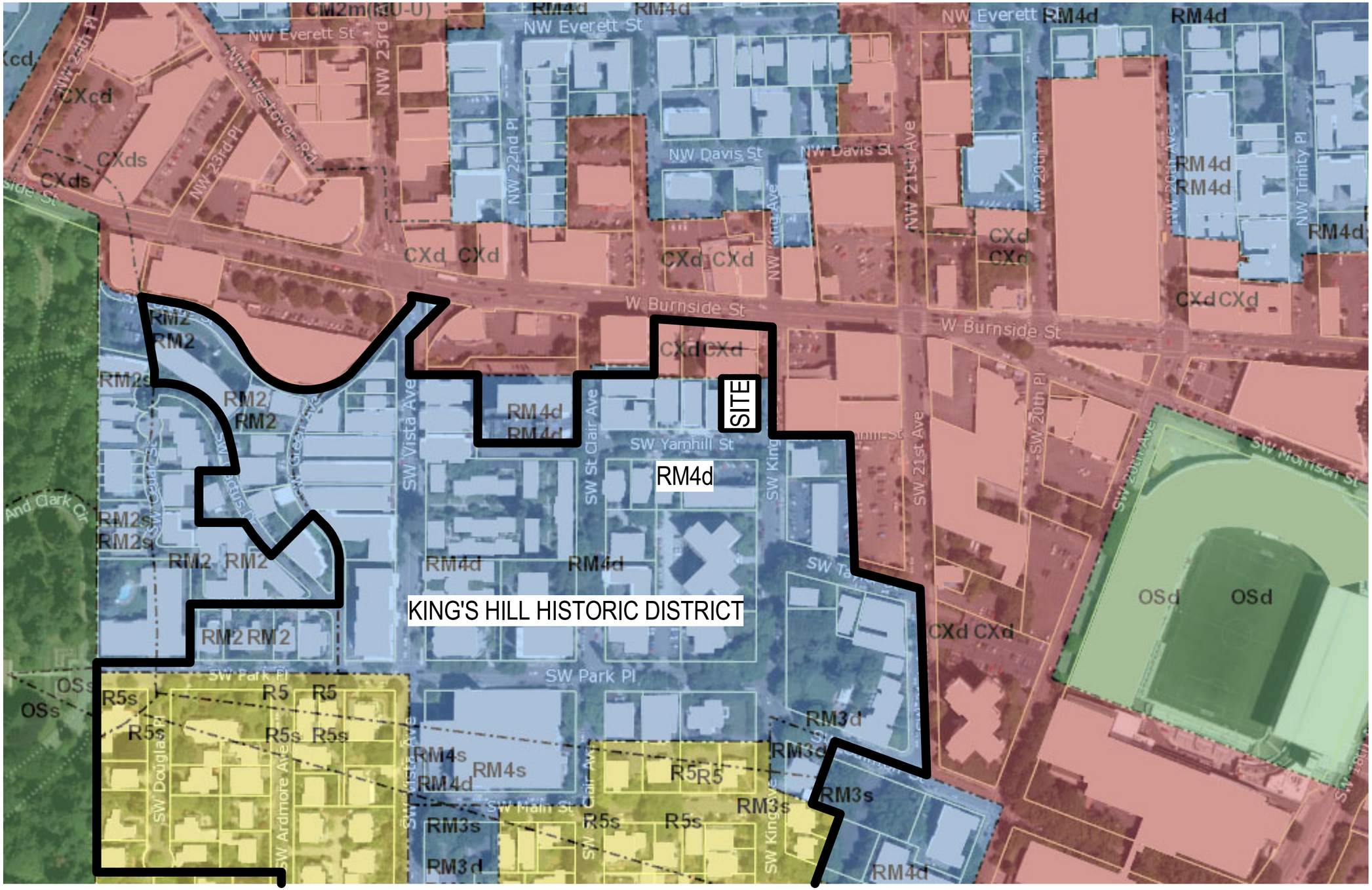
BACKGROUND

The Kings Hill Condominium Community is located at the intersection of SW King Avenue and SW Yamhill Street in Portland's Goose Hollow Neighborhood. Originally constructed in 1908 as the Apartment House for Mrs. Elizabeth Spencer, the building was converted from Apartments to Condominiums in 1996. Originally designed in the Craftsman Style common to Portland buildings of this era, Kings Hill condominium has had several minor alterations made over the years relative to its original design. However, the property has been able to maintain much of its original architectural character.

The existing building is constructed with a combination of masonry and wood framing bearing on concrete foundations. The primary entry to the building is accessed by concrete steps that lead from SW King Avenue onto a concrete walkway flanked by planter beds with mature foliage. The ground floor is comprised of red brick masonry with inset, original single pane, wood windows. The ground floor line is delineated with a horizontal concrete band visible on the east and a portion of the south elevation. Above a horizontal wood belly band, the upper three floors are clad in the original cement plaster stucco with wood windows and wood trim. Private balconies for the fourth floor, northeast and southeast homes, project from the façade and overlook SW King Avenue. Painted steel exterior fire escapes are located in the courtyard, south elevation and at the north end on the west elevation. The existing roof is covered with 3-tab asphalt shingles.

The Kings Hill Condominium Community has had numerous exterior wall and roof water intrusion failures, with the volume and extent of damage exponentially increasing over the past four years. The proposed projected described in this application seeks to rehabilitate the roof and wall envelope components of the building, repair structural damage encountered, and maintain this resource well into the future.




SITE
KING'S HILL HISTORIC DISTRICT
NW Everett St
W Burnside St
SW Yamhill St
SW Park Pl
SW Main St
NW 23rd Pl
NW 22nd Pl
NW 21st Ave
NW 20th Pl
NW Trinity Pl
SW Vista Ave
SW St Clair Ave
SW 21st Ave
SW 20th Pl
SW Douglas Pl
SW Ardmore Ave
CXcd
CXds
CXd
RM4d
RM2
RM2s
R5
R5s
RM4s
RM3d
RM3s
OSd
OSs

EXISTING CONDITIONS

A. The exterior stucco is failing in numerous locations and water intrusion damage is occurring.
B. Walls are not insulated, requiring significant amounts of energy to be used by the residents to maintain thermal comfort.
C. Exterior trim and decorative elements do not have adequate or proper flashing materials installed, resulting in damaged or rotted materials exposed that contributes to water intrusion damage.
D. Many windows are damaged, do not properly operate, and/or have condensation occurring which is damaging the wood windows themselves and the adjacent interior lath and plaster.
E. Storm windows are used to mitigate energy loss from the building, covering the most detailed architectural elements of the facade and degrading the buildings contribution to feel of the Historic District.
F. Existing roofing is well beyond its useful life. Water intrusion due to shingle blow-off and ice damming is occurring.
G. Rooftop elements added over time are visually inconsistent with the buildings overall historic aesthetic.
H. The existing plumbing piping on the interior is well beyond its useful life with numerous leaks occurring.

PROJECT DESIGN GOALS

1. Rehabilitate the exterior cladding with new exterior cement plaster stucco installed over a drainage plane to improve the weather resistive ability of the stucco cladding. Apply new cement plaster stucco with a texture and finish comparable to the stucco being removed.
2. Restore the existing wood windows, make them operable, and install insulated glazing units to improve the thermal their performance.
3. Integrate the existing windows with new weather resistive underlayments and the stucco cladding to minimize water intrusion risks. Install new flashing materials to meet current code requirements. Use profiles that achieve performance requirements while maintaining the visual consistency of the existing architectural elements.
4. Restore and reuse existing wood trim at windows to the greatest extent practicable. When new materials are needed, replace with trim of the same material of equivalent or better quality.
5. Insulate the exterior walls to improve the thermal performance of the building.
6. Install exterior sheathing to improve the seismic performance of the building.
7. Replace the roofing with a more architecturally appropriate material consistent with the overall aesthetic of the building.
8. Replace failing sheet metal gutters and downspouts with new materials to match profiles removed.
9. Paint the building with colors appropriate to the time period in which the property was constructed.
10. Make all repairs in compliance with the Special Assessment of Historic Property program administered by the State Historic Preservation Office
11. Replace failing internal plumbing waste and supply piping to limit adverse impacts to the residents.





EAST ELEVATION

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EXISTING CONDITIONS AND PROPOSED REPAIRS



REPLACE GUTTERS

REPAINT ROOF EAVES. REPAIR DAMAGED MATERIALS WHERE FOUND.

REMOVE AND REPLACE TRIM BAND

EXISTING FAILED STUCCO CLADDING REMOVED AND REPLACED WITH NEW 3-COAT STUCCO ASSEMBLY

REMOVE TRIM TO FLASH WINDOW. REINSTALL TRIM OVER DRAINAGE PLANE

STORMWINDOWS REMOVED

REHABILITATED WOOD WINDOW. GLAZING REPLACED WITH NEW INSULATED GLAZING UNIT

FIRE ESCAPE REPAINTED

WATER TABLE TRIMMER REPLACED

BRICK MASONRY CLEANED

SOUTH AND EAST ELEVATIONS OF EAST COURTYARD



REPLACE GUTTERS

REPAINT ROOF EAVES. REPAIR DAMAGED MATERIALS WHERE FOUND

EXISTING FAILED STUCCO CLADDING REMOVED AND REPLACED WITH NEW 3-COAT STUCCO ASSEMBLY

REMOVE AND REPLACED TRIM BAND

REMOVE TRIM TO FLASH WINDOW. REINSTALL TRIM OVER DRAINAGE PLANE

STORMWINDOWS REMOVED

REHABILITATE WOOD WINDOWS. REPLACE GLAZING WITH NEW INSULATED GLAZING UNIT

REPLACE DOWNSPOUT

REPAINT STEEL FIRE ESCAPE FRAME

BRICK MASONRY CLEANED



SOUTH EAST CORNER AND UPPER EAST COURTYARD ELEVATIONS

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EXISTING CONDITIONS AND PROPOSED REPAIRS

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SOUTH ELEVATION

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KINGS HILL CONDOMINIUM REHABILITATION

DR 08

EXISTING CONDITIONS AND PROPOSED REPAIRS

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RECLAD DORMERS WITH FIBER CEMENT LAP SIDING. RESTORE WINDOWS

REPLACE GUTTERS

REPAINT ROOF EAVES. REPAIR DAMAGED MATERIALS WHERE FOUND

REMOVE AND REPLACED TRIM BAND

EXISTING FAILED STUCCO CLADDING REMOVED AND REPLACED WITH NEW 3-COAT STUCCO ASSEMBLY

REMOVE TRIM TO FLASH WINDOW. REINSTALL TRIM OVER DRAINAGE PLANE

STORMWINDOWS REMOVED

REHABILITATE WOOD WINDOWS. REPLACE GLAZING WITH NEW INSULATED GLAZING UNIT

REPAINT STEEL FIRE ESCAPE FRAME

REPLACE DOWNSPOUT

REMOVE AND REPLACE TRIM BAND



WEST ELEVATION

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KINGS HILL CONDOMINIUM REHABILITATION

DR 09

EXISTING CONDITIONS AND PROPOSED REPAIRS

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STUCCO DAMAGE SURVEY LEGEND

PREVIOUSLY REPAIRED STUCCO PATCH

OPEN/OVER SEALED STUCCO CRACK

DAMAGE STUCCO AREA

NOTES:
A. AREAS NOTED ARE DIAGRAMATIC AND REPRESENT VARYING LEVELS OF DAMAGE.
B. ALL PREVIOUSLY REPAIRED STUCCO PATCHES EXHIBIT SIGNS OF CRACKING AND EARLY FAILURE WHICH NEED TO BE REPLACED.

WINDOW DAMAGE SURVEY LEGEND

DAMAGE TO MATERIAL REQUIRING WOOD RESTORATION/REPAIR

NOTES:
1. AREAS IDENTIFIED ARE DIAGRAMATIC AND REPRESENT VARYING LEVELS OF DAMAGE.
2. DAMAGE WILL BE ASSESSED AND FINAL REPAIRS DETERMINED PER OPENING UPON ACCESS TO RESIDENTAIL UNITS AND EXPOSURE OF WORK AREA.
3. ALL WINDOWS ARE TO RECEIVE PATCHES AND REPAIRS TO FRAMES, SASHES, AND OTHER WOOD COMPONENTS TO REMOVE DAMAGED MATERIALS AND MAKE READY FOR NEW FINISHES.
4. ALL WINDOWS ARE TO BE CLEANED AND PREPARED FOR NEW FINISHES UPON COMPLETION OF REPAIRS.

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EXISTING STUCCO CONDITIONS - EAST

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STUCCO DAMAGE SURVEY LEGEND

- PREVIOUSLY REPAIRED STUCCO PATCH
- OPEN/OVER SEALED STUCCO CRACK
- DAMAGE STUCCO AREA

NOTES:
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WINDOW DAMAGE SURVEY LEGEND

- DAMAGE TO MATERIAL REQUIRING WOOD RESTORATION/REPAIR

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EXISTING DAMAGE EVALUATION - SOUTH

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STUCCO DAMAGE SURVEY LEGEND

- PREVIOUSLY REPAIRED STUCCO PATCH
- OPEN/OVER SEALED STUCCO CRACK
- DAMAGE STUCCO AREA

NOTES:
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WINDOW DAMAGE SURVEY LEGEND

- DAMAGE TO MATERIAL REQUIRING WOOD RESTORATION/REPAIR

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EXISTING STUCCO CONDITIONS - WEST

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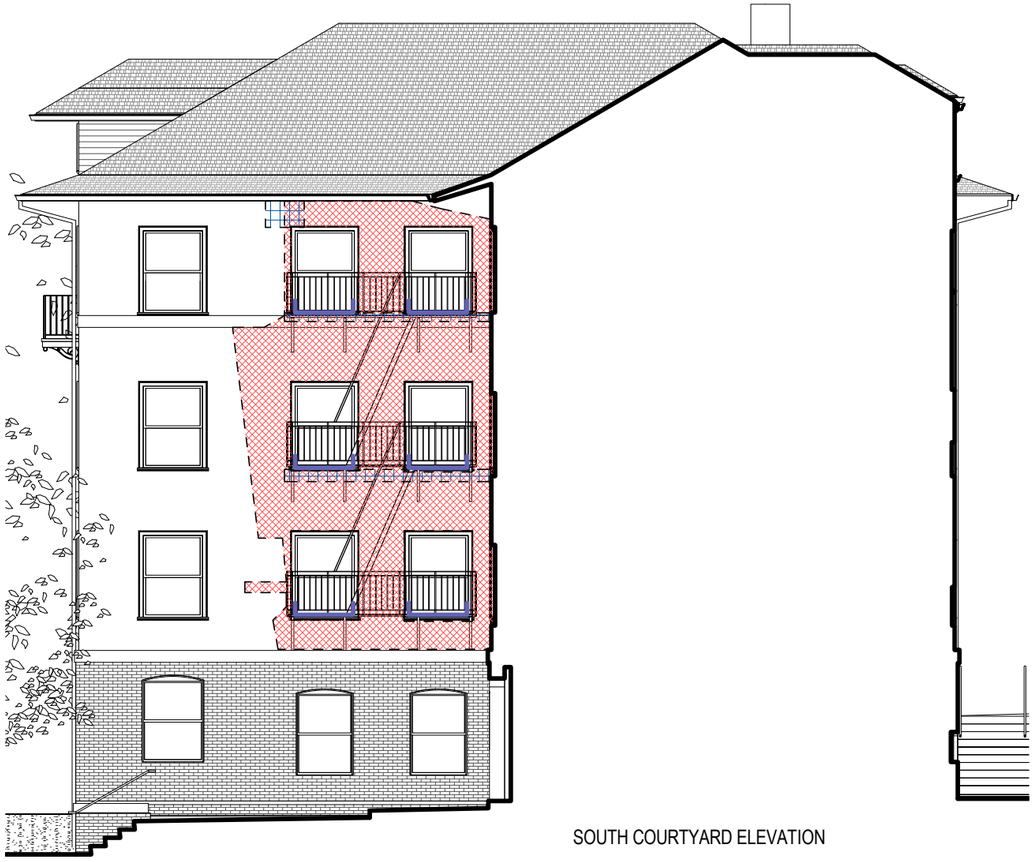
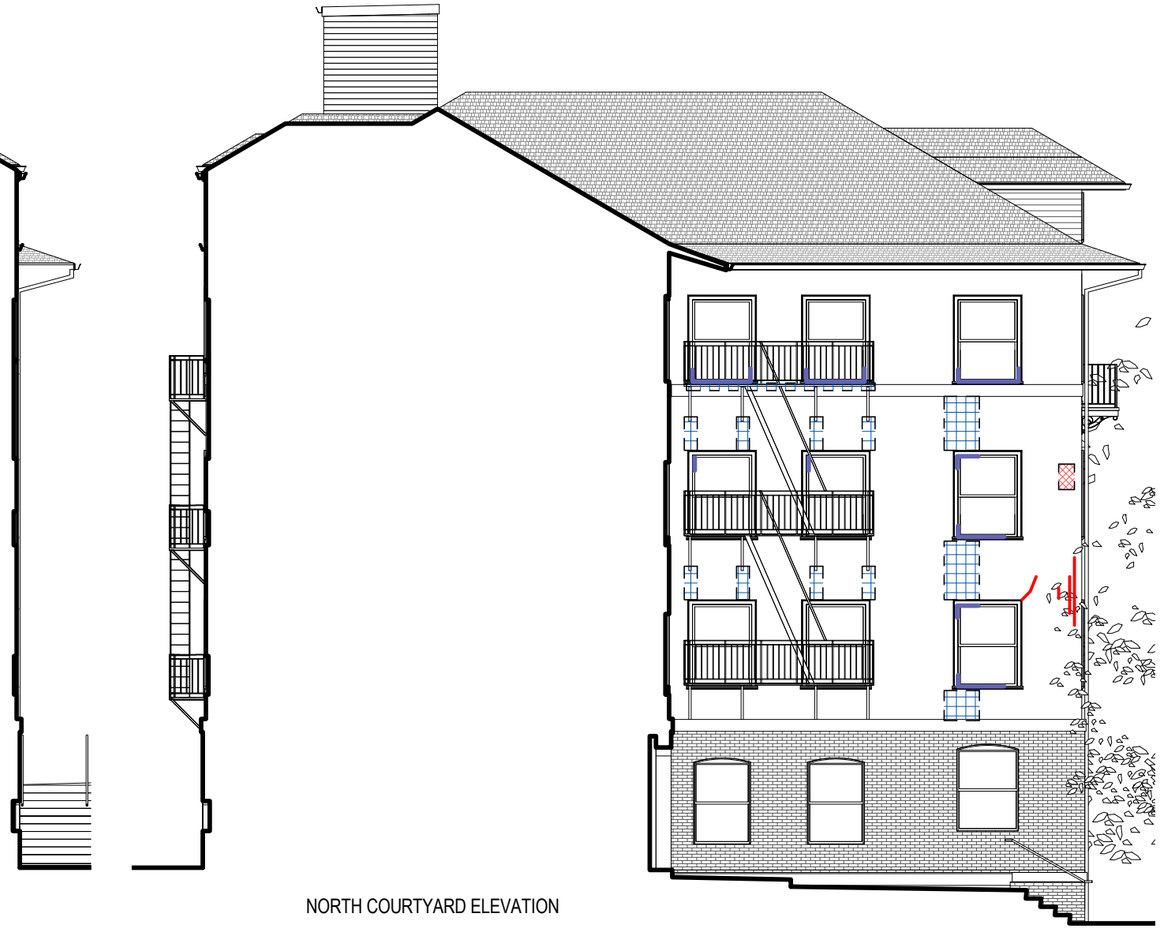


SOUTH COURTYARD ELEVATION



NORTH COURTYARD ELEVATION

STUCCO DAMAGE SURVEY LEGEND

- PREVIOUSLY REPAIRED STUCCO PATCH
- OPEN/OVER SEALED STUCCO CRACK
- DAMAGE STUCCO AREA

NOTES:
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WINDOW DAMAGE SURVEY LEGEND

- DAMAGE TO MATERIAL REQUIRING WOOD RESTORATION/REPAIR

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EXISTING STUCCO CONDITIONS - COURTYARD

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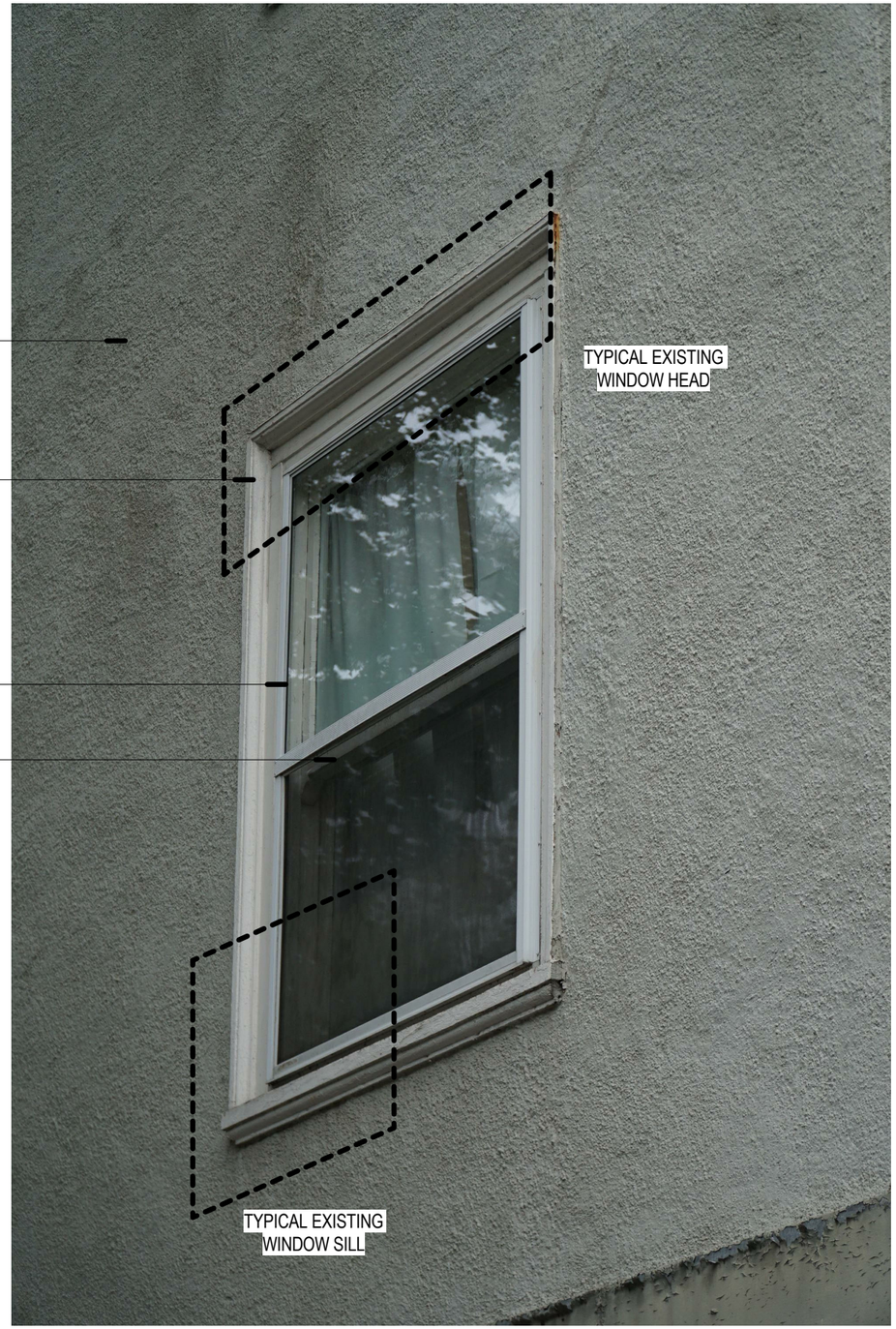

EXAMPLE EXISTING WINDOW



TYPICAL EXISTING WINDOW HEAD CORNER



TYPICAL EXISTING WINDOW SILL CORNER

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EXISTING WINDOW CONDITIONS

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PROPOSED EAST ELEVATION

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PROPOSED EAST ELEVATION - COLOR

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PROPOSED SOUTH ELEVATION

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PROPOSED SOUTH ELEVATION - COLOR

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PROPOSED WEST ELEVATION

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PROPOSED WEST ELEVATION - COLOR

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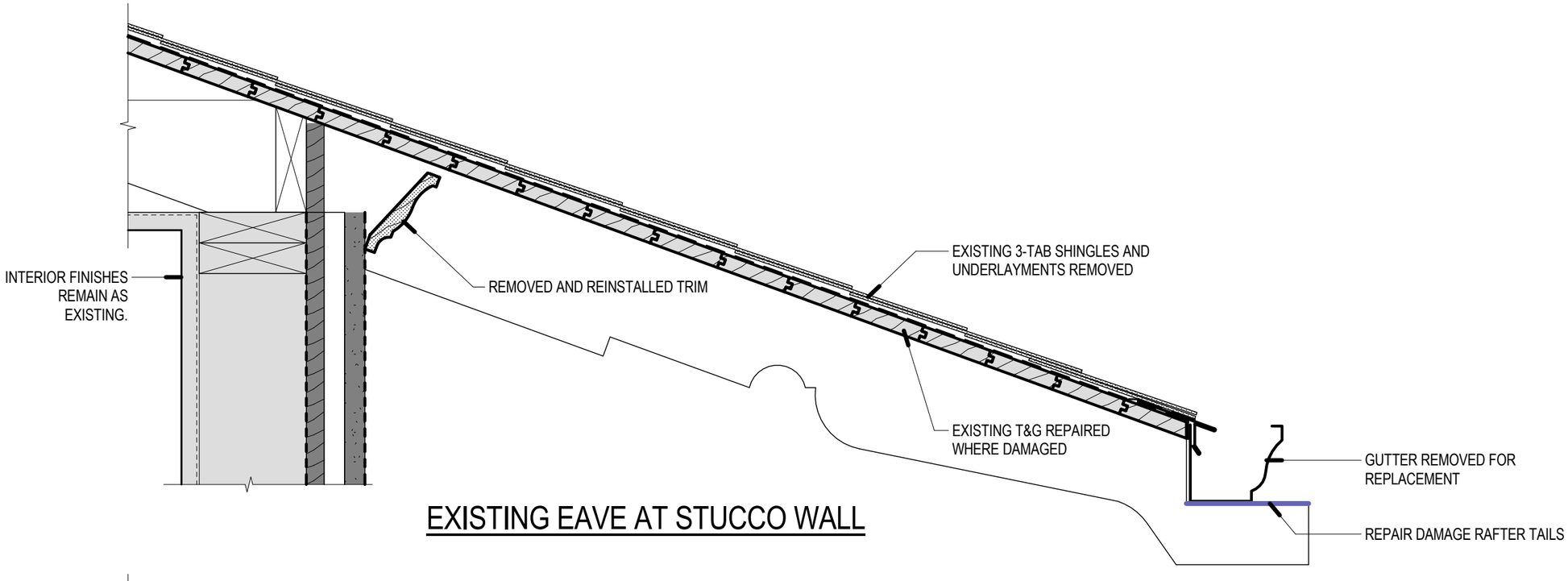
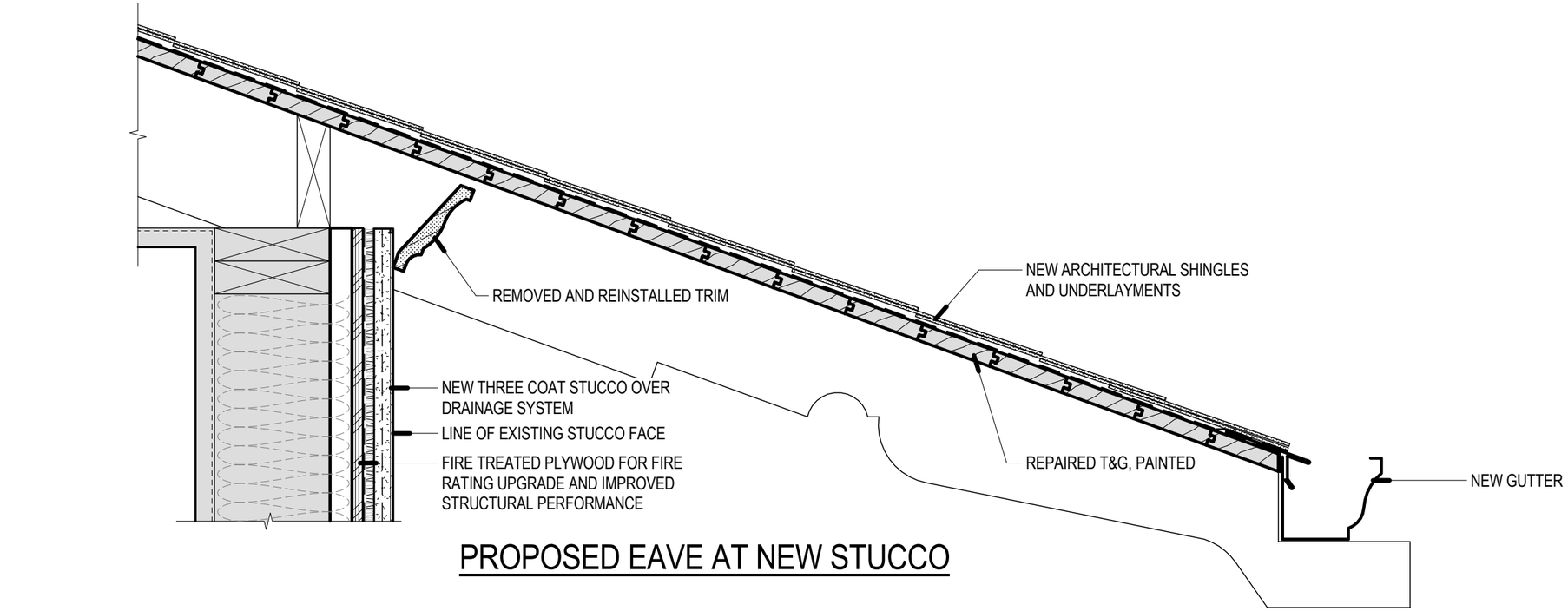
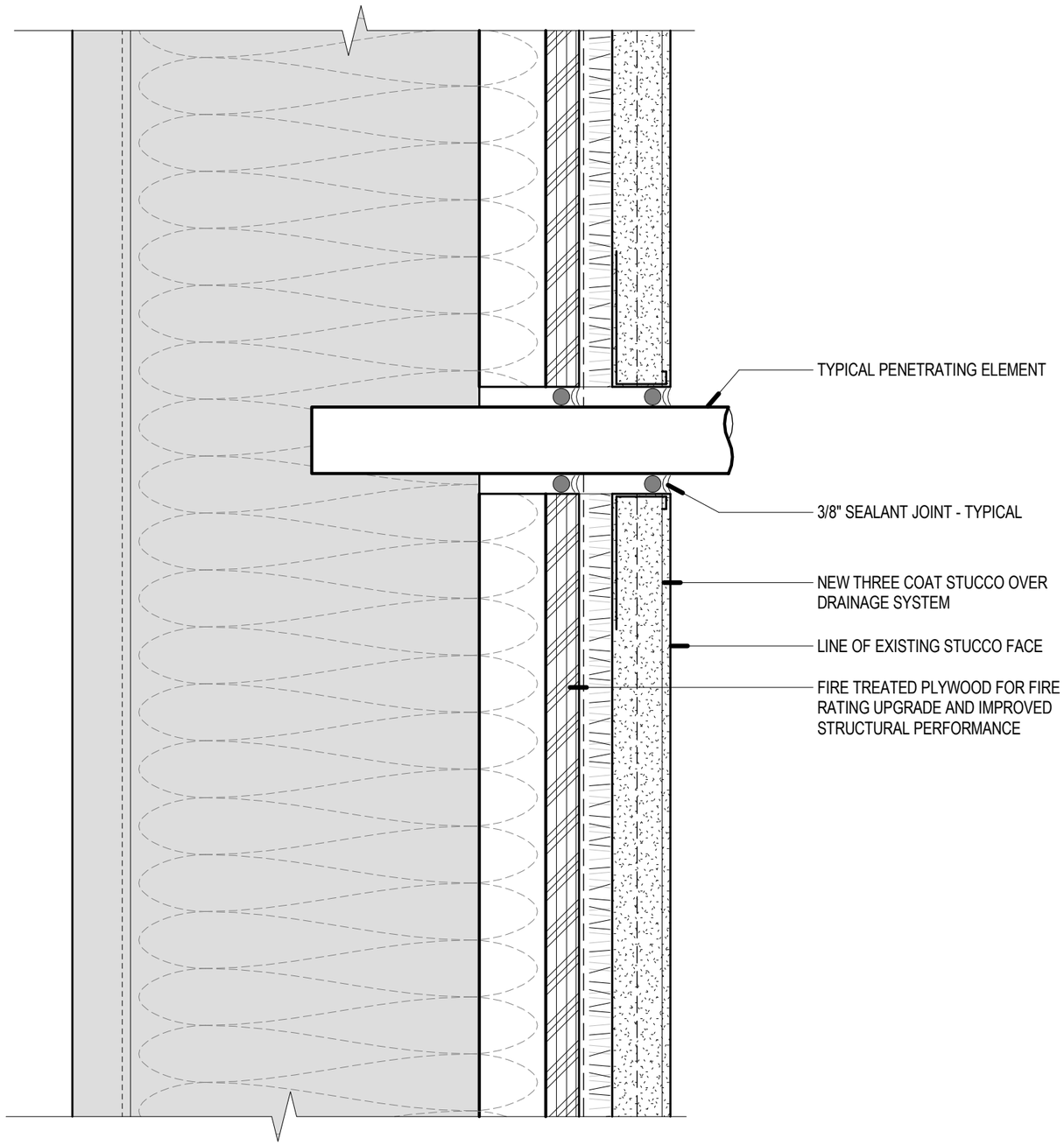


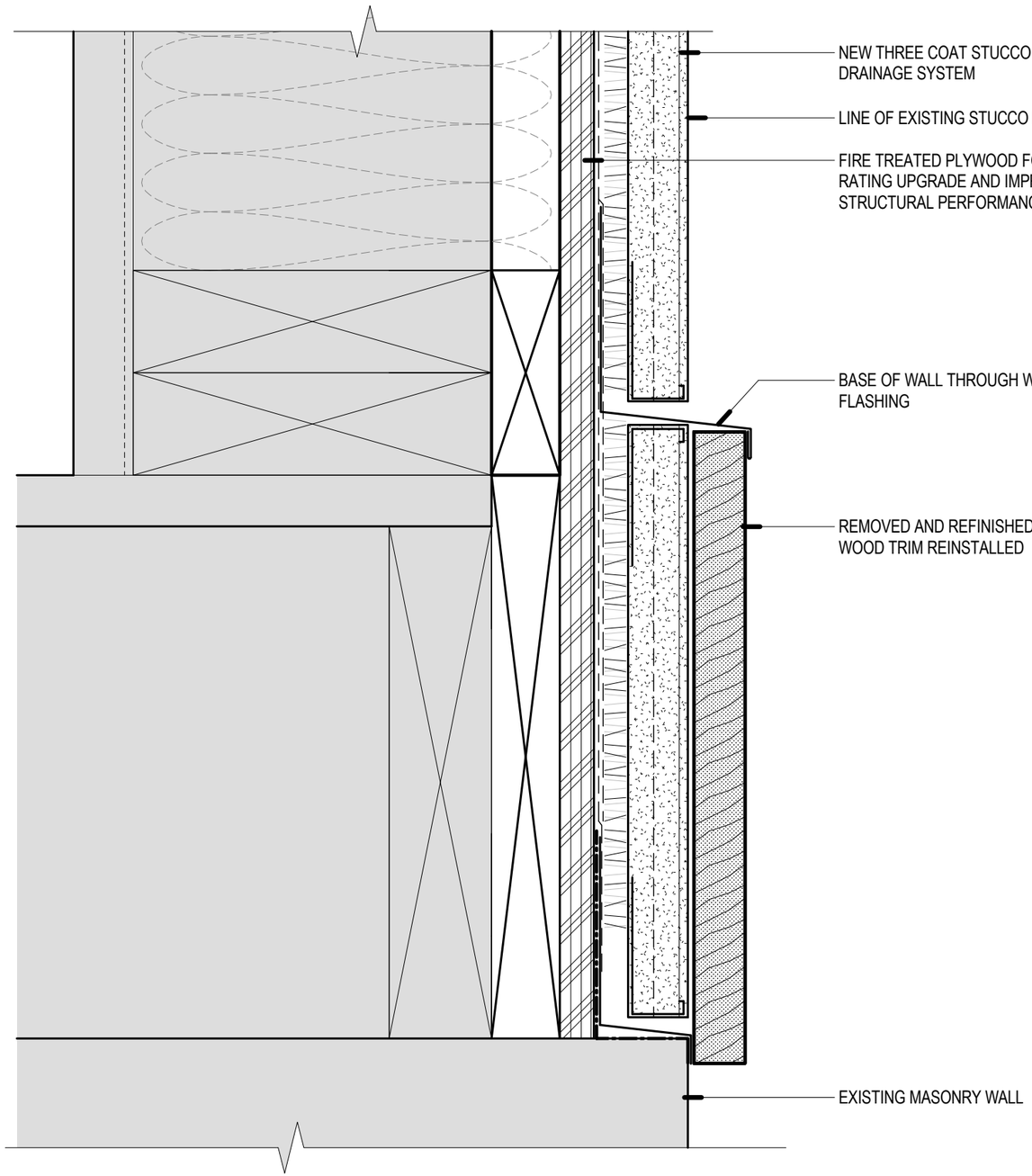
EXISTING EAVE AT STUCCO WALL



PROPOSED EAVE AT NEW STUCCO



TYPICAL PENETRATION



BASE OF UPPER WALL TRANSITION

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TYP REPAIRS AT PENETRATIONS AND BASE OF WALL

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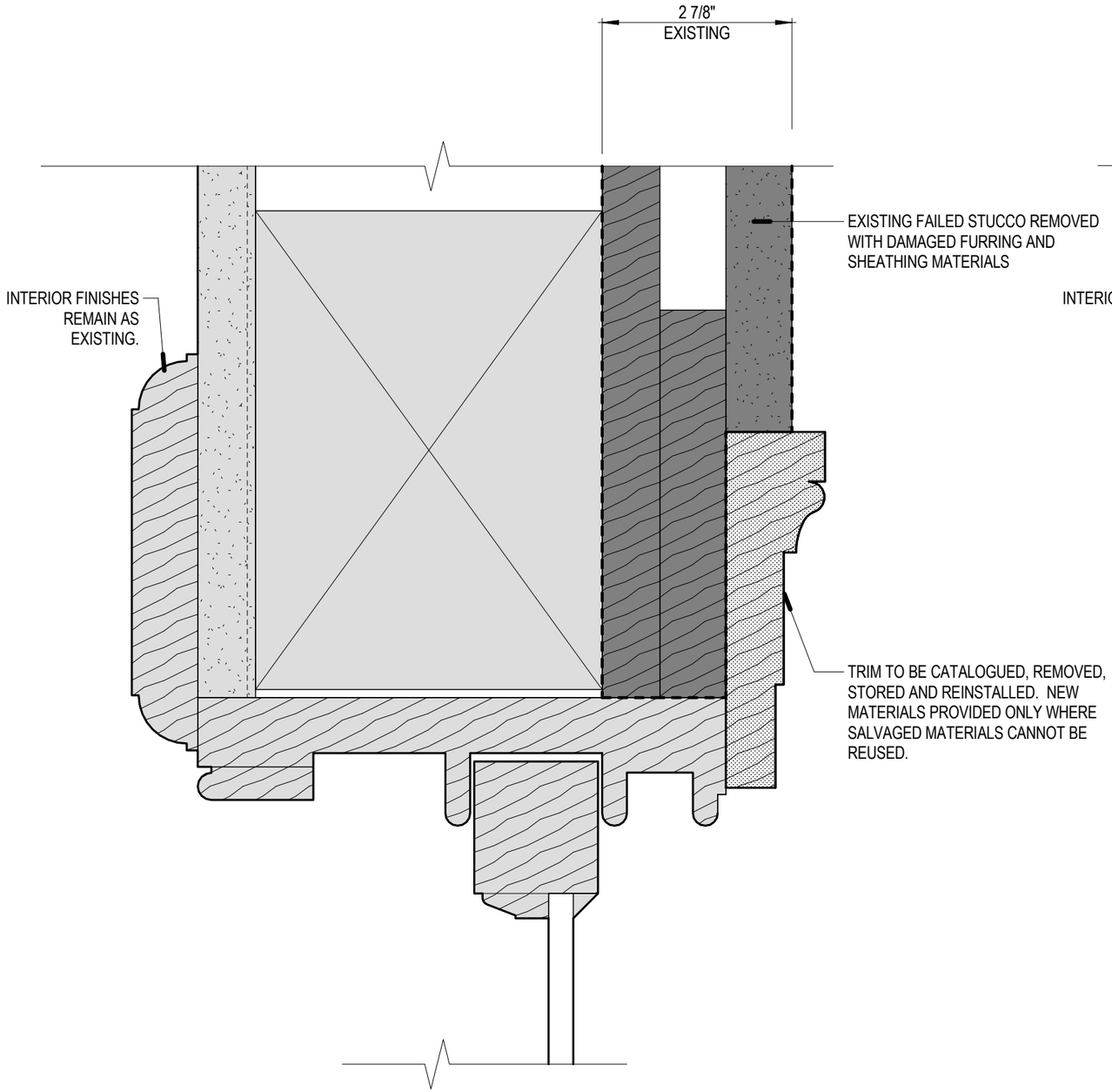
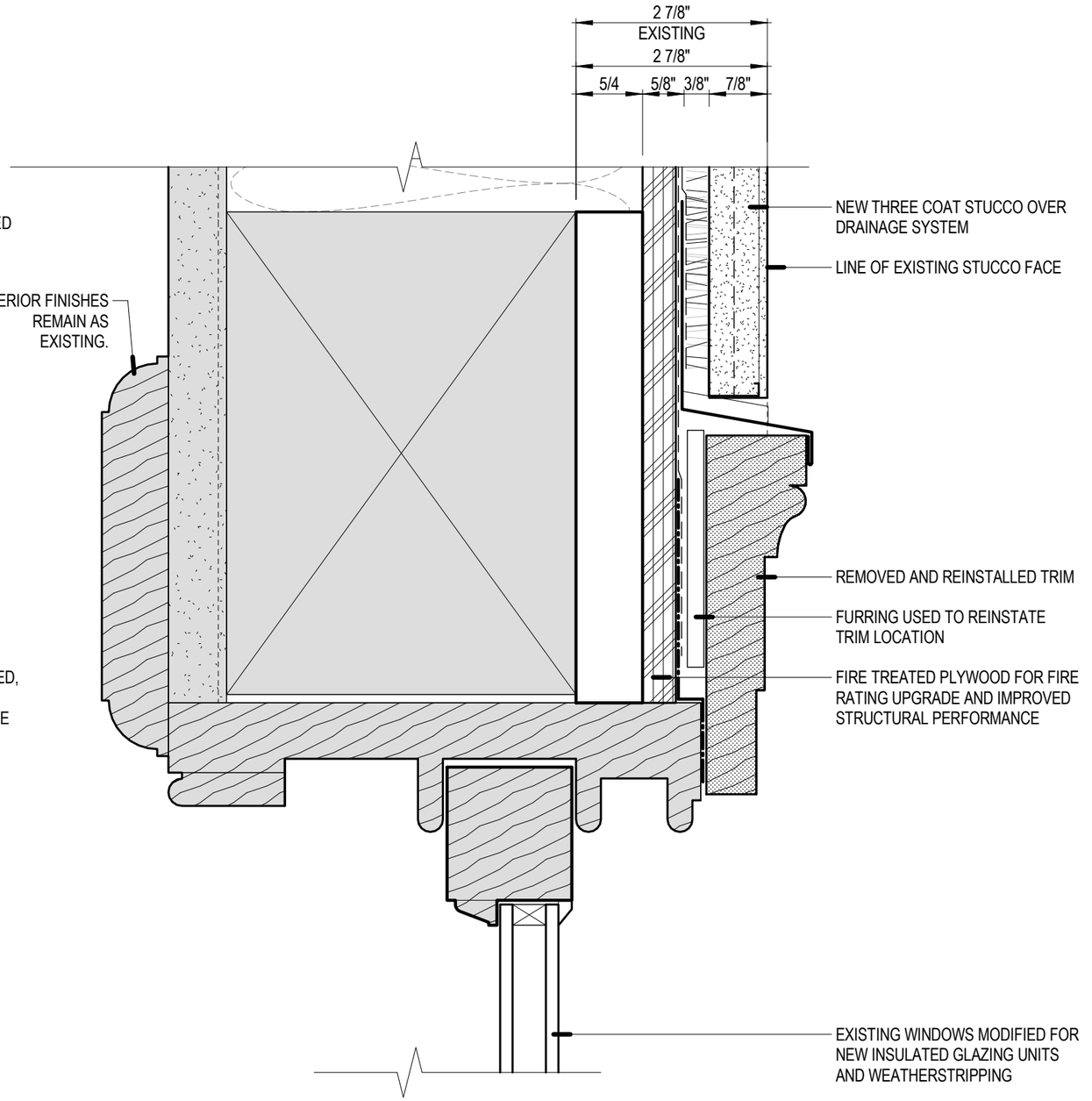
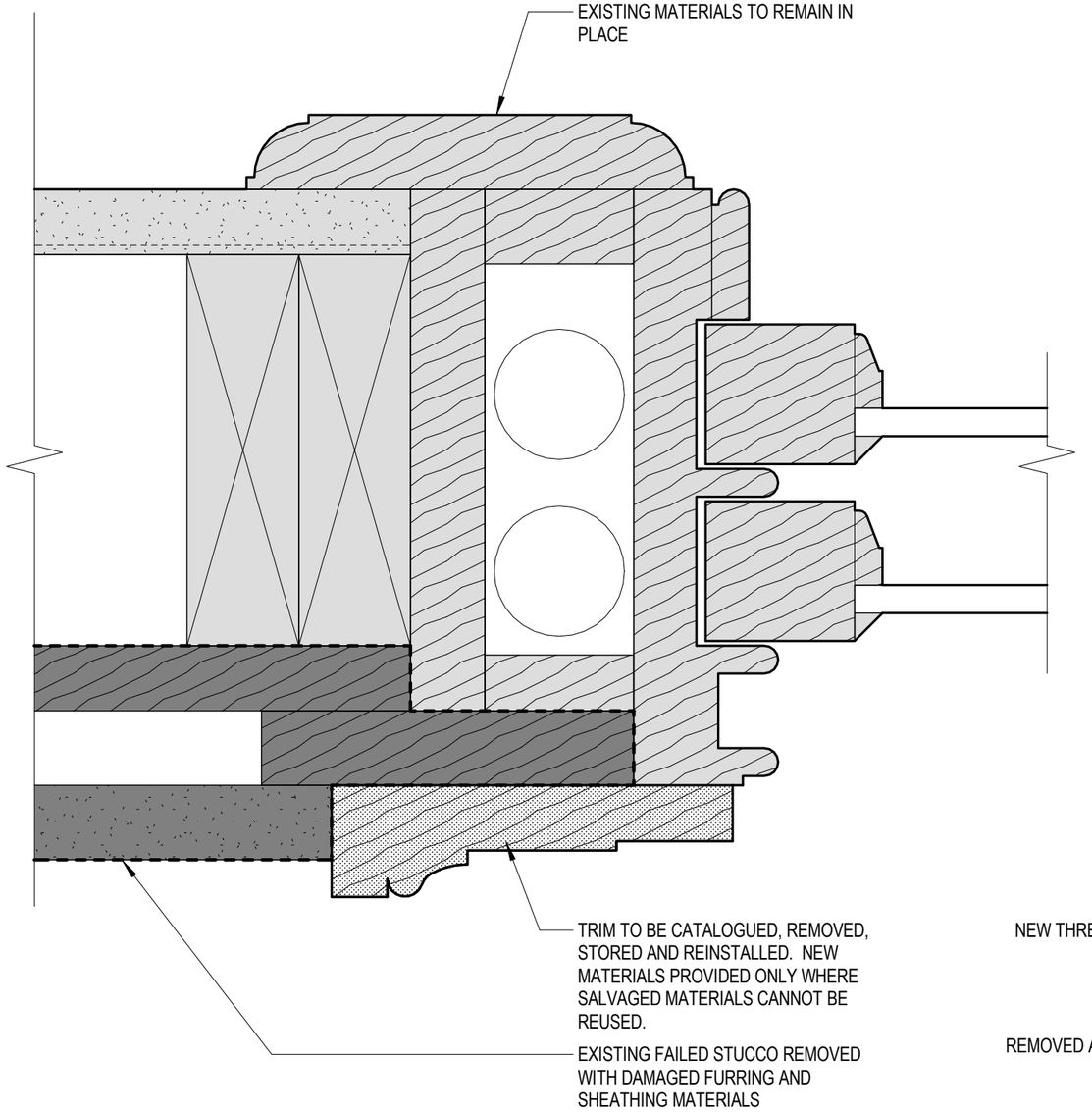


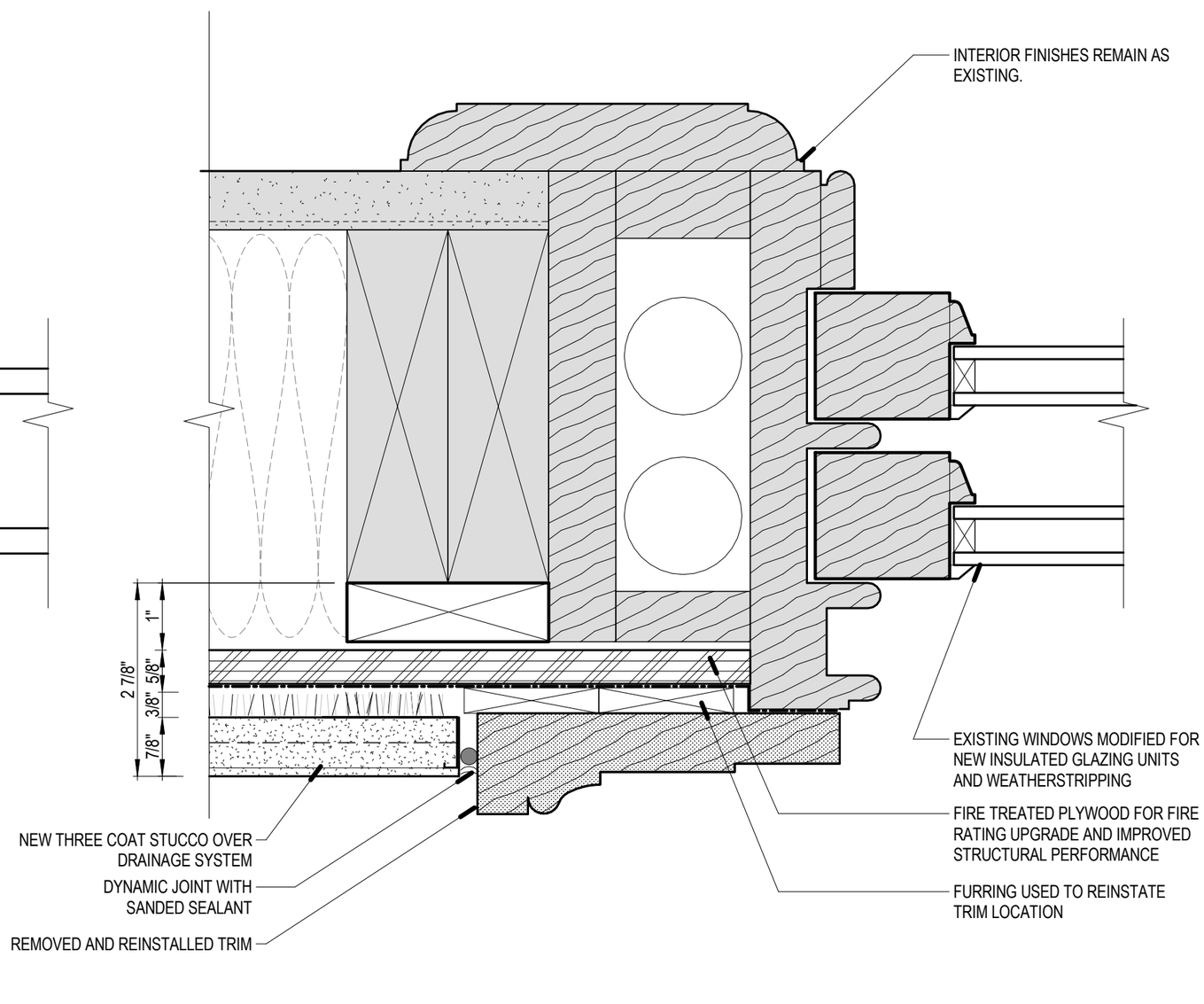
EXISTING WINDOW ASSEMBLY AND STUCCO



PROPOSED WINDOW AND STUCCO MODIFICATIONS



EXISTING WINDOW ASSEMBLY AND STUCCO



PROPOSED WINDOW AND STUCCO MODIFICATIONS

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TYPICAL REPAIRS AT WINDOW JAMB

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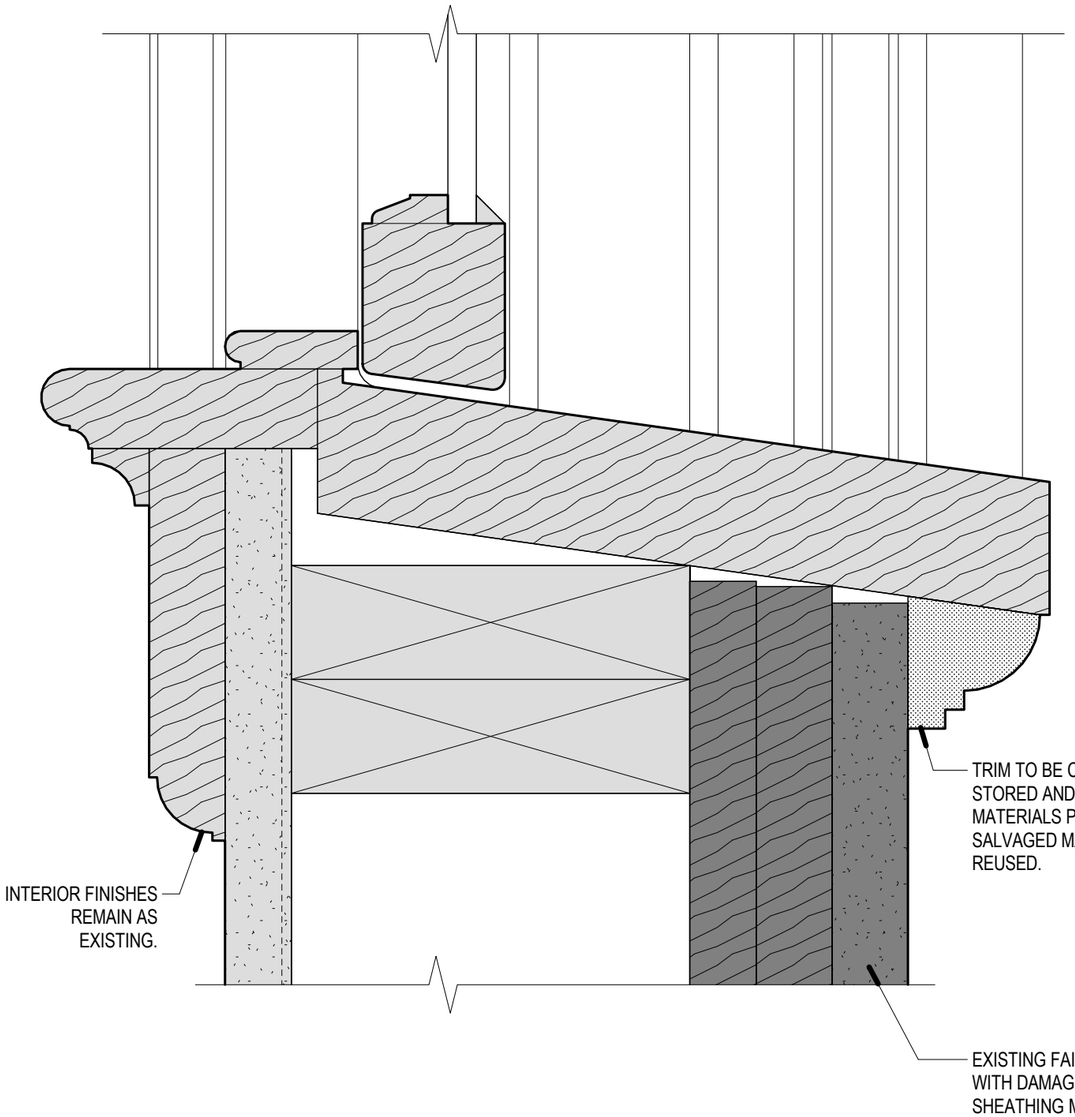
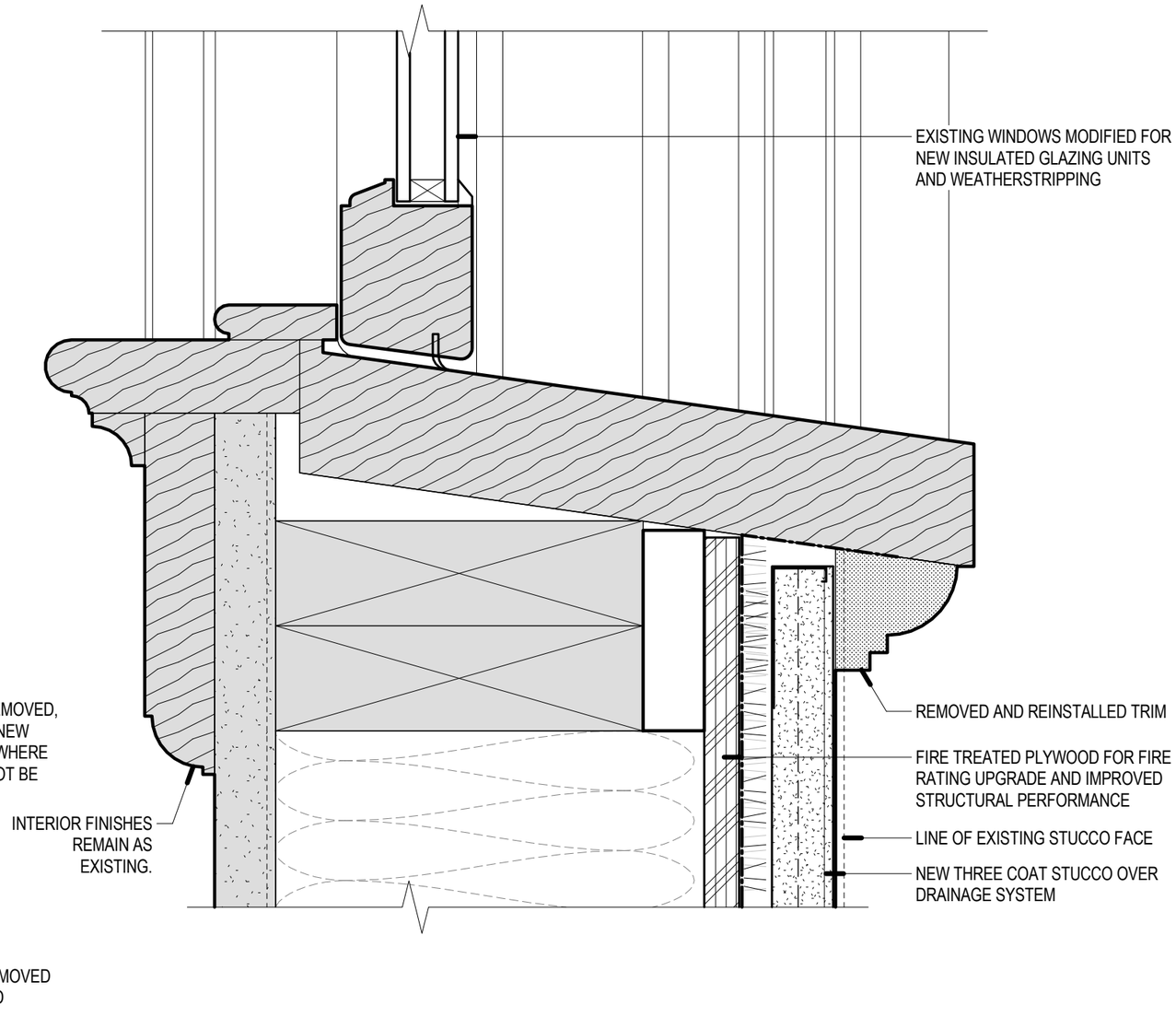


EXISTING WINDOW ASSEMBLY AND STUCCO



PROPOSED WINDOW AND STUCCO MODIFICATIONS

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TYPICAL REPAIRS AT WINDOW SILL

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STUCCO TEXTURE (IMAGE OF EXISTING BUILDING)

STUCCO BODY COLOR
BENJAMIN MOORE: STONINGTON GRAY, HC-170

WOOD WINDOW TRIM COLOR
BENJAMIN MOORE: SUPER WHITE, PM-1

WOOD WINDOW SASH COLOR
BENJAMIN MOORE: KENDALL CHARCOAL HC-166

MISCELLANEOUS METALS
BENJAMIN MOORE: BLACK, HC-190



ROOF SHINGLES
GAF TIMBERLINE HD SHINGLES, COLOR: CHARCOAL

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MATERIALS

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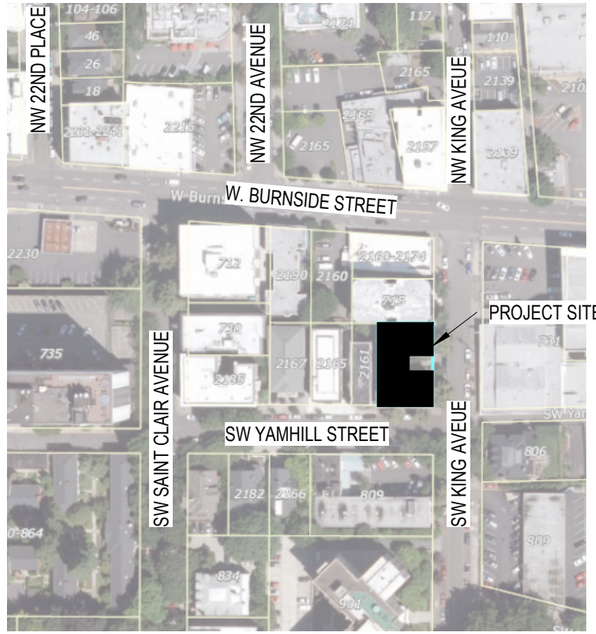
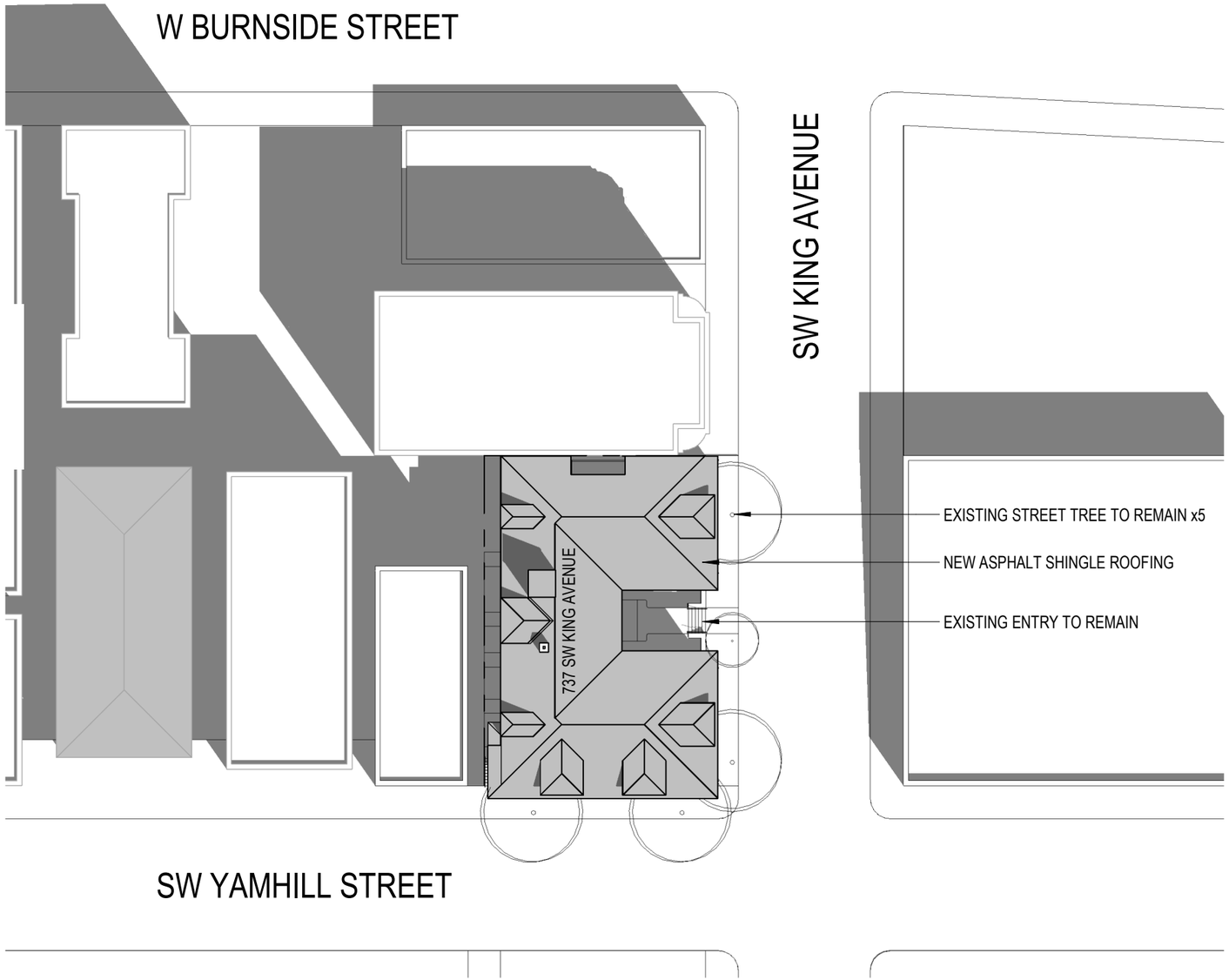


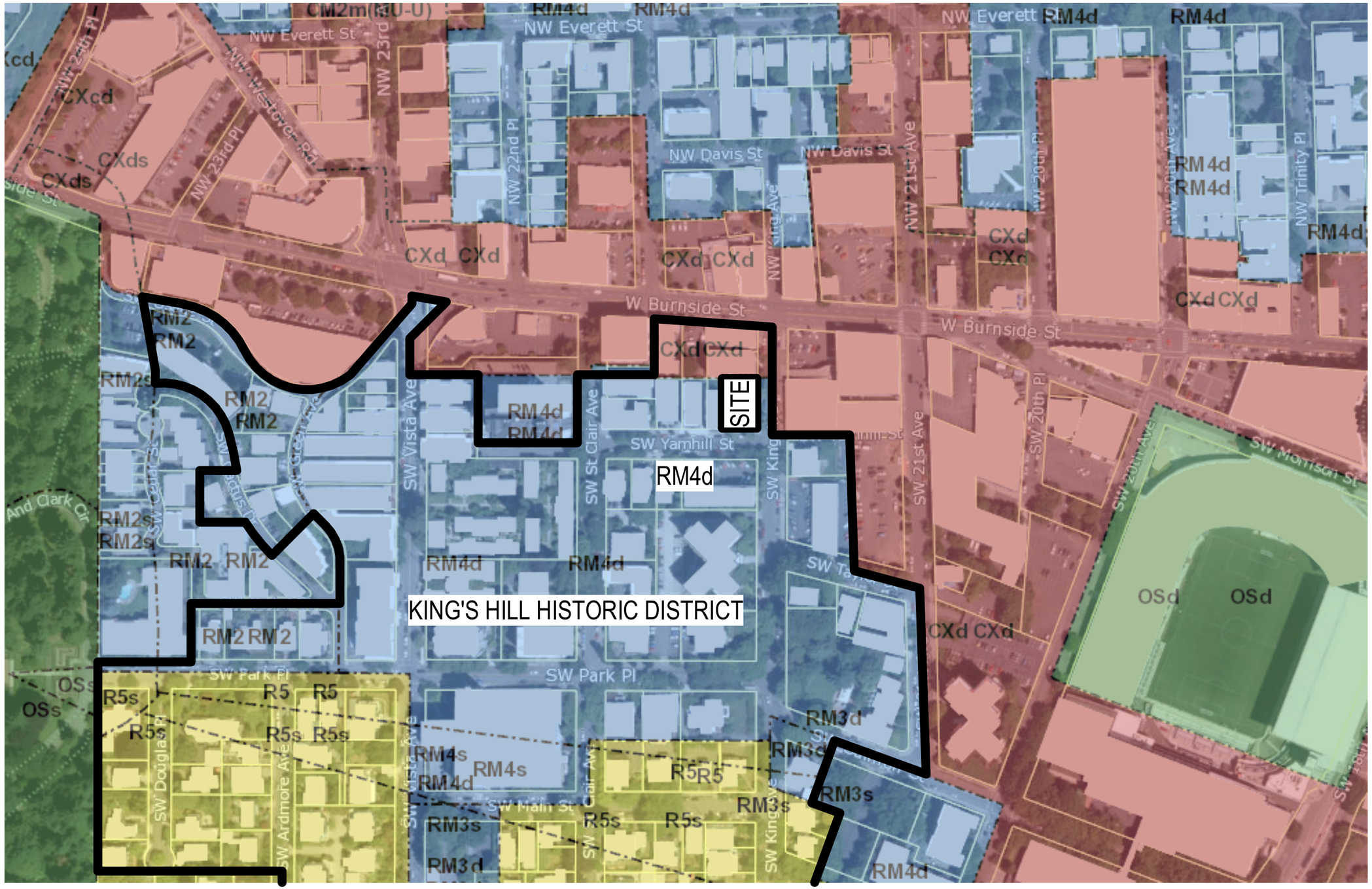
BACKGROUND

The Kings Hill Condominium Community is located at the intersection of SW King Avenue and SW Yamhill Street in Portland's Goose Hollow Neighborhood. Originally constructed in 1908 as the Apartment House for Mrs. Elizabeth Spencer, the building was converted from Apartments to Condominiums in 1996. Originally designed in the Craftsman Style common to Portland buildings of this era, Kings Hill condominium has had several minor alterations made over the years relative to its original design. However, the property has been able to maintain much of its original architectural character.

The existing building is constructed with a combination of masonry and wood framing bearing on concrete foundations. The primary entry to the building is accessed by concrete steps that lead from SW King Avenue onto a concrete walkway flanked by planter beds with mature foliage. The ground floor is comprised of red brick masonry with inset, original single pane, wood windows. The ground floor line is delineated with a horizontal concrete band visible on the east and a portion of the south elevation. Above a horizontal wood belly band, the upper three floors are clad in the original cement plaster stucco with wood windows and wood trim. Private balconies for the fourth floor, northeast and southeast homes, project from the façade and overlook SW King Avenue. Painted steel exterior fire escapes are located in the courtyard, south elevation and at the north end on the west elevation. The existing roof is covered with 3-tab asphalt shingles.

The Kings Hill Condominium Community has had numerous exterior wall and roof water intrusion failures, with the volume and extent of damage exponentially increasing over the past four years. The proposed projected described in this application seeks to rehabilitate the roof and wall envelope components of the building, repair structural damage encountered, and maintain this resource well into the future.





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PROJECT NO.: 19-074 731 SW Kings Street, Portland, Oregon
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KINGS HILL CONDOMINIUM REHABILITATION

DR 03
ZONING MAP

LU 21-033674 HR **EXH A-5**

EXISTING CONDITIONS

A. The exterior stucco is failing in numerous locations and water intrusion damage is occurring.
B. Walls are not insulated, requiring significant amounts of energy to be used by the residents to maintain thermal comfort.
C. Exterior trim and decorative elements do not have adequate or proper flashing materials installed, resulting in damaged or rotted materials exposed that contributes to water intrusion damage.
D. Many windows are damaged, do not properly operate, and/or have condensation occurring which is damaging the wood windows themselves and the adjacent interior lath and plaster.
E. Storm windows are used to mitigate energy loss from the building, covering the most detailed architectural elements of the facade and degrading the buildings contribution to feel of the Historic District.
F. Existing roofing is well beyond its useful life. Water intrusion due to shingle blow-off and ice damming is occurring.
G. Rooftop elements added over time are visually inconsistent with the buildings overall historic aesthetic.
H. The existing plumbing piping on the interior is well beyond its useful life with numerous leaks occurring.

PROJECT DESIGN GOALS

1. Rehabilitate the exterior cladding with new exterior cement plaster stucco installed over a drainage plane to improve the weather resistive ability of the stucco cladding. Apply new cement plaster stucco with a texture and finish comparable to the stucco being removed.
2. Restore the existing wood windows, make them operable, and install insulated glazing units to improve the thermal their performance.
3. Integrate the existing windows with new weather resistive underlayments and the stucco cladding to minimize water intrusion risks. Install new flashing materials to meet current code requirements. Use profiles that achieve performance requirements while maintaining the visual consistency of the existing architectural elements.
4. Restore and reuse existing wood trim at windows to the greatest extent practicable. When new materials are needed, replace with trim of the same material of equivalent or better quality.
5. Insulate the exterior walls to improve the thermal performance of the building.
6. Install exterior sheathing to improve the seismic performance of the building.
7. Replace the roofing with a more architecturally appropriate material consistent with the overall aesthetic of the building.
8. Replace failing sheet metal gutters and downspouts with new materials to match profiles removed.
9. Paint the building with colors appropriate to the time period in which the property was constructed.
10. Make all repairs in compliance with the Special Assessment of Historic Property program administered by the State Historic Preservation Office
11. Replace failing internal plumbing waste and supply piping to limit adverse impacts to the residents.





EAST ELEVATION

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KINGS HILL CONDOMINIUM REHABILITATION

DR 05

EXISTING CONDITIONS AND PROPOSED REPAIRS

LU 21-033674 HR EXH A-5



REPLACE GUTTERS

REPAINT ROOF EAVES. REPAIR DAMAGED MATERIALS WHERE FOUND.

REMOVE AND REPLACE TRIM BAND

EXISTING FAILED STUCCO CLADDING REMOVED AND REPLACED WITH NEW 3-COAT STUCCO ASSEMBLY

REMOVE TRIM TO FLASH WINDOW. REINSTALL TRIM OVER DRAINAGE PLANE

STORMWINDOWS REMOVED

REHABILITATED WOOD WINDOW. GLAZING REPLACED WITH NEW INSULATED GLAZING UNIT

FIRE ESCAPE REPAINTED

WATER TABLE TRIMMER REPLACED

BRICK MASONRY CLEANED

SOUTH AND EAST ELEVATIONS OF EAST COURTYARD

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KINGS HILL CONDOMINIUM REHABILITATION

DR 06

EXISTING CONDITIONS AND PROPOSED REPAIRS

LU 21-033674 HR EXH A-5



REPLACE GUTTERS

REPAINT ROOF EAVES. REPAIR DAMAGED MATERIALS WHERE FOUND

EXISTING FAILED STUCCO CLADDING REMOVED AND REPLACED WITH NEW 3-COAT STUCCO ASSEMBLY

REMOVE AND REPLACED TRIM BAND

REMOVE TRIM TO FLASH WINDOW. REINSTALL TRIM OVER DRAINAGE PLANE

STORMWINDOWS REMOVED

REHABILITATE WOOD WINDOWS. REPLACE GLAZING WITH NEW INSULATED GLAZING UNIT

REPLACE DOWNSPOUT

REPAINT STEEL FIRE ESCAPE FRAME

BRICK MASONRY CLEANED



SOUTH EAST CORNER AND UPPER EAST COURTYARD ELEVATIONS

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KINGS HILL CONDOMINIUM REHABILITATION

DR 07

EXISTING CONDITIONS AND PROPOSED REPAIRS

LU 21-033674 HR EXH A-5



SOUTH ELEVATION

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KINGS HILL CONDOMINIUM REHABILITATION

DR 08

EXISTING CONDITIONS AND PROPOSED REPAIRS

LU 21-033674 HR EXH A-5



RECLAD DORMERS WITH FIBER CEMENT LAP SIDING. RESTORE WINDOWS

REPLACE GUTTERS

REPAINT ROOF EAVES. REPAIR DAMAGED MATERIALS WHERE FOUND

REMOVE AND REPLACED TRIM BAND

EXISTING FAILED STUCCO CLADDING REMOVED AND REPLACED WITH NEW 3-COAT STUCCO ASSEMBLY

REMOVE TRIM TO FLASH WINDOW. REINSTALL TRIM OVER DRAINAGE PLANE

STORMWINDOWS REMOVED

REHABILITATE WOOD WINDOWS. REPLACE GLAZING WITH NEW INSULATED GLAZING UNIT

REPAINT STEEL FIRE ESCAPE FRAME

REPLACE DOWNSPOUT

REMOVE AND REPLACE TRIM BAND



WEST ELEVATION

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KINGS HILL CONDOMINIUM REHABILITATION

DR 09

EXISTING CONDITIONS AND PROPOSED REPAIRS

LU 21-033674 HR EXH A-5



STUCCO DAMAGE SURVEY LEGEND

PREVIOUSLY REPAIRED STUCCO PATCH

OPEN/OVER SEALED STUCCO CRACK

DAMAGE STUCCO AREA

NOTES:
A. AREAS NOTED ARE DIAGRAMATIC AND REPRESENT VARYING LEVELS OF DAMAGE.
B. ALL PREVIOUSLY REPAIRED STUCCO PATCHES EXHIBIT SIGNS OF CRACKING AND EARLY FAILURE WHICH NEED TO BE REPLACED.

WINDOW DAMAGE SURVEY LEGEND

DAMAGE TO MATERIAL REQUIRING WOOD RESTORATION/REPAIR

NOTES:
1. AREAS IDENTIFIED ARE DIAGRAMATIC AND REPRESENT VARYING LEVELS OF DAMAGE.
2. DAMAGE WILL BE ASSESSED AND FINAL REPAIRS DETERMINED PER OPENING UPON ACCESS TO RESIDENTAIL UNITS AND EXPOSURE OF WORK AREA.
3. ALL WINDOWS ARE TO RECEIVE PATCHES AND REPAIRS TO FRAMES, SASHES, AND OTHER WOOD COMPONENTS TO REMOVE DAMAGED MATERIALS AND MAKE READY FOR NEW FINISHES.
4. ALL WINDOWS ARE TO BE CLEANED AND PREPARED FOR NEW FINISHES UPON COMPLETION OF REPAIRS.

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KINGS HILL CONDOMINIUM REHABILITATION

DR 10

EXISTING DAMAGE EVALUATION - EAST

LU 21-033674 HR EXH A-5



STUCCO DAMAGE SURVEY LEGEND

- PREVIOUSLY REPAIRED STUCCO PATCH
- OPEN/OVER SEALED STUCCO CRACK
- DAMAGE STUCCO AREA

NOTES:
A. AREAS NOTED ARE DIAGRAMATIC AND REPRESENT VARYING LEVELS OF DAMAGE.
B. ALL PREVIOUSLY REPAIRED STUCCO PATCHES EXHIBIT SIGNS OF CRACKING AND EARLY FAILURE WHICH NEED TO BE REPLACED.

WINDOW DAMAGE SURVEY LEGEND

- DAMAGE TO MATERIAL REQUIRING WOOD RESTORATION/REPAIR

NOTES:
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KINGS HILL CONDOMINIUM REHABILITATION

DR 11

EXISTING DAMAGE EVALUATION - SOUTH

LU 21-033674 HR EXH A-5



STUCCO DAMAGE SURVEY LEGEND

- PREVIOUSLY REPAIRED STUCCO PATCH
- OPEN/OVER SEALED STUCCO CRACK
- DAMAGE STUCCO AREA

NOTES:
A. AREAS NOTED ARE DIAGRAMATIC AND REPRESENT VARYING LEVELS OF DAMAGE.
B. ALL PREVIOUSLY REPAIRED STUCCO PATCHES EXHIBIT SIGNS OF CRACKING AND EARLY FAILURE WHICH NEED TO BE REPLACED.

WINDOW DAMAGE SURVEY LEGEND

- DAMAGE TO MATERIAL REQUIRING WOOD RESTORATION/REPAIR

NOTES:
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KINGS HILL CONDOMINIUM REHABILITATION

DR 12

EXISTING DAMAGE EVALUATION - WEST

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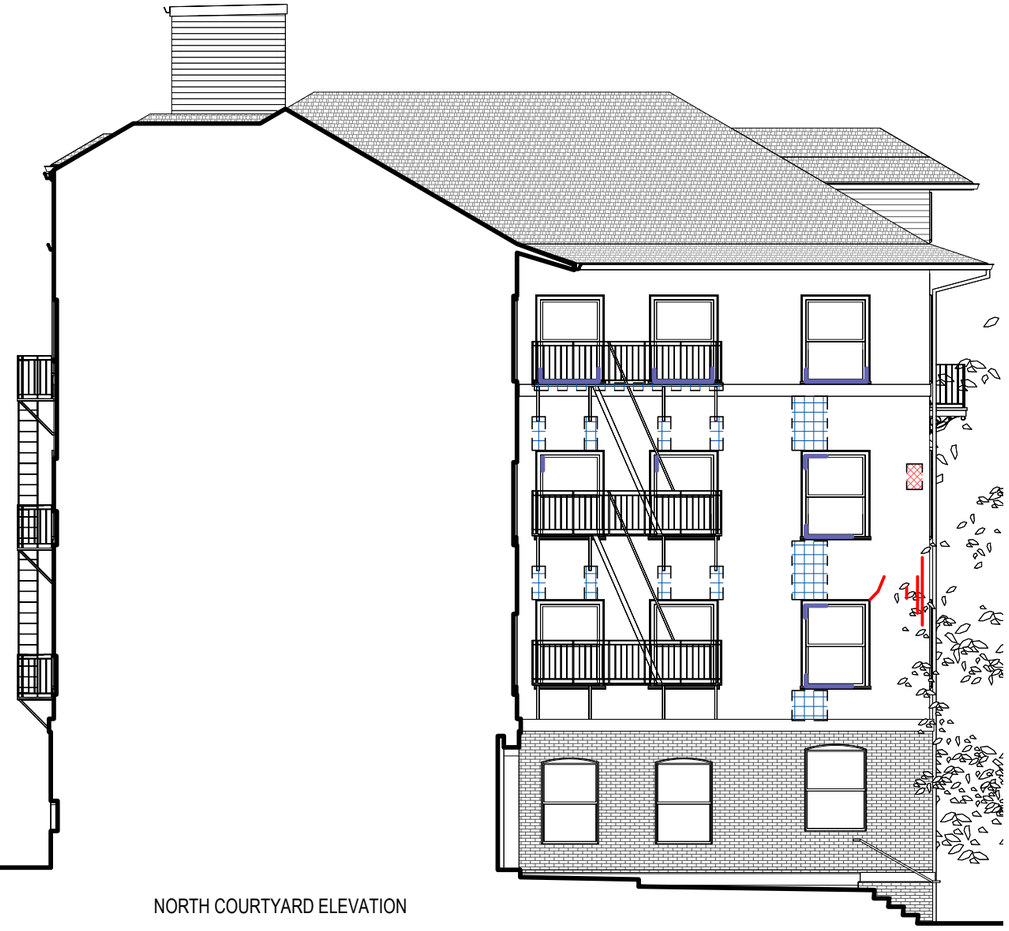
SOUTH COURTYARD ELEVATION



NORTH COURTYARD ELEVATION

STUCCO DAMAGE SURVEY LEGEND

PREVIOUSLY REPAIRED STUCCO PATCH

OPEN/OVER SEALED STUCCO CRACK

DAMAGE STUCCO AREA

NOTES:
A. AREAS NOTED ARE DIAGRAMATIC AND REPRESENT VARYING LEVELS OF DAMAGE.
B. ALL PREVIOUSLY REPAIRED STUCCO PATCHES EXHIBIT SIGNS OF CRACKING AND EARLY FAILURE WHICH NEED TO BE REPLACED.

WINDOW DAMAGE SURVEY LEGEND

DAMAGE TO MATERIAL REQUIRING WOOD RESTORATION/REPAIR

NOTES:
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DR 13

EXISTING DAMAGE EVALUATION - COURTYARD

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EXAMPLE EXISTING WINDOW



TYPICAL EXISTING WINDOW HEAD CORNER



TYPICAL EXISTING WINDOW SILL CORNER

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KINGS HILL CONDOMINIUM REHABILITATION

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EXISTING WINDOW CONDITIONS

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KINGS HILL CONDOMINIUM REHABILITATION

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PROPOSED EAST ELEVATION

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KINGS HILL CONDOMINIUM REHABILITATION

DR 21

PROPOSED EAST ELEVATION - COLOR

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KINGS HILL CONDOMINIUM REHABILITATION

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PROPOSED SOUTH ELEVATION

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KINGS HILL CONDOMINIUM REHABILITATION

DR 23

PROPOSED SOUTH ELEVATION - COLOR

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KINGS HILL CONDOMINIUM REHABILITATION

DR 24
PROPOSED WEST ELEVATION

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KINGS HILL CONDOMINIUM REHABILITATION

DR 25

PROPOSED WEST ELEVATION - COLOR

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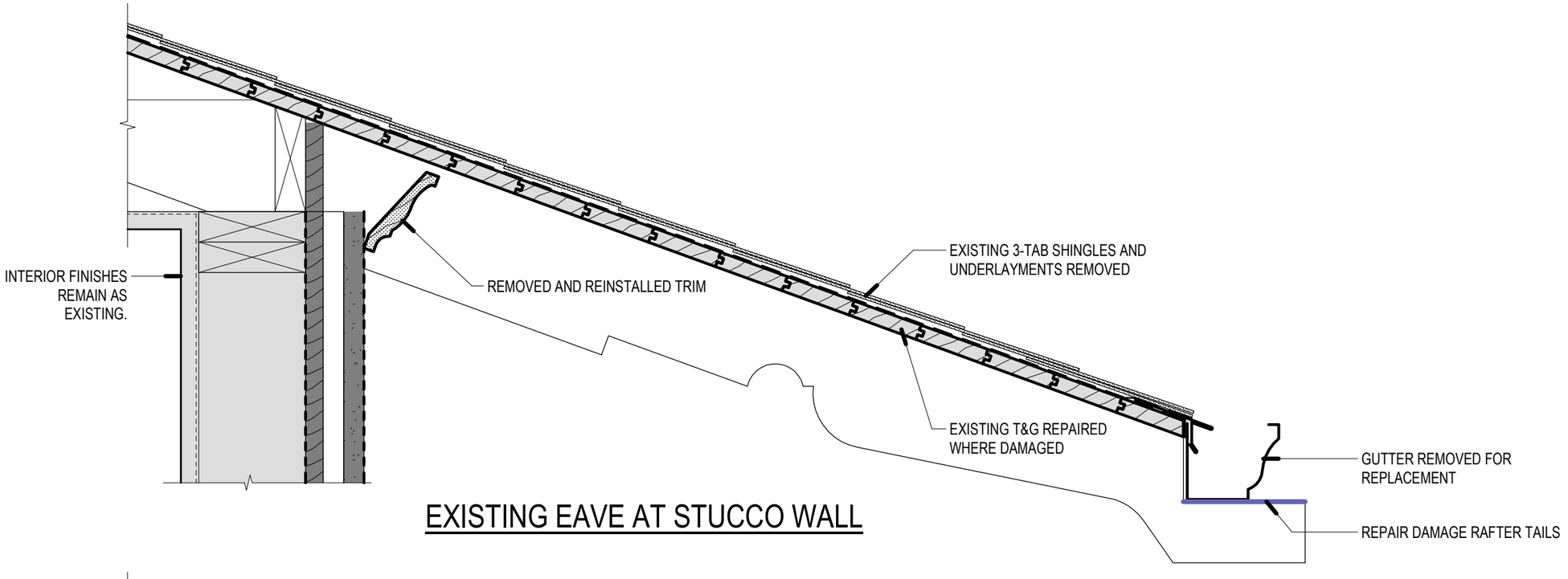
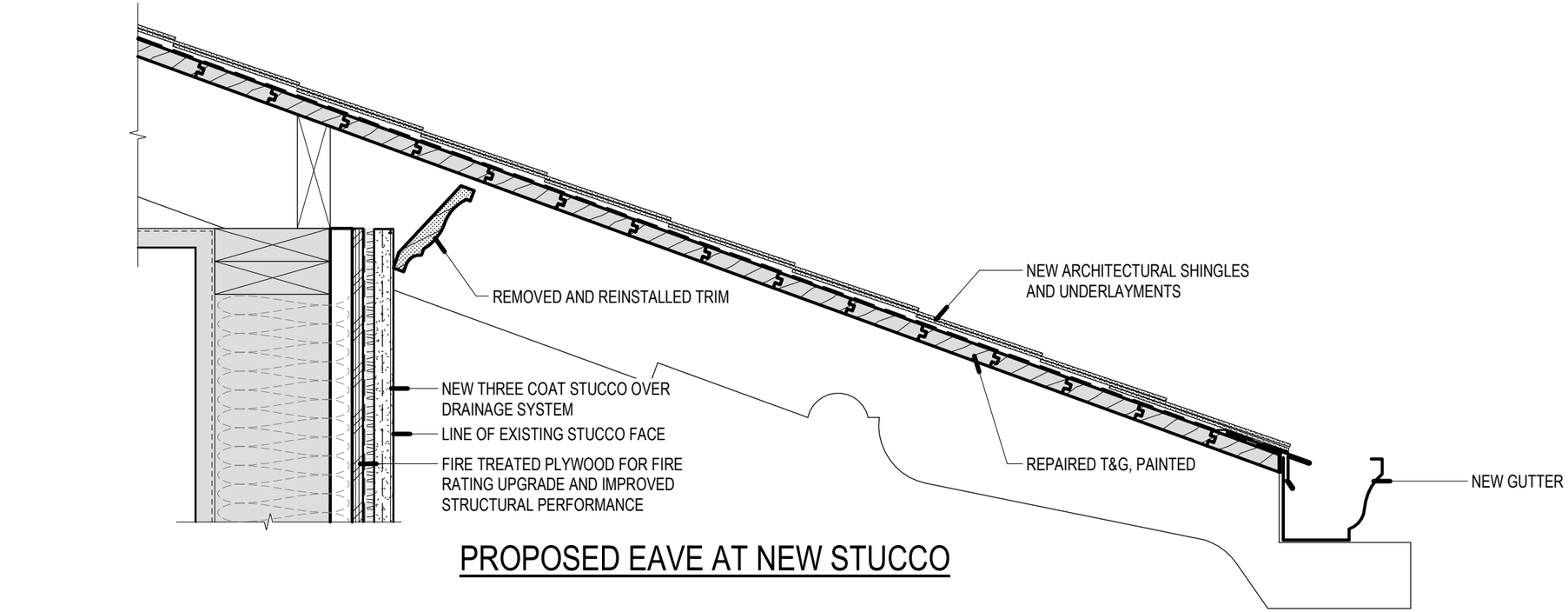


EXISTING EAVE AT STUCCO WALL



PROPOSED EAVE AT NEW STUCCO

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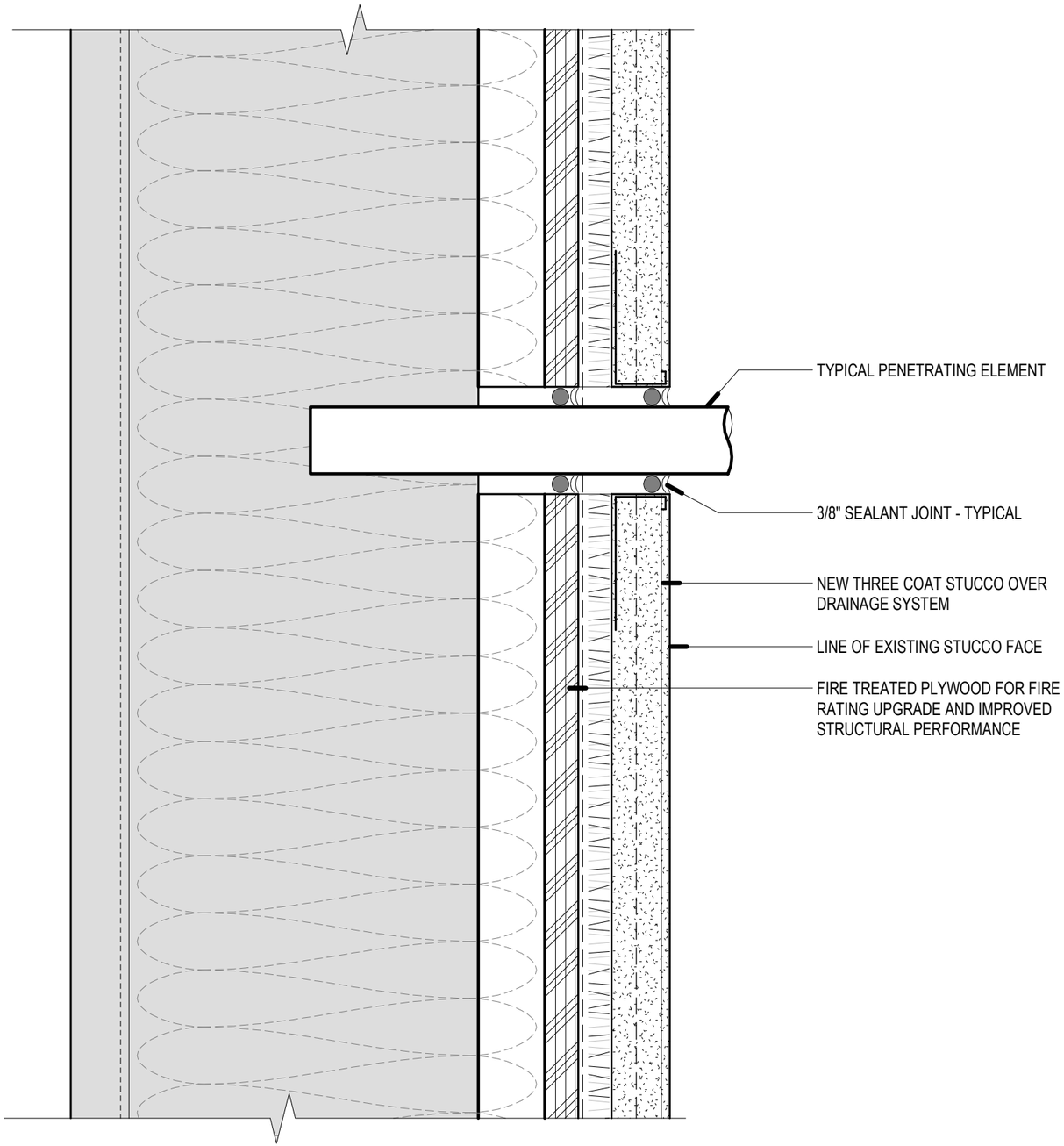
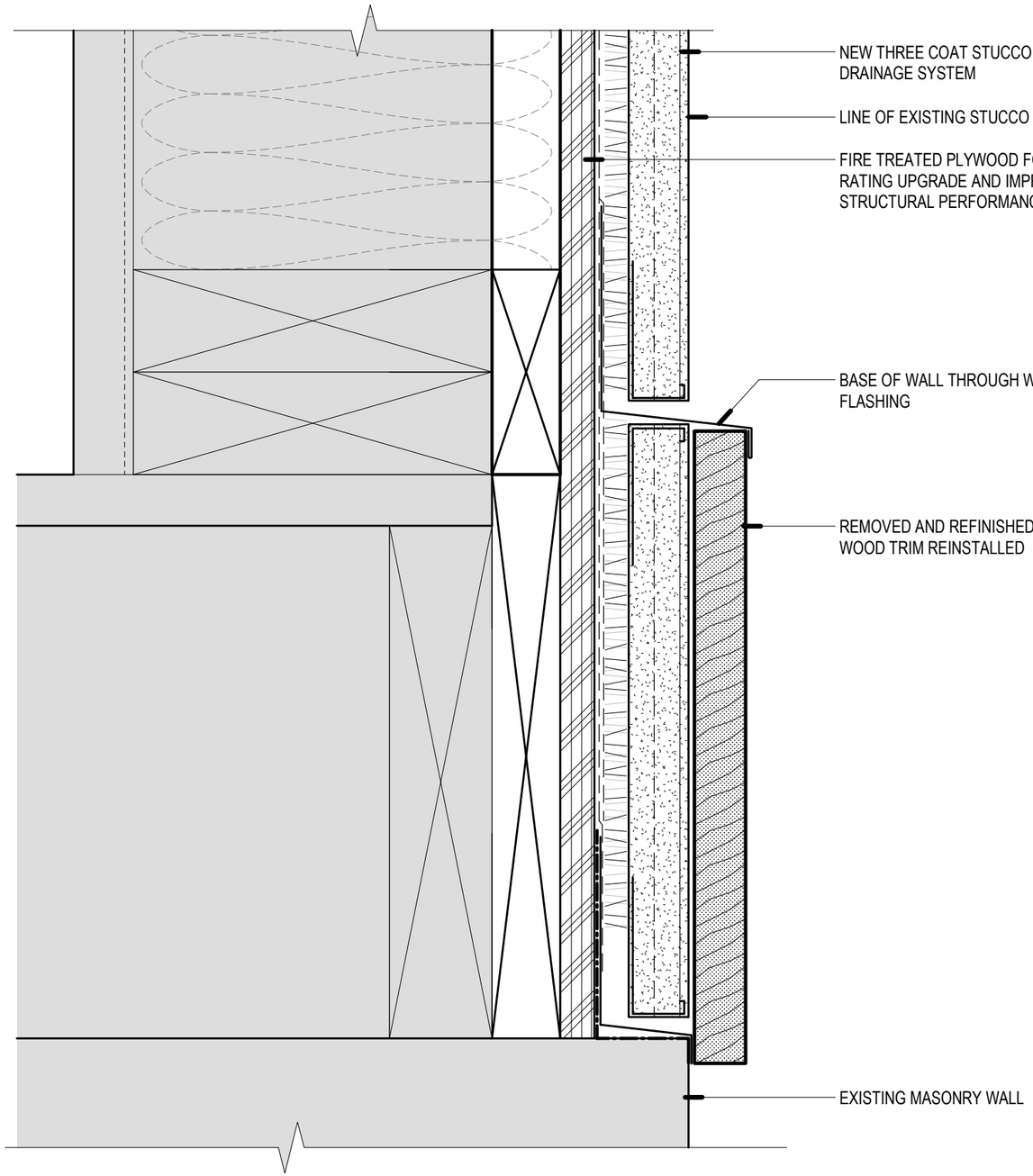
KINGS HILL CONDOMINIUM REHABILITATION

DR 30
REPAIRS AT ROOF EAVE

LU 21-033674 HR **EXH A-5**



TYPICAL PENETRATION



BASE OF UPPER WALL TRANSITION

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DR 31

TYP REPAIRS AT PENETRATIONS AND BASE OF WALL

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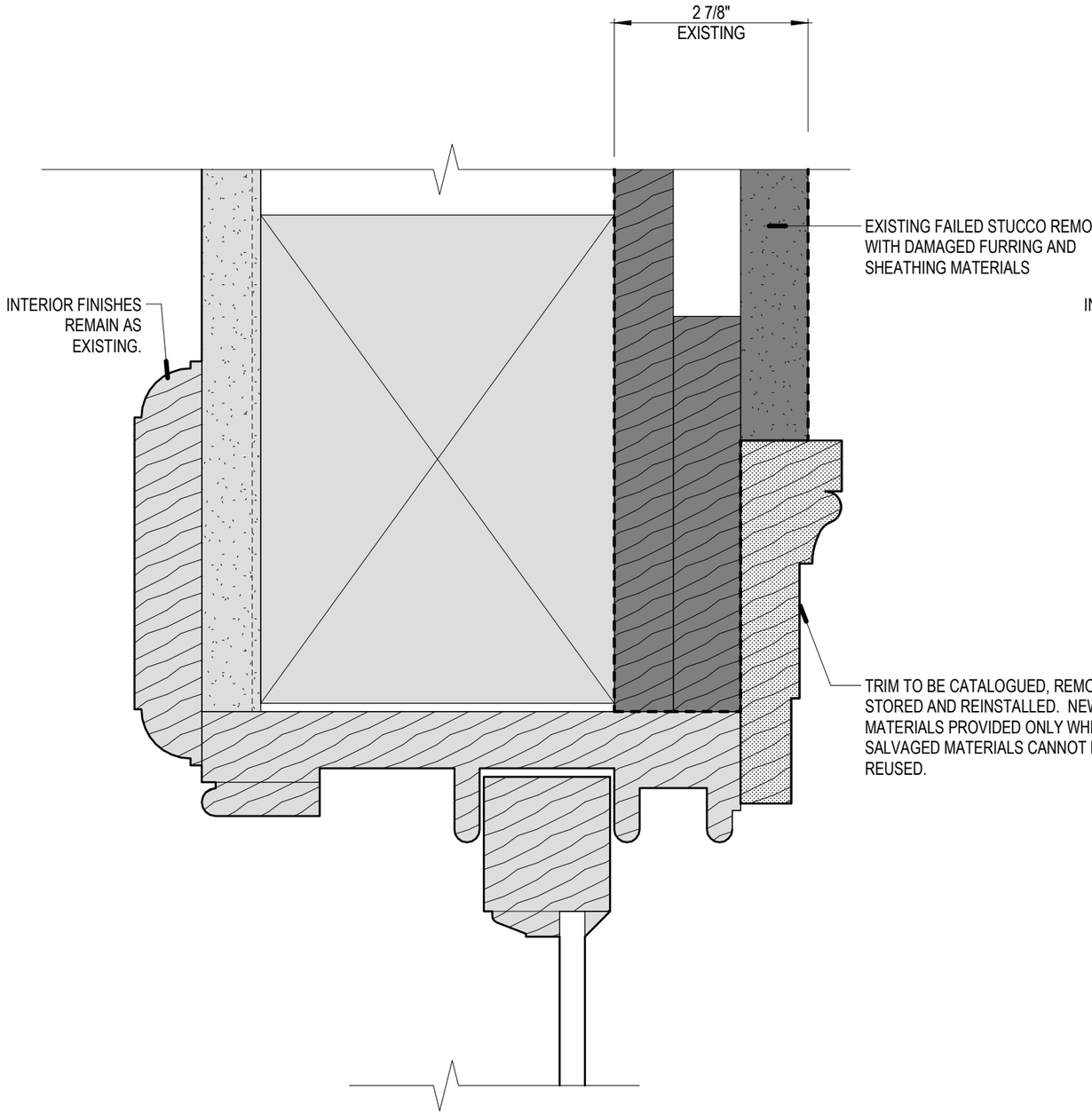
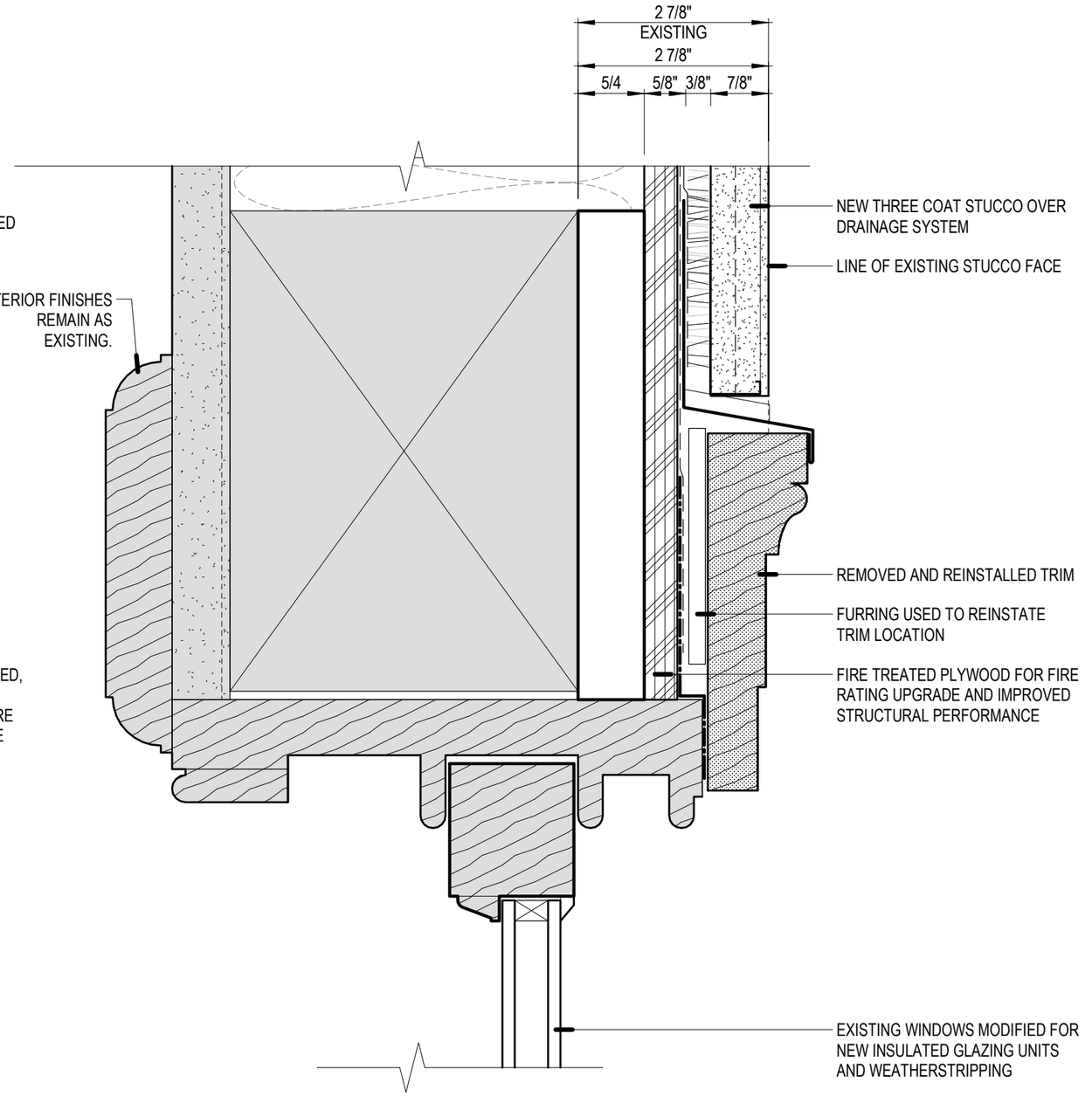
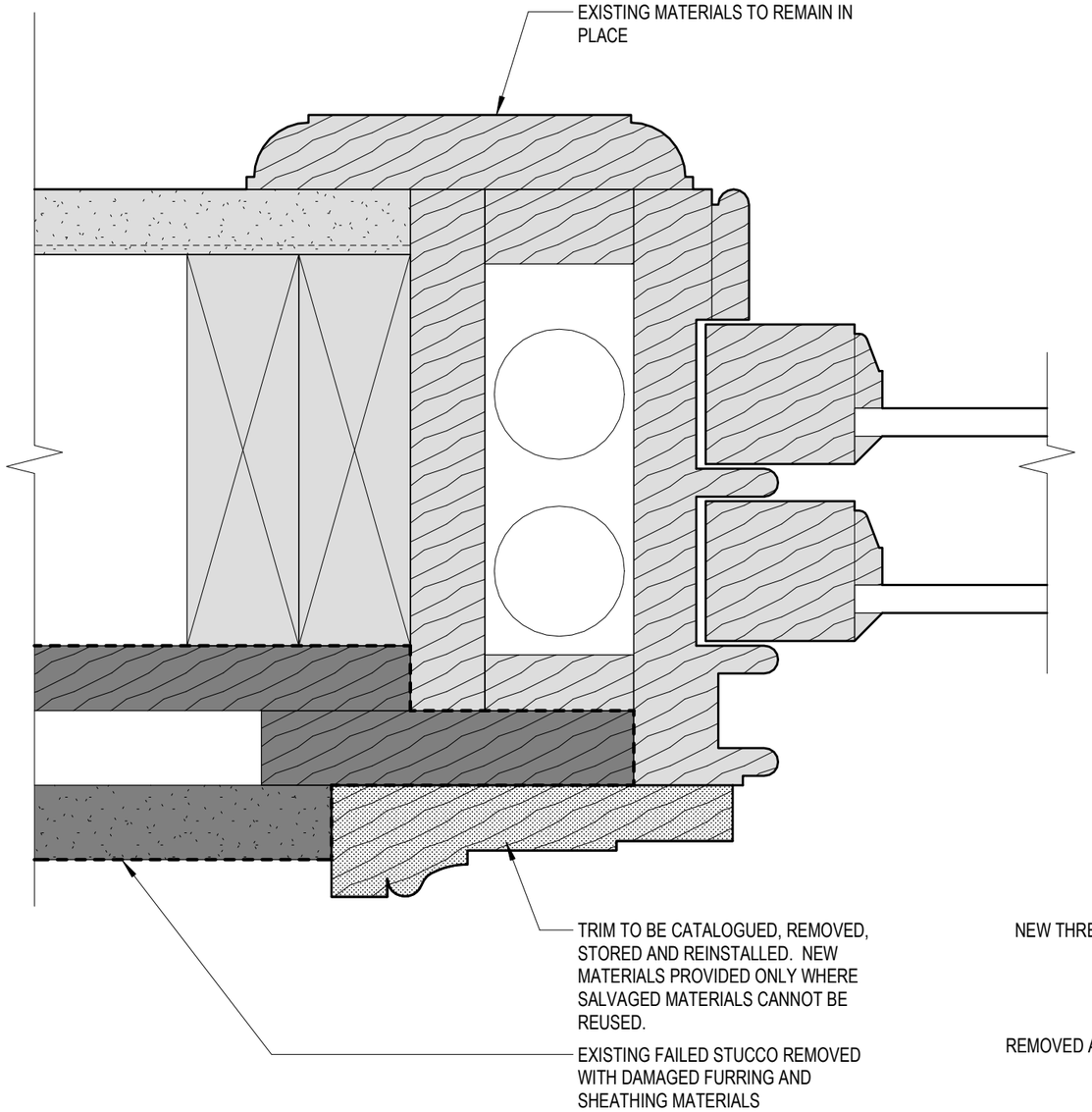


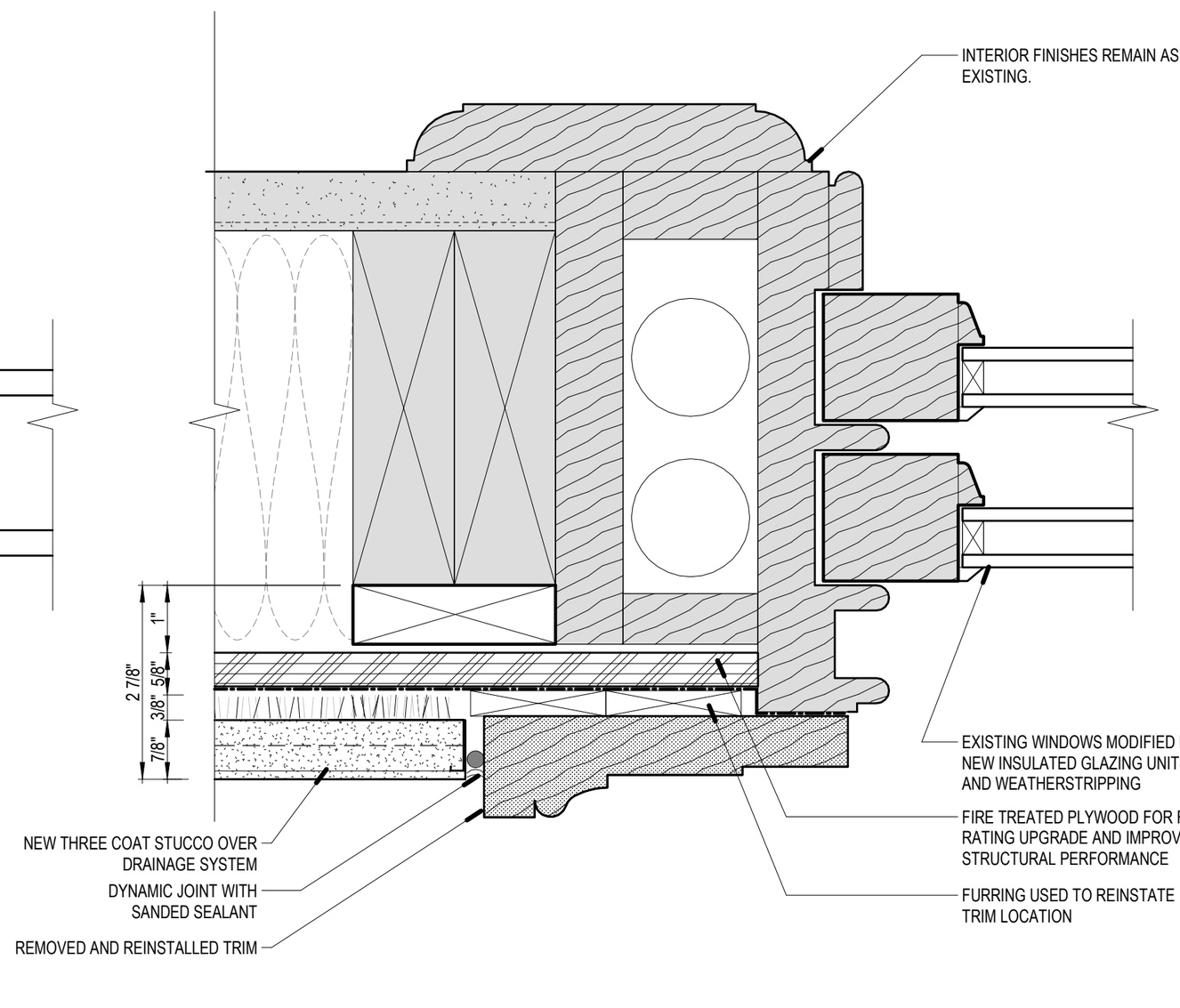
EXISTING WINDOW ASSEMBLY AND STUCCO



PROPOSED WINDOW AND STUCCO MODIFICATIONS



EXISTING WINDOW ASSEMBLY AND STUCCO



PROPOSED WINDOW AND STUCCO MODIFICATIONS

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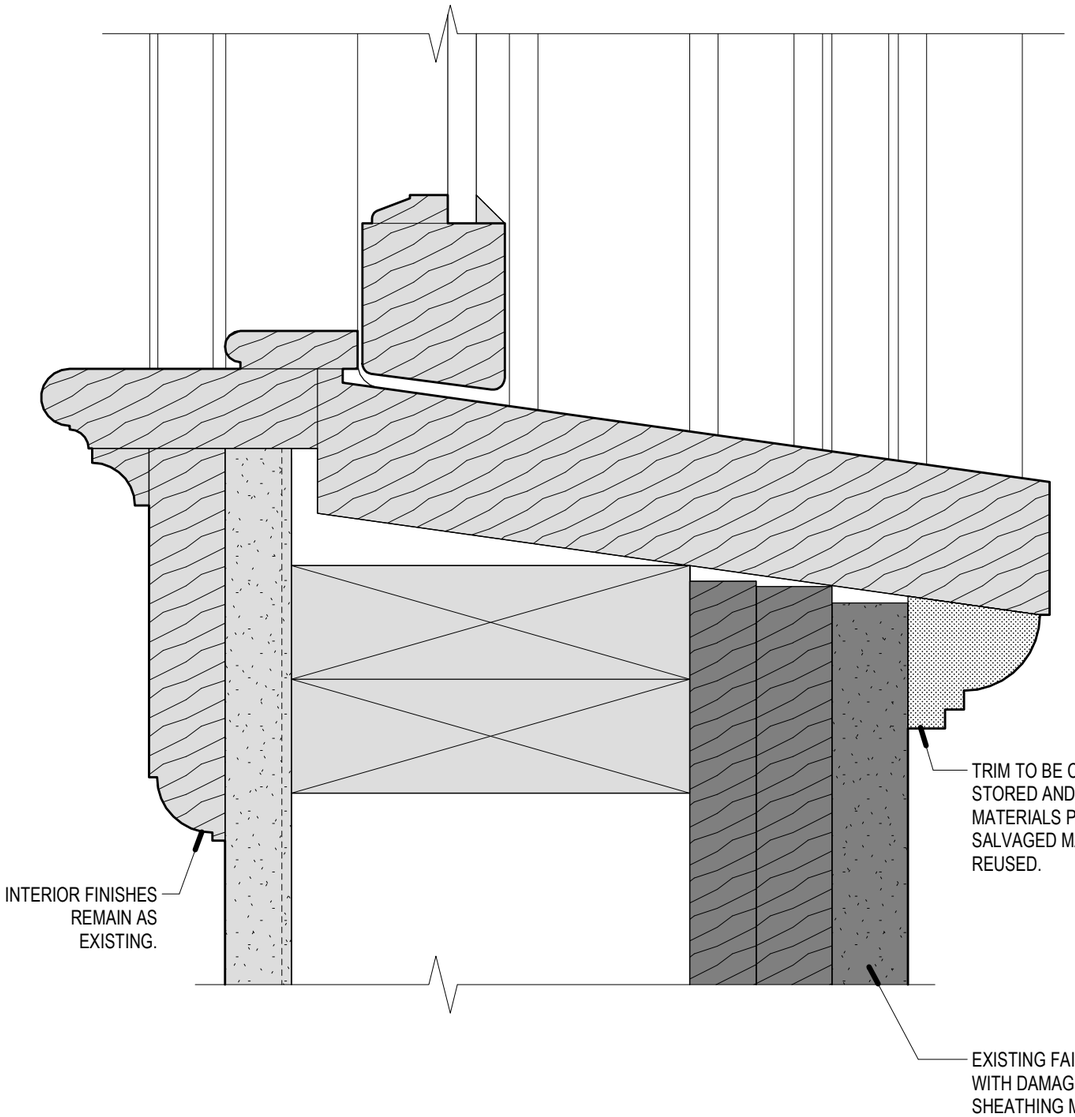
KINGS HILL CONDOMINIUM REHABILITATION

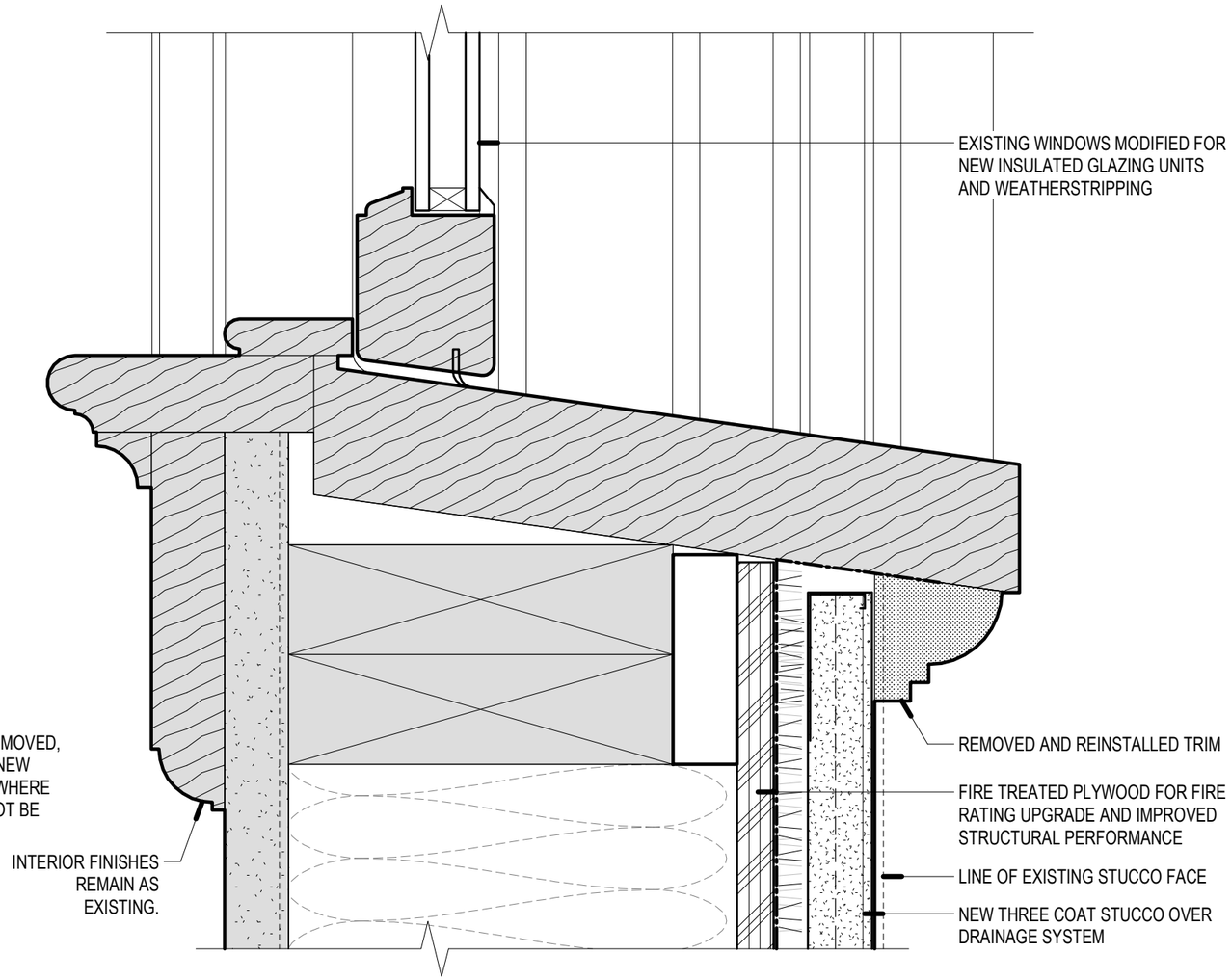
DR 33

TYPICAL REPAIRS AT WINDOW JAMB

LU 21-033674 HR EXH A-5



EXISTING WINDOW ASSEMBLY AND STUCCO



PROPOSED WINDOW AND STUCCO MODIFICATIONS

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KINGS HILL CONDOMINIUM REHABILITATION

DR 34

TYPICAL REPAIRS AT WINDOW SILL

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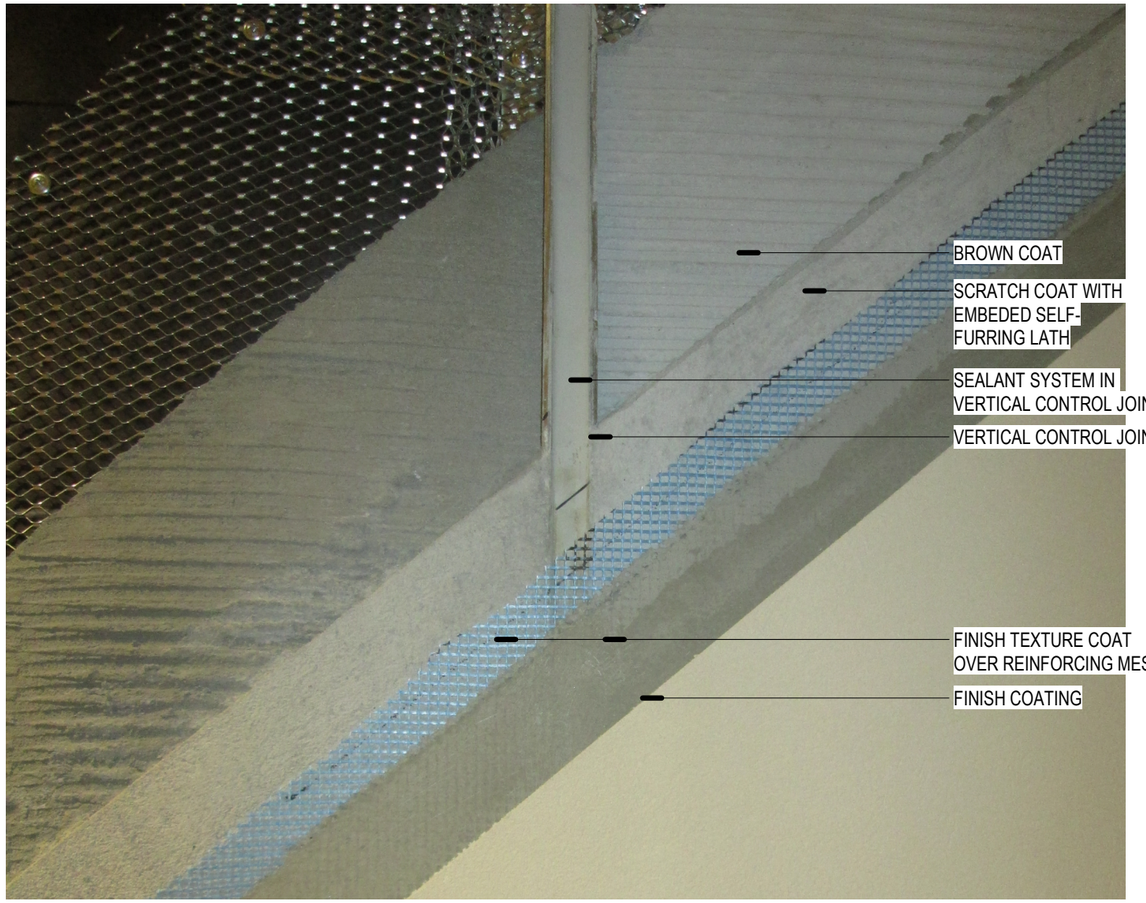
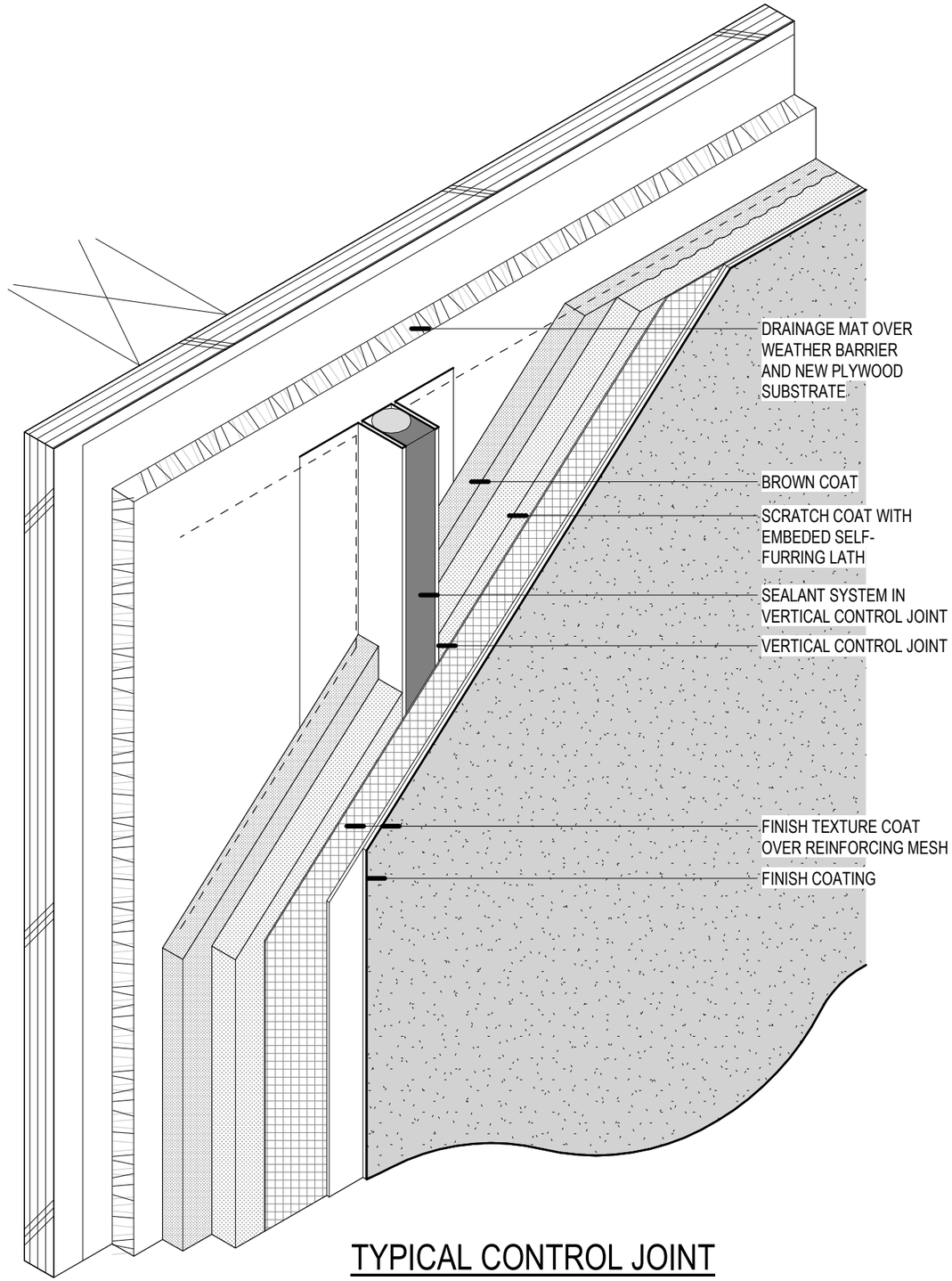


Basis of Design is the Avon Manor project located at
909 NE Brazee St, Portland, OR 97212
Approval was provided by LU-196976

EXAMPLE CONTROL JOINT



TYPICAL CONTROL JOINT

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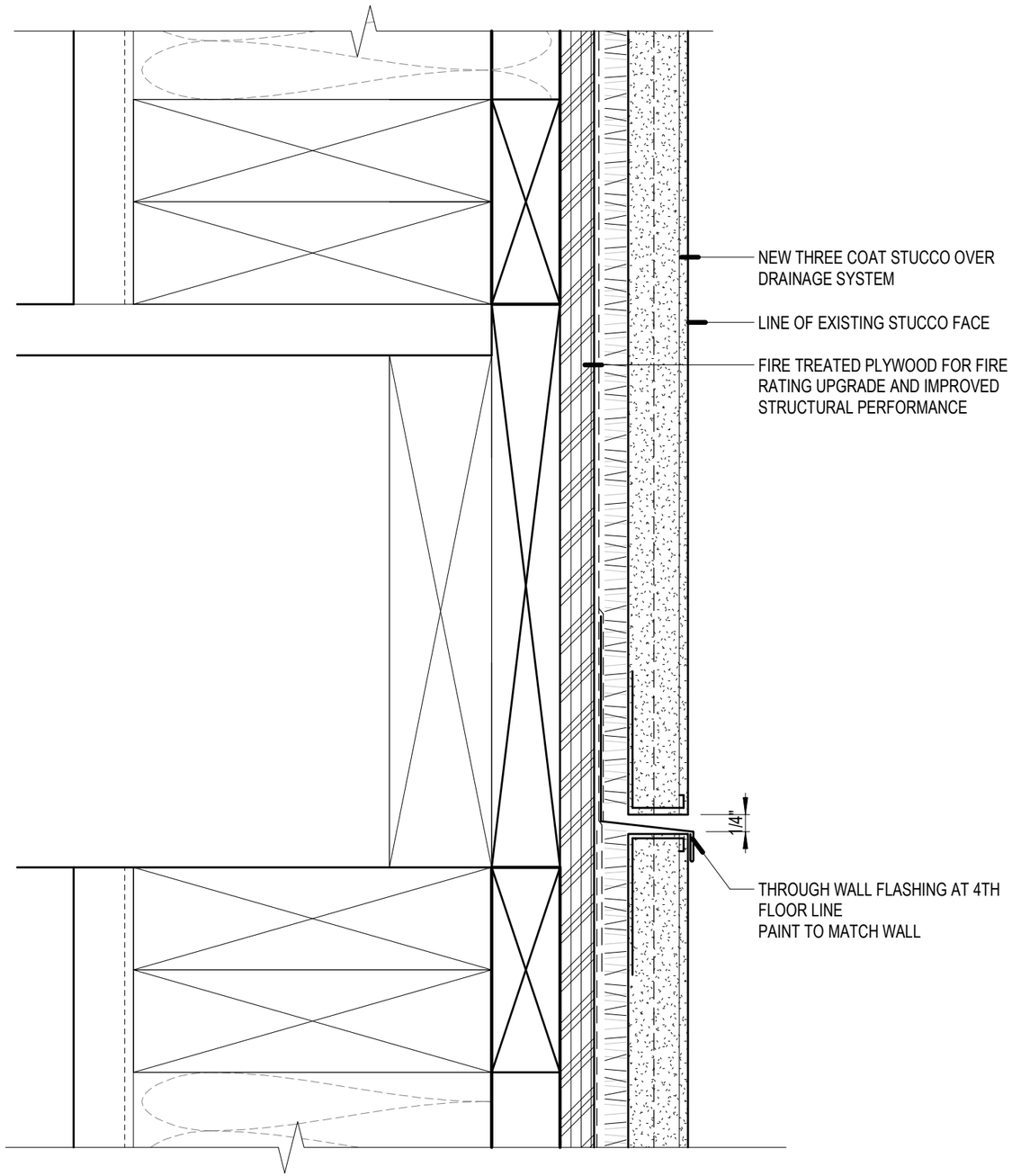
KINGS HILL CONDOMINIUM REHABILITATION

DR 35
TYPICAL REPAIR AT WALL

LU 21-033674 HR **EXH A-5**



THROUGH WALL HORIZONTAL TRANSITION - WEST ELEVATION



STUCCO TEXTURE (IMAGE OF EXISTING BUILDING)



STUCCO BODY COLOR
BENJAMIN MOORE: STONINGTON GRAY, HC-170

WOOD WINDOW TRIM COLOR
BENJAMIN MOORE: SUPER WHITE, PM-1



WOOD WINDOW SASH COLOR
BENJAMIN MOORE: KENDALL CHARCOAL HC-166



MISCELLANEOUS METALS
BENJAMIN MOORE: BLACK, HC-190



ROOF SHINGLES
GAF TIMBERLINE HD SHINGLES, COLOR: CHARCOAL

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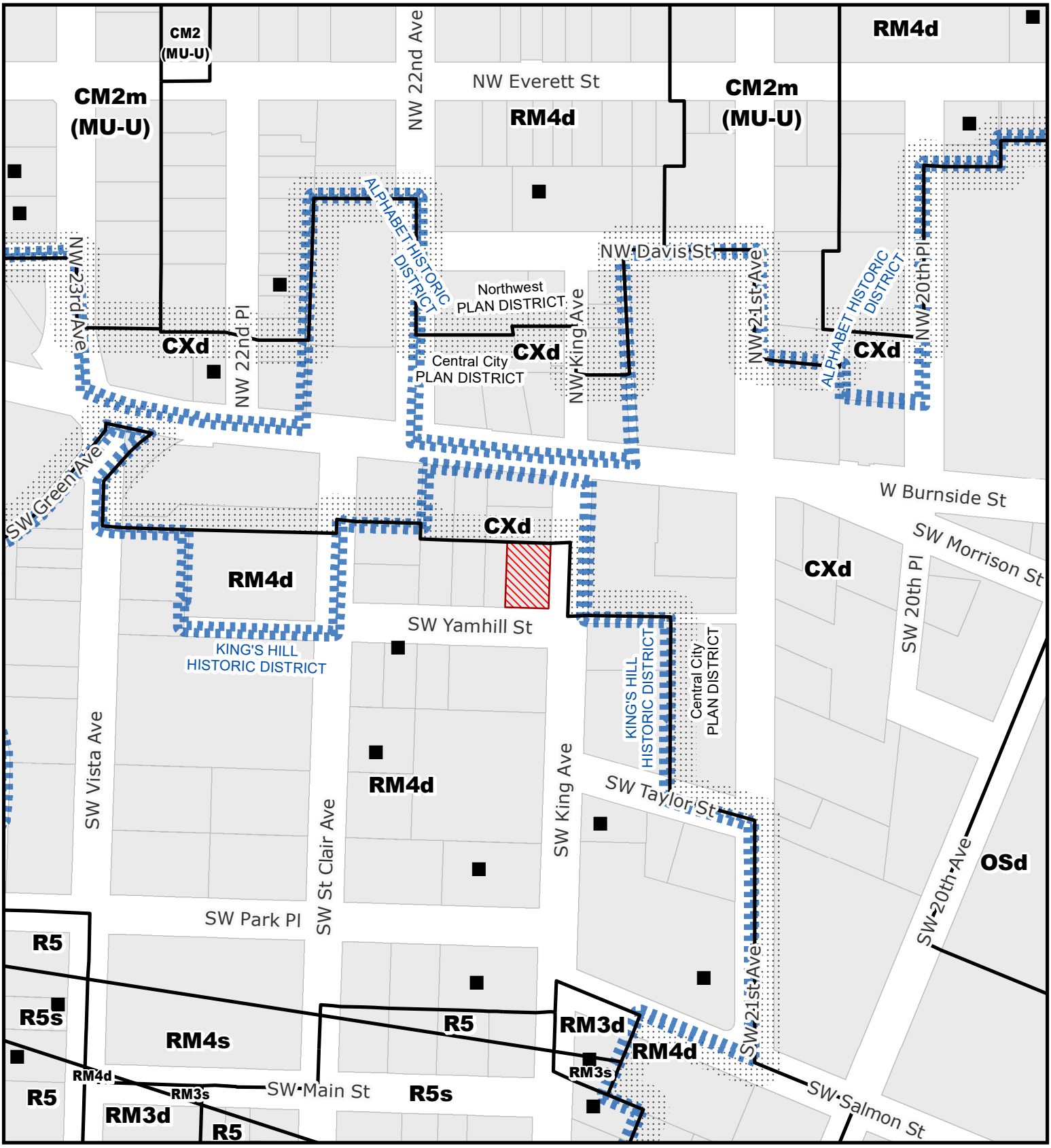
KINGS HILL CONDOMINIUM REHABILITATION

DR 40
MATERIALS

LU 21-033674 HR **EXH A-5**



ZONING

NORTH

THIS SITE LIES WITHIN THE:
KING'S HILL HISTORIC DISTRICT

Site

Historic Landmark

File No.	LU 21 - 033674 HR
1/4 Section	3027
Scale	1 inch = 200 feet
State ID	1N1E33CD 70000
Exhibit	B Apr 06, 2021

Approved per Conditions B-D



Approved
City of Portland
Bureau of Development Services
Planner Megan Walker
Date 11-22-2021
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CERTA® building solutions

HISTORIC LANDMARKS - TYPE III DESIGN REVIEW SUBMISSION

PROJECT NO.: 19-074 731 SW Kings Street, Portland, Oregon
2 NOV 2021
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KINGS HILL CONDOMINIUM REHABILITATION

DR 01
COVER

LU 21-033674 HR EXH C-1

Approved per Conditions B-D



Approved
City of Portland
Bureau of Development Services
Planner Megan Walker
Date 11-22-2021
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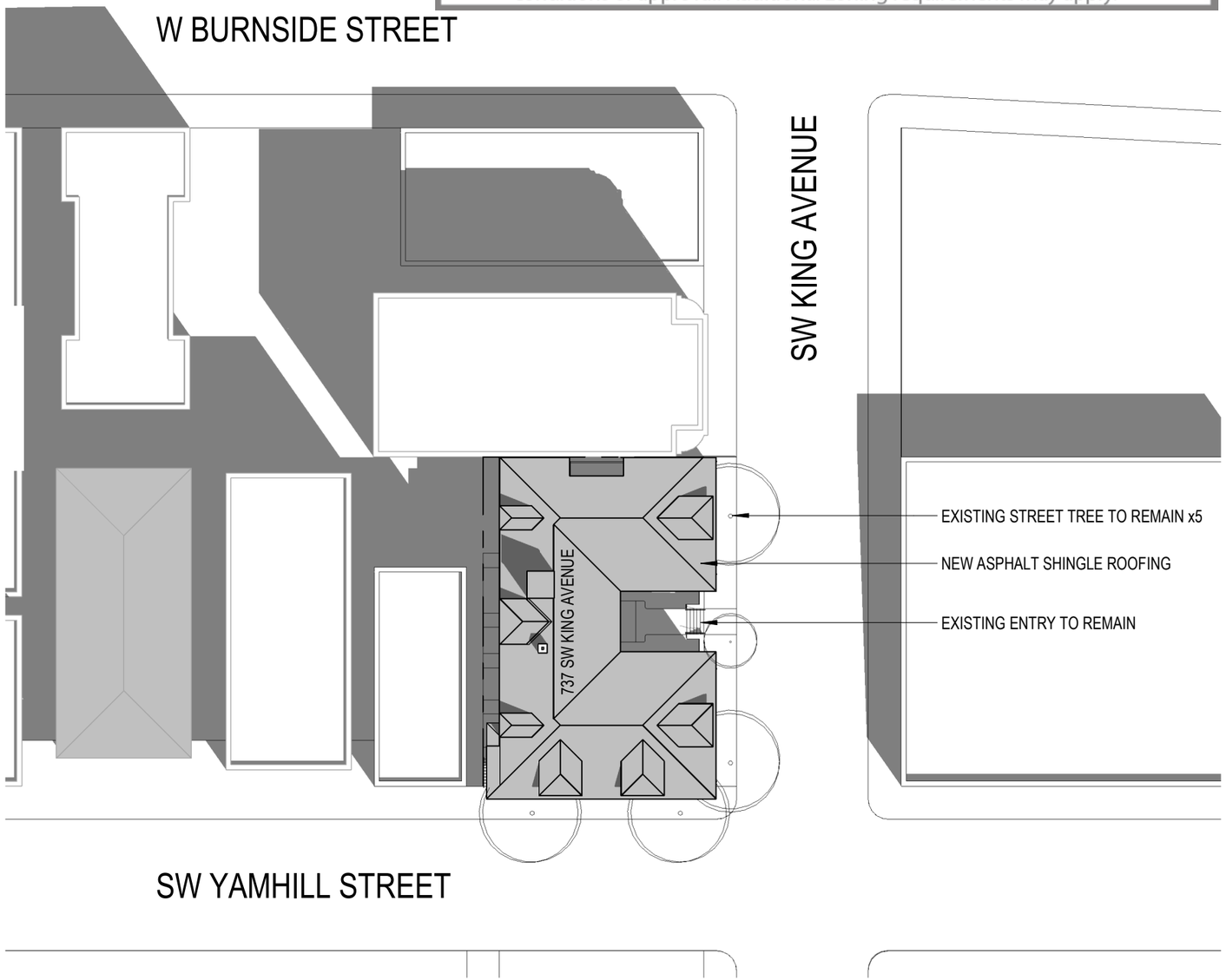


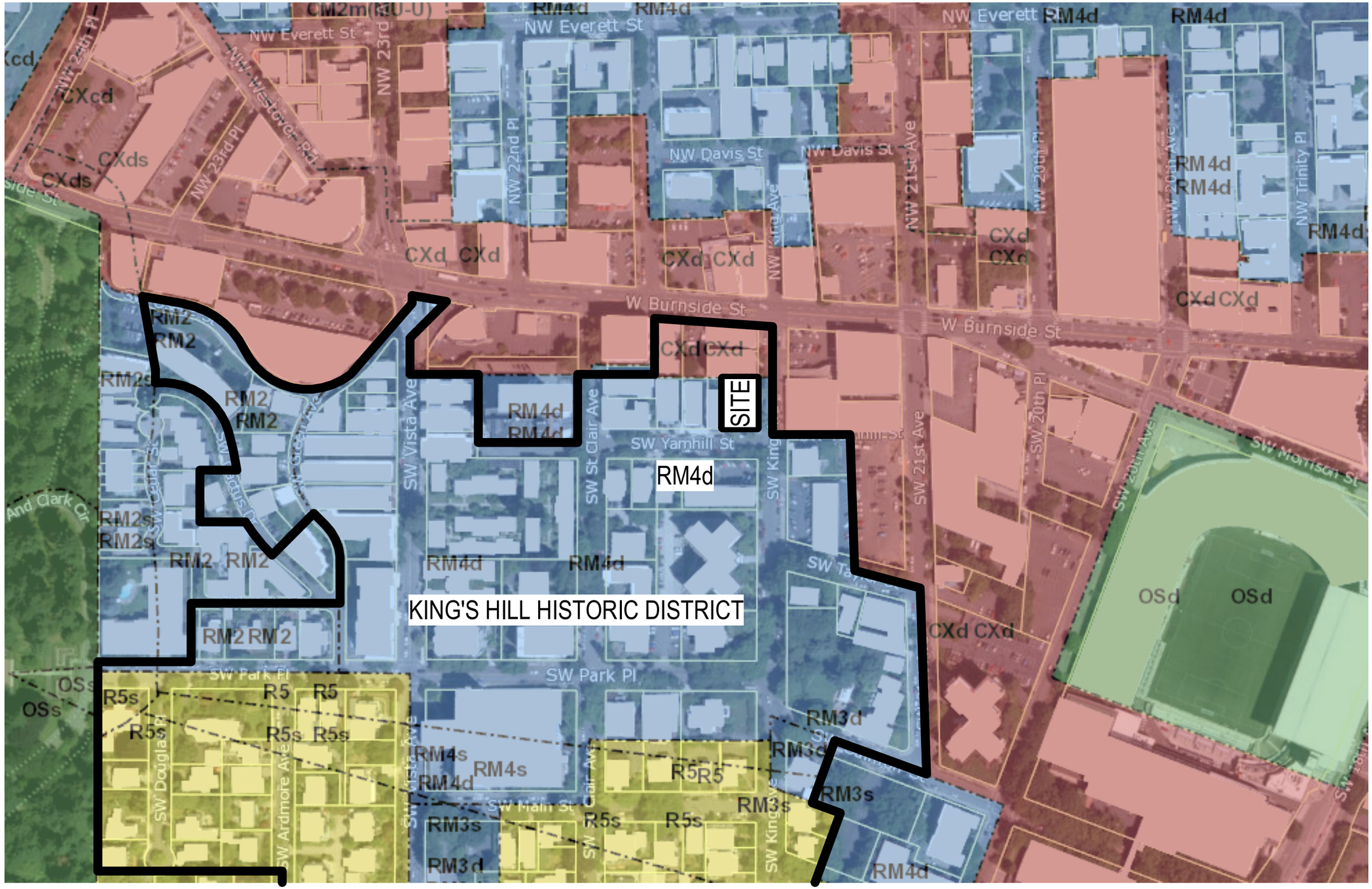
BACKGROUND

The Kings Hill Condominium Community is located at the intersection of SW King Avenue and SW Yamhill Street in Portland's Goose Hollow Neighborhood. Originally constructed in 1908 as the Apartment House for Mrs. Elizabeth Spencer, the building was converted from Apartments to Condominiums in 1996. Originally designed in the Craftsman Style common to Portland buildings of this era, Kings Hill condominium has had several minor alterations made over the years relative to its original design. However, the property has been able to maintain much of its original architectural character.

The existing building is constructed with a combination of masonry and wood framing bearing on concrete foundations. The primary entry to the building is accessed by concrete steps that lead from SW King Avenue onto a concrete walkway flanked by planter beds with mature foliage. The ground floor is comprised of red brick masonry with inset, original single pane, wood windows. The ground floor line is delineated with a horizontal concrete band visible on the east and a portion of the south elevation. Above a horizontal wood belly band, the upper three floors are clad in the original cement plaster stucco with wood windows and wood trim. Private balconies for the fourth floor, northeast and southeast homes, project from the façade and overlook SW King Avenue. Painted steel exterior fire escapes are located in the courtyard, south elevation and at the north end on the west elevation. The existing roof is covered with 3-tab asphalt shingles.

The Kings Hill Condominium Community has had numerous exterior wall and roof water intrusion failures, with the volume and extent of damage exponentially increasing over the past four years. The proposed projected described in this application seeks to rehabilitate the roof and wall envelope components of the building, repair structural damage encountered, and maintain this resource well into the future.

Approved per Conditions B-D



Approved per Conditions B-D

EXISTING CONDITIONS

A. The exterior stucco is failing in numerous locations and water intrusion damage is occurring.
B. Walls are not insulated, requiring significant amounts of energy to be used by the residents to maintain thermal comfort.
C. Exterior trim and decorative elements do not have adequate or proper flashing materials installed, resulting in damaged or rotted materials exposed that contributes to water intrusion damage.
D. Many windows are damaged, do not properly operate, and/or have condensation occurring which is damaging the wood windows themselves and the adjacent interior lath and plaster.
E. Storm windows are used to mitigate energy loss from the building, covering the most detailed architectural elements of the facade and degrading the buildings contribution to feel of the Historic District.
F. Existing roofing is well beyond its useful life. Water intrusion due to shingle blow-off and ice damming is occurring.
G. Rooftop elements added over time are visually inconsistent with the buildings overall historic aesthetic.
H. The existing plumbing piping on the interior is well beyond its useful life with numerous leaks occurring.

PROJECT DESIGN GOALS

1. Rehabilitate the exterior cladding with new exterior cement plaster stucco installed over a drainage plane to improve the weather resistive ability of the stucco cladding. Apply new cement plaster stucco with a texture and finish comparable to the stucco being removed.
2. Restore the existing wood windows, make them operable, and install insulated glazing units to improve the thermal their performance.
3. Integrate the existing windows with new weather resistive underlayments and the stucco cladding to minimize water intrusion risks. Install new flashing materials to meet current code requirements. Use profiles that achieve performance requirements while maintaining the visual consistency of the existing architectural elements.
4. Restore and reuse existing wood trim at windows to the greatest extent practicable. When new materials are needed, replace with trim of the same material of equivalent or better quality.
5. Insulate the exterior walls to improve the thermal performance of the building.
6. Install exterior sheathing to improve the seismic performance of the building.
7. Replace the roofing with a more architecturally appropriate material consistent with the overall aesthetic of the building.
8. Replace failing sheet metal gutters and downspouts with new materials to match profiles removed.
9. Paint the building with colors appropriate to the time period in which the property was constructed.
10. Make all repairs in compliance with the Special Assessment of Historic Property program administered by the State Historic Preservation Office
11. Replace failing internal plumbing waste and supply piping to limit adverse impacts to the residents.



Approved per Conditions B-D



EAST ELEVATION

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KINGS HILL CONDOMINIUM REHABILITATION

DR 05

EXISTING CONDITIONS AND PROPOSED REPAIRS

LU 21-033674 HR EXH C-5

Approved per Conditions B-D



SOUTH AND EAST ELEVATIONS OF EAST COURTYARD

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KINGS HILL CONDOMINIUM REHABILITATION

DR 06

EXISTING CONDITIONS AND PROPOSED REPAIRS

LU 21-033674 HR EXH C-6

Approved per Conditions B-D



REPLACE GUTTERS

REPAINT ROOF EAVES. REPAIR DAMAGED MATERIALS WHERE FOUND

EXISTING FAILED STUCCO CLADDING REMOVED AND REPLACED WITH NEW 3-COAT STUCCO ASSEMBLY

REMOVE AND REPLACED TRIM BAND

REMOVE TRIM TO FLASH WINDOW. REINSTALL TRIM OVER DRAINAGE PLANE

STORMWINDOWS REMOVED

REHABILITATE WOOD WINDOWS. REPLACE GLAZING WITH NEW INSULATED GLAZING UNIT

REPLACE DOWNSPOUT

REPAINT STEEL FIRE ESCAPE FRAME

BRICK MASONRY CLEANED



SOUTH EAST CORNER AND UPPER EAST COURTYARD ELEVATIONS

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KINGS HILL CONDOMINIUM REHABILITATION

DR 07

EXISTING CONDITIONS AND PROPOSED REPAIRS

LU 21-033674 HR EXH C-7

Approved per Conditions B-D



SOUTH ELEVATION

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KINGS HILL CONDOMINIUM REHABILITATION

DR 08

EXISTING CONDITIONS AND PROPOSED REPAIRS

LU 21-033674 HR EXH C-8

Approved per Conditions B-D



RECLAD DORMERS WITH FIBER CEMENT LAP SIDING. RESTORE WINDOWS

REPLACE GUTTERS

REPAINT ROOF EAVES. REPAIR DAMAGED MATERIALS WHERE FOUND

REMOVE AND REPLACED TRIM BAND

EXISTING FAILED STUCCO CLADDING REMOVED AND REPLACED WITH NEW 3-COAT STUCCO ASSEMBLY

REMOVE TRIM TO FLASH WINDOW. REINSTALL TRIM OVER DRAINAGE PLANE

STORMWINDOWS REMOVED

REHABILITATE WOOD WINDOWS. REPLACE GLAZING WITH NEW INSULATED GLAZING UNIT

REPAINT STEEL FIRE ESCAPE FRAME

REPLACE DOWNSPOUT

REMOVE AND REPLACE TRIM BAND



WEST ELEVATION

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KINGS HILL CONDOMINIUM REHABILITATION

DR 09

EXISTING CONDITIONS AND PROPOSED REPAIRS

LU 21-033674 HR EXH C-9

Approved per Conditions B-D

Approved
City of Portland
Bureau of Development Services
Planner Megan Walker
Date 11-22-2021
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STUCCO DAMAGE SURVEY LEGEND

- PREVIOUSLY REPAIRED STUCCO PATCH
- OPEN/OVER SEALED STUCCO CRACK
- DAMAGE STUCCO AREA

NOTES:
A. AREAS NOTED ARE DIAGRAMATIC AND REPRESENT VARYING LEVELS OF DAMAGE.
B. ALL PREVIOUSLY REPAIRED STUCCO PATCHES EXHIBIT SIGNS OF CRACKING AND EARLY FAILURE WHICH NEED TO BE REPLACED.

WINDOW DAMAGE SURVEY LEGEND

- DAMAGE TO MATERIAL REQUIRING WOOD RESTORATION/REPAIR

NOTES:
1. AREAS IDENTIFIED ARE DIAGRAMATIC AND REPRESENT VARYING LEVELS OF DAMAGE.
2. DAMAGE WILL BE ASSESSED AND FINAL REPAIRS DETERMINED PER OPENING UPON ACCESS TO RESIDENTAIL UNITS AND EXPOSURE OF WORK AREA.
3. ALL WINDOWS ARE TO RECEIVE PATCHES AND REPAIRS TO FRAMES, SASHES, AND OTHER WOOD COMPONENTS TO REMOVE DAMAGED MATERIALS AND MAKE READY FOR NEW FINISHES.
4. ALL WINDOWS ARE TO BE CLEANED AND PREPARED FOR NEW FINISHES UPON COMPLETION OF REPAIRS.

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KINGS HILL CONDOMINIUM REHABILITATION

DR 10
EXISTING DAMAGE EVALUATION - EAST

LU 21-033674 HR EXH C-10

Approved per Conditions B-D

Approved
City of Portland
Bureau of Development Services
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STUCCO DAMAGE SURVEY LEGEND

- PREVIOUSLY REPAIRED STUCCO PATCH
- OPEN/OVER SEALED STUCCO CRACK
- DAMAGE STUCCO AREA

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WINDOW DAMAGE SURVEY LEGEND

- DAMAGE TO MATERIAL REQUIRING WOOD RESTORATION/REPAIR

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731 SW Kings Street, Portland, Oregon

KINGS HILL CONDOMINIUM REHABILITATION

DR 11

EXISTING DAMAGE EVALUATION - SOUTH

LU 21-033674 HR EXH C-11

Approved per Conditions B-D

Approved
City of Portland
Bureau of Development Services
Planner Megan Walker
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STUCCO DAMAGE SURVEY LEGEND

- PREVIOUSLY REPAIRED STUCCO PATCH
- OPEN/OVER SEALED STUCCO CRACK
- DAMAGE STUCCO AREA

NOTES:
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WINDOW DAMAGE SURVEY LEGEND

- DAMAGE TO MATERIAL REQUIRING WOOD RESTORATION/REPAIR

NOTES:
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KINGS HILL CONDOMINIUM REHABILITATION

DR 12

EXISTING DAMAGE EVALUATION - WEST

LU 21-033674 HR EXH C-12

Approved per Conditions B-D

Approved
City of Portland
Bureau of Development Services
Planner Megan Walker
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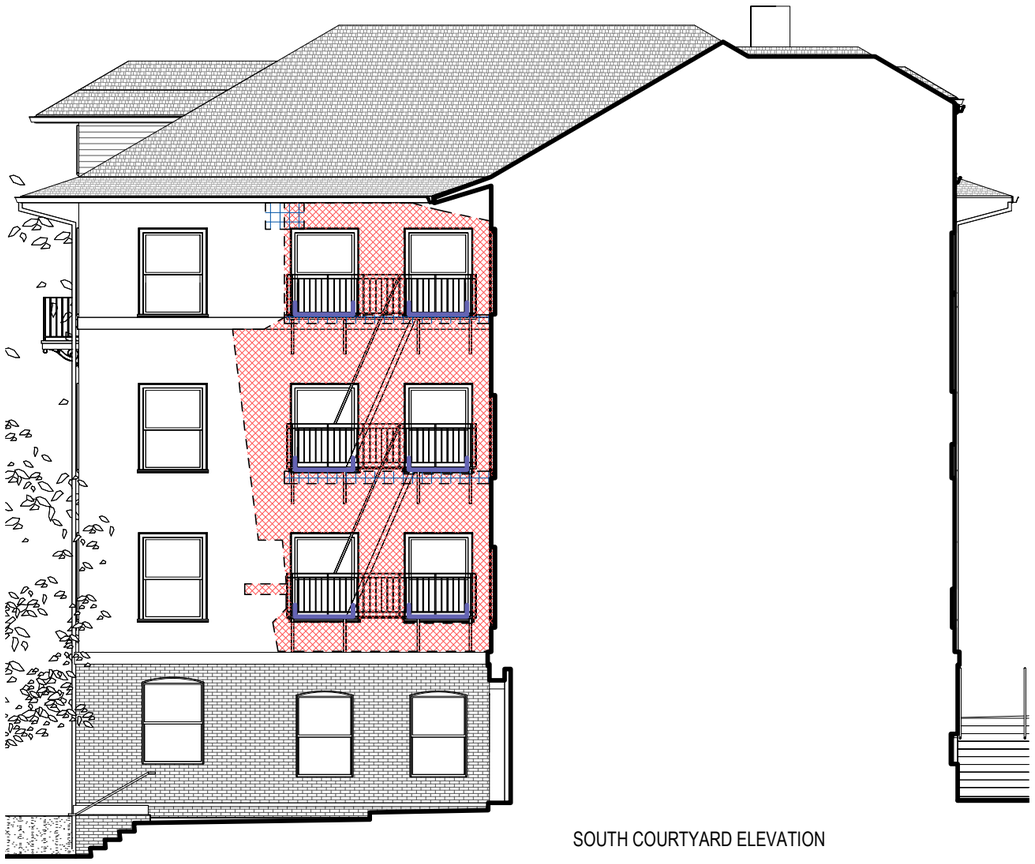
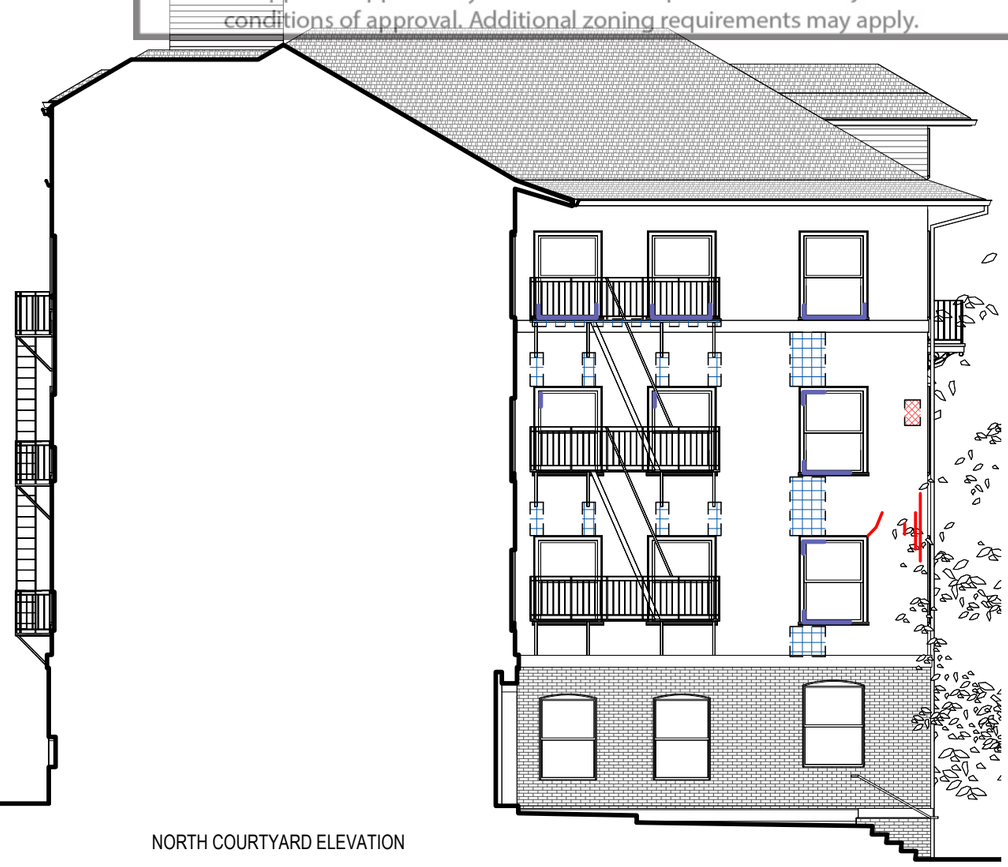


SOUTH COURTYARD ELEVATION



NORTH COURTYARD ELEVATION

STUCCO DAMAGE SURVEY LEGEND

- PREVIOUSLY REPAIRED STUCCO PATCH
- OPEN/OVER SEALED STUCCO CRACK
- DAMAGE STUCCO AREA

NOTES:
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WINDOW DAMAGE SURVEY LEGEND

- DAMAGE TO MATERIAL REQUIRING WOOD RESTORATION/REPAIR

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KINGS HILL CONDOMINIUM REHABILITATION

DR 13

EXISTING DAMAGE EVALUATION - COURTYARD

LU 21-033674 HR EXH C-13

Approved per Conditions B-D



EXAMPLE EXISTING WINDOW



TYPICAL EXISTING WINDOW HEAD CORNER



TYPICAL EXISTING WINDOW SILL CORNER

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City of Portland
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Planner Megan Walker
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KINGS HILL CONDOMINIUM REHABILITATION

DR 14
EXISTING WINDOW CONDITIONS

LU 21-033674 HR EXH C-14

Approved per Conditions B-D

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Bureau of Development Services
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KINGS HILL CONDOMINIUM REHABILITATION

DR 20
PROPOSED EAST ELEVATION

LU 21-033674 HR **EXH C-15**

Approved per Conditions B-D

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Bureau of Development Services
Planner Megan Walker
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KINGS HILL CONDOMINIUM REHABILITATION

DR 21

PROPOSED EAST ELEVATION - COLOR

LU 21-033674 HR EXH C-16

Approved per Conditions B-D

Approved
City of Portland
Bureau of Development Services
Planner Megan Walker
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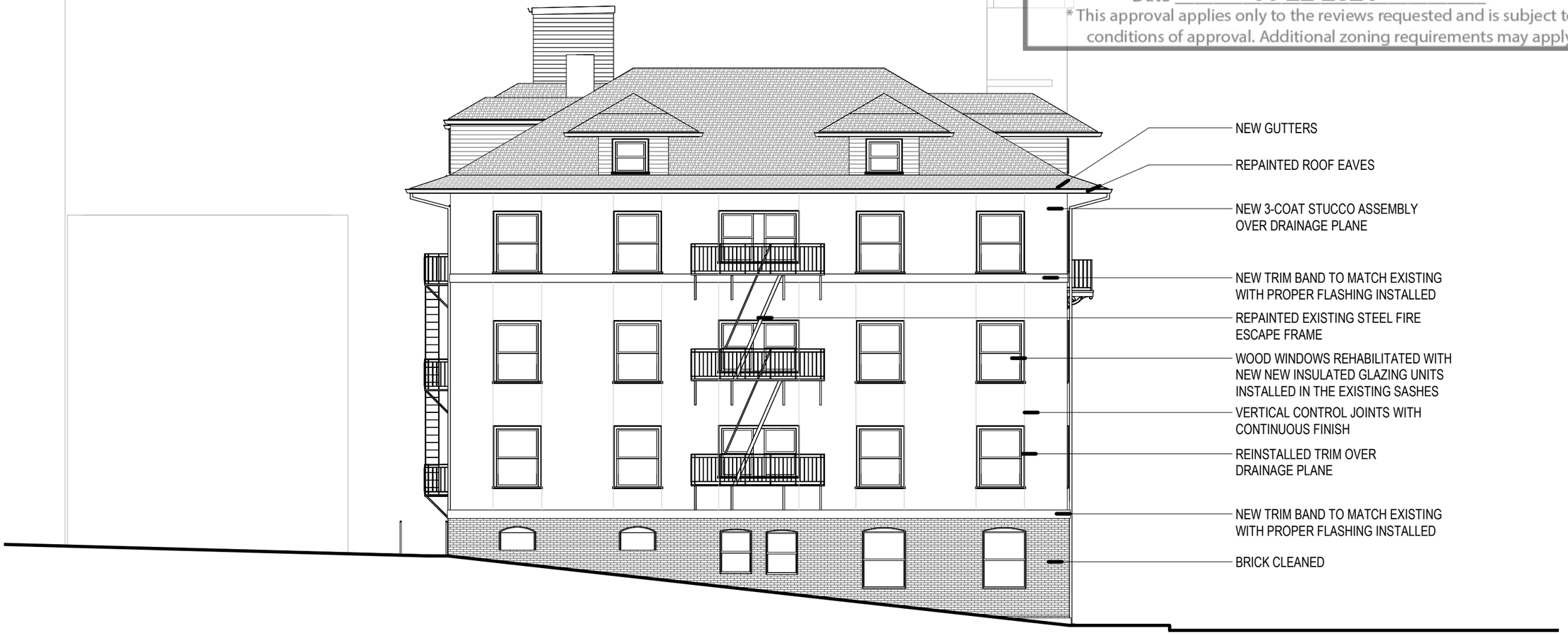

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KINGS HILL CONDOMINIUM REHABILITATION

DR 22
PROPOSED SOUTH ELEVATION

LU 21-033674 HR **EXH C-17**

Approved per Conditions B-D

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City of Portland
Bureau of Development Services
Planner Megan Walker
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KINGS HILL CONDOMINIUM REHABILITATION

DR 23

PROPOSED SOUTH ELEVATION - COLOR

LU 21-033674 HR EXH C-18

Approved per Conditions B-D

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KINGS HILL CONDOMINIUM REHABILITATION
DR 24
PROPOSED WEST ELEVATION
LU 21-033674 HR **EXH C-19**

Approved per Conditions B-D

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Bureau of Development Services
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KINGS HILL CONDOMINIUM REHABILITATION

DR 25

PROPOSED WEST ELEVATION - COLOR

LU 21-033674 HR EXH C-20

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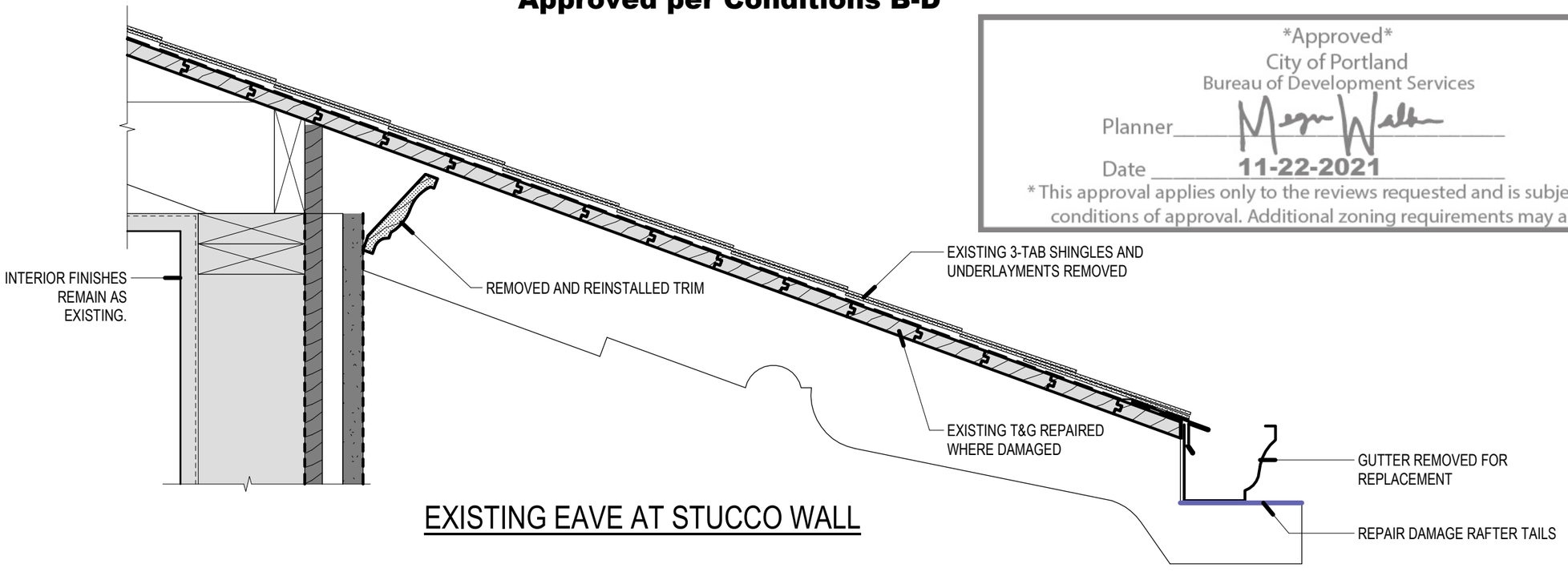
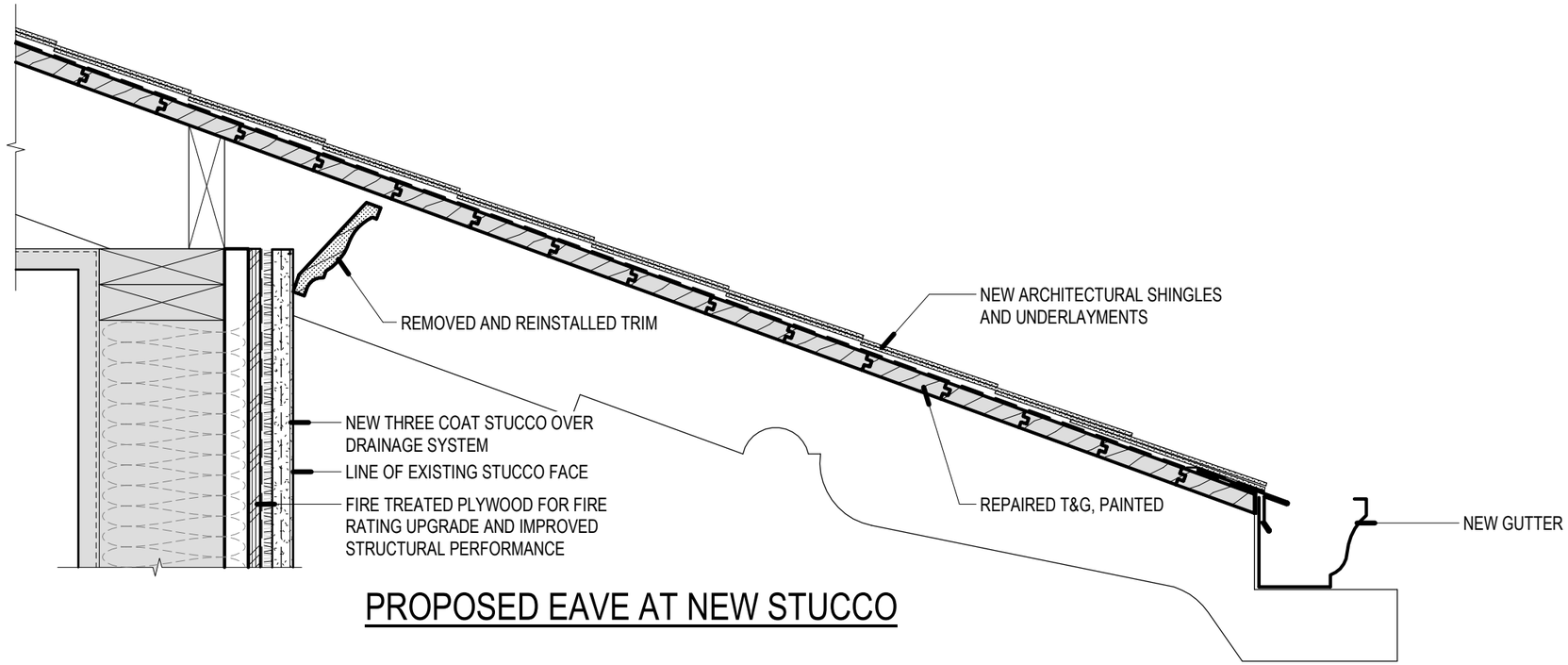


EXISTING EAVE AT STUCCO WALL



PROPOSED EAVE AT NEW STUCCO

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KINGS HILL CONDOMINIUM REHABILITATION

DR 30
REPAIRS AT ROOF EAVE

LU 21-033674 HR **EXH C-21**

Approved per Conditions B-D

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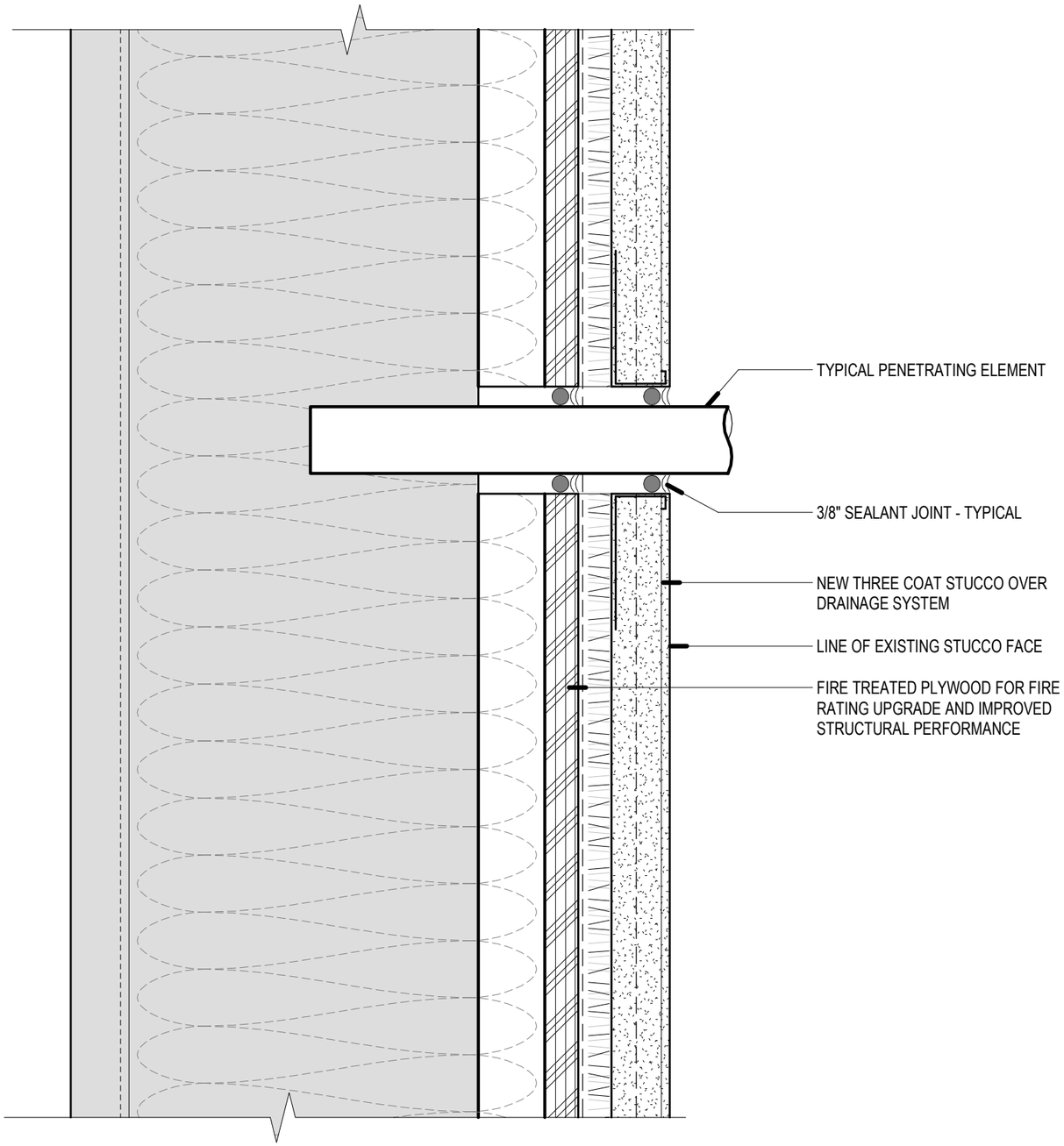
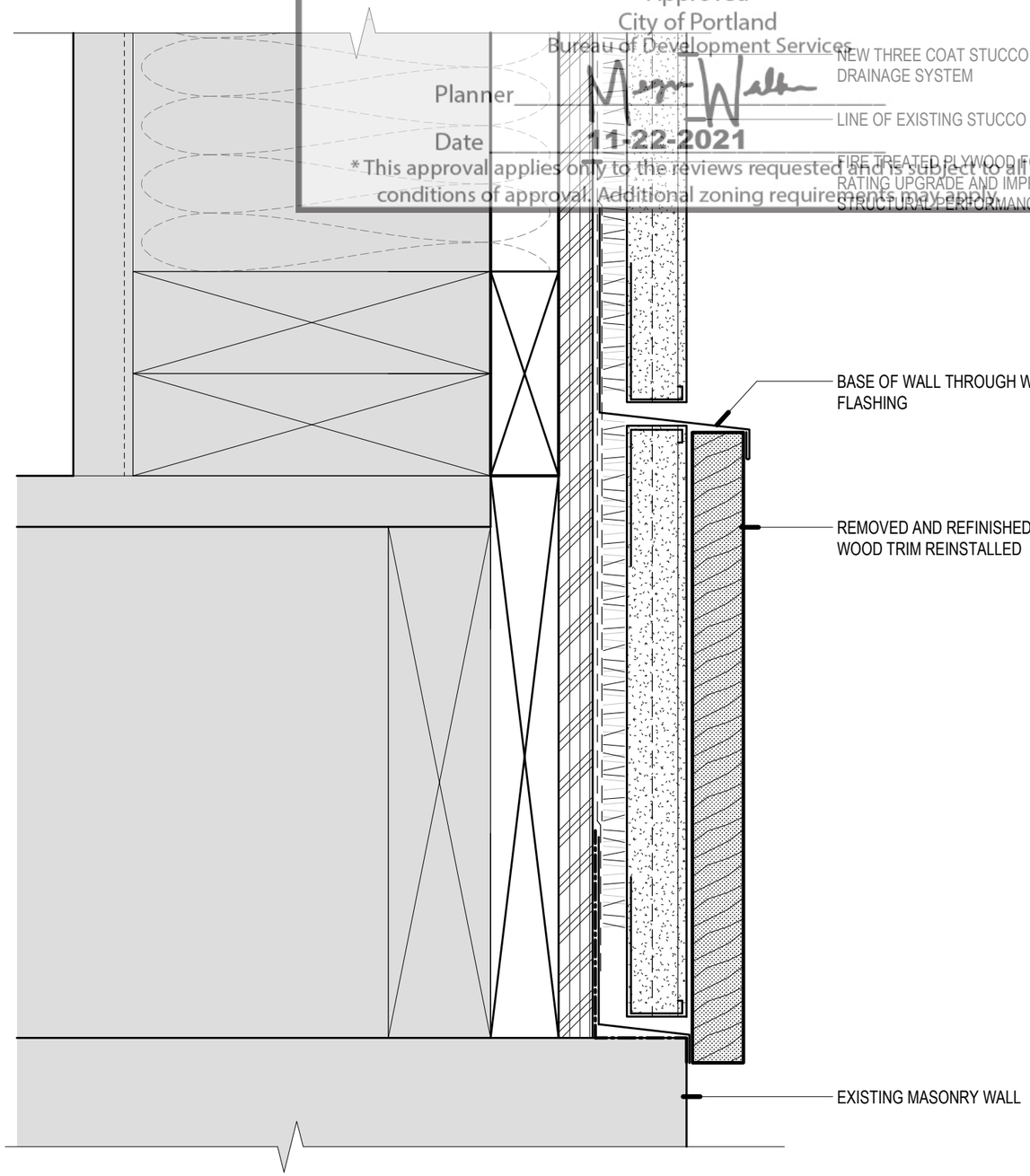


TYPICAL PENETRATION



BASE OF UPPER WALL TRANSITION

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KINGS HILL CONDOMINIUM REHABILITATION

DR 31

TYP REPAIRS AT PENETRATIONS AND BASE OF WALL

LU 21-033674 HR EXH C-22

Approved per Conditions B-D

Approved
City of Portland
Bureau of Development Services
Planner
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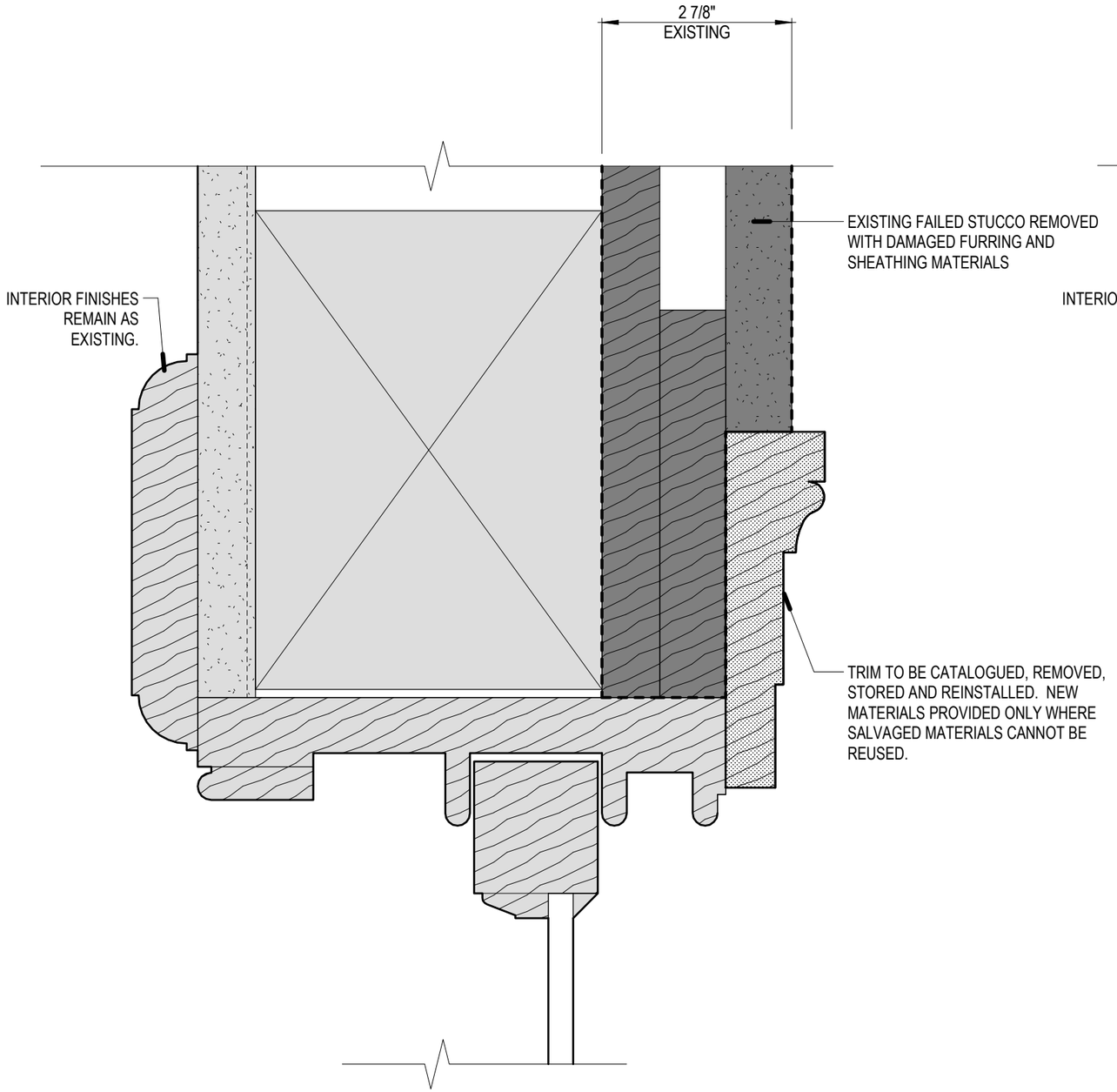
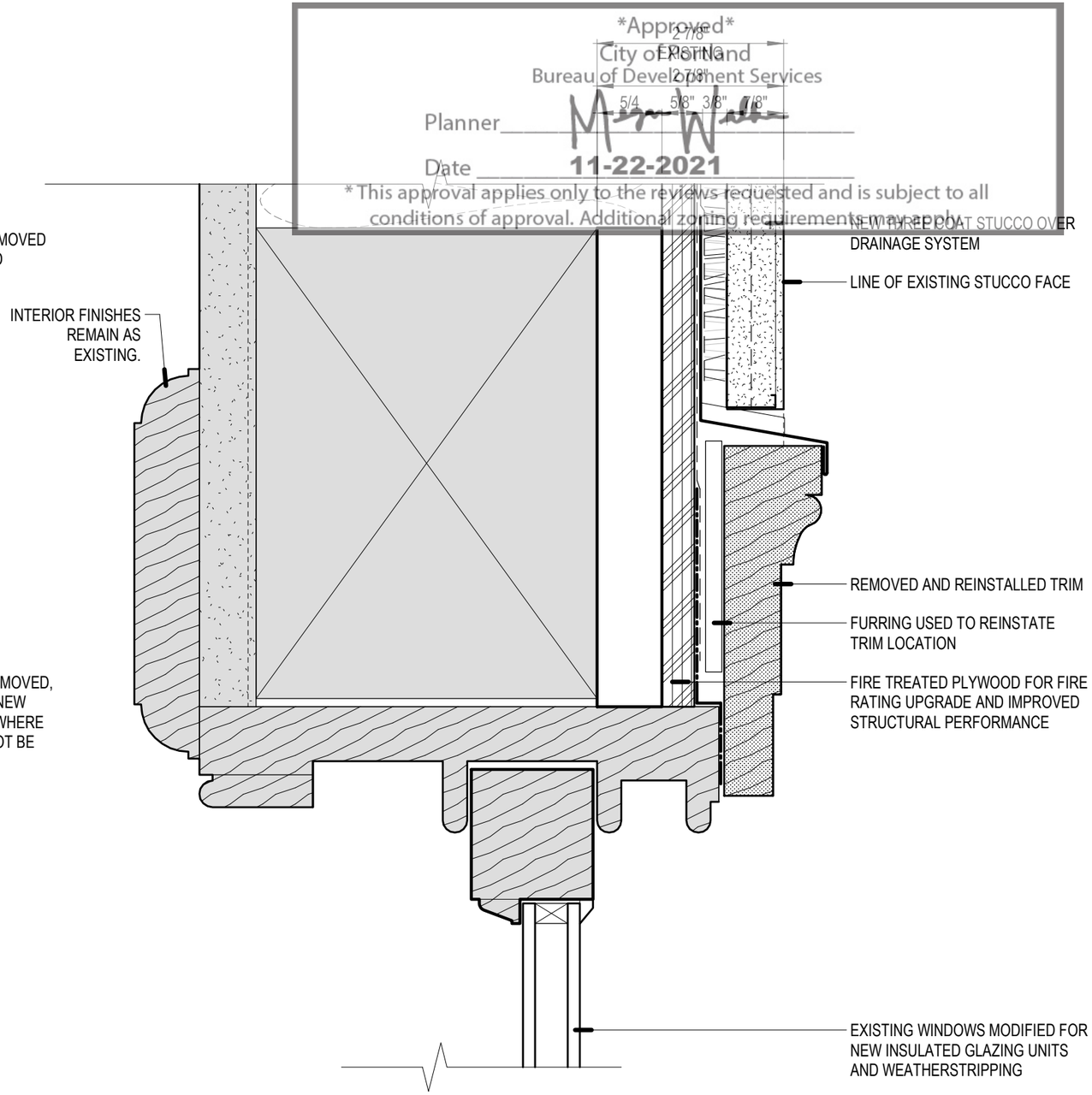


EXISTING WINDOW ASSEMBLY AND STUCCO



PROPOSED WINDOW AND STUCCO MODIFICATIONS

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KINGS HILL CONDOMINIUM REHABILITATION

DR 32

TYPICAL REPAIRS AT WINDOW HEAD

LU 21-033674 HR EXH C-23

Approved per Conditions B-D

Approved
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Bureau of Development Services
Planner Megan Walker
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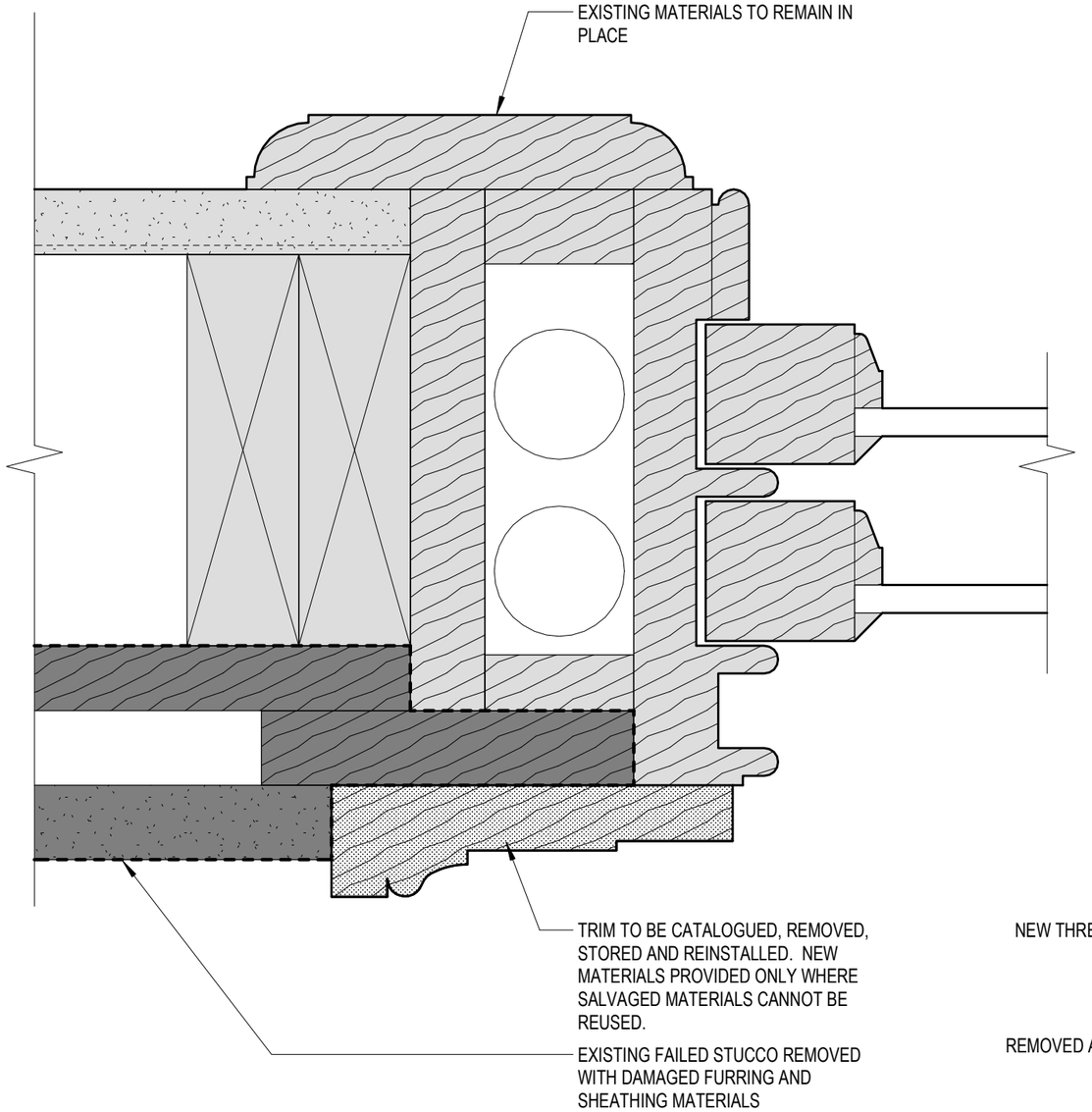

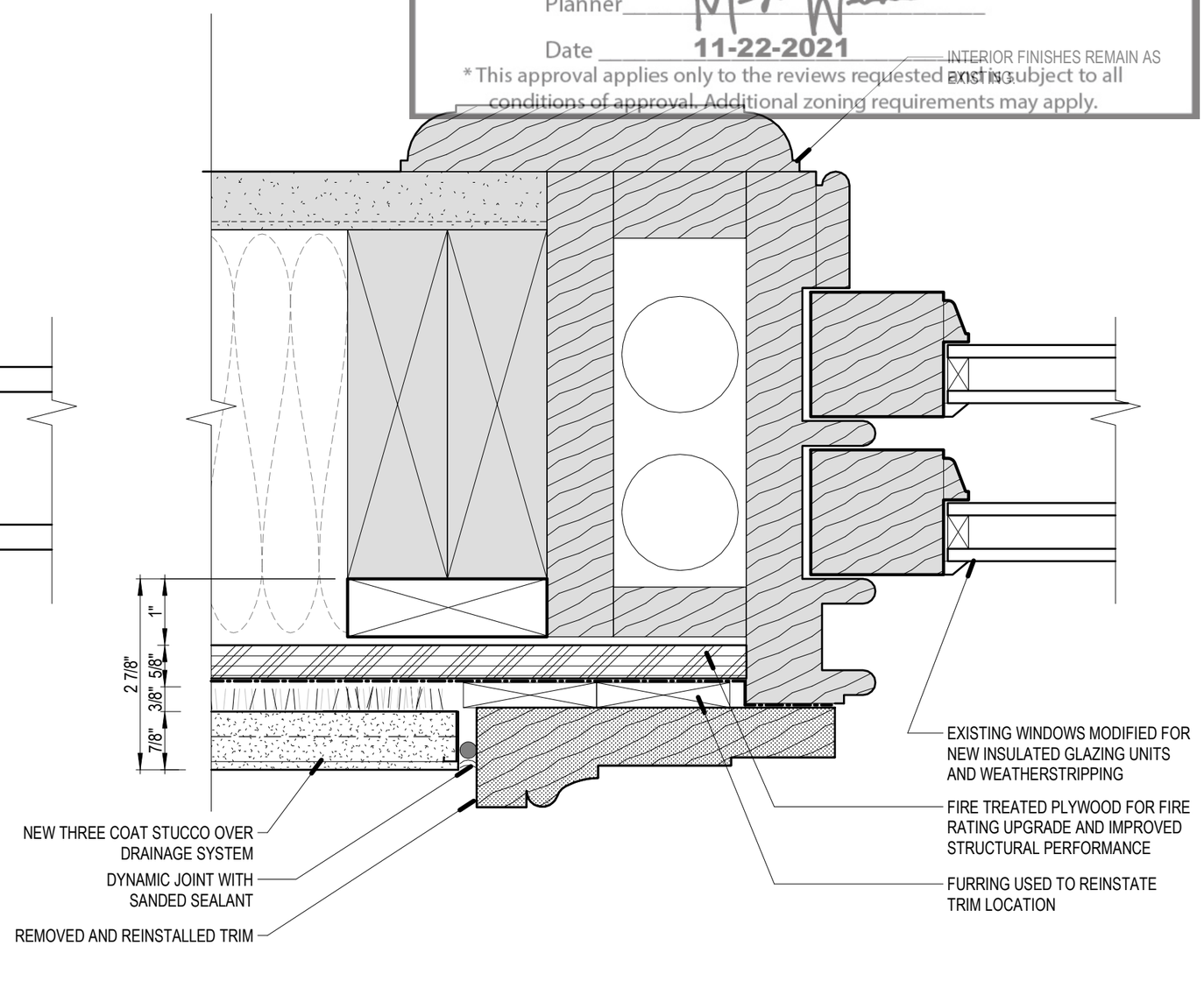

EXISTING WINDOW ASSEMBLY AND STUCCO

PROPOSED WINDOW AND STUCCO MODIFICATIONS

CERTA building solutions

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KINGS HILL CONDOMINIUM REHABILITATION

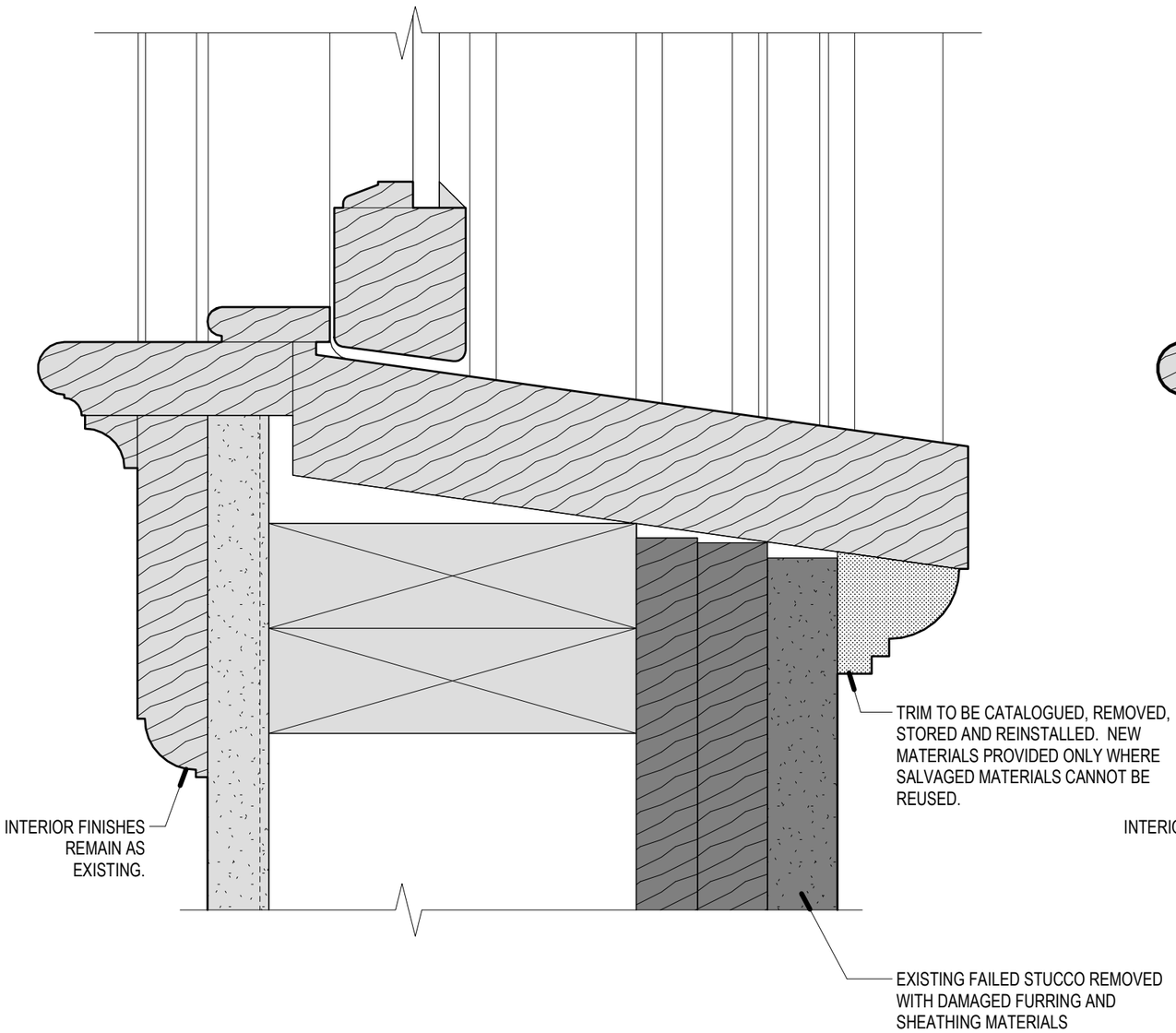
DR 33

TYPICAL REPAIRS AT WINDOW JAMB

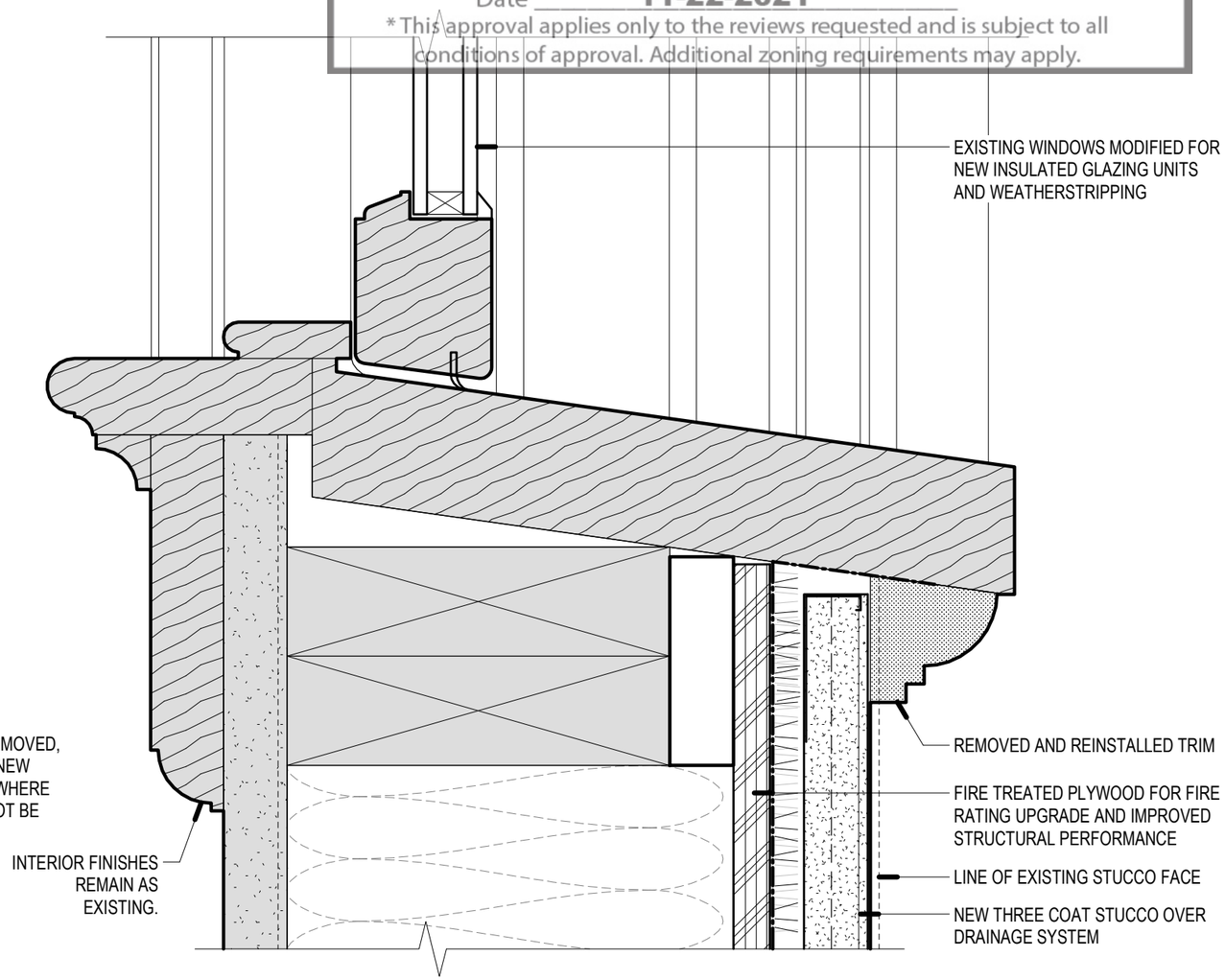
LU 21-033674 HR EXH C-24

Approved per Conditions B-D

Approved
City of Portland
Bureau of Development Services
Planner Megan Walker
Date 11-22-2021
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



EXISTING WINDOW ASSEMBLY AND STUCCO



PROPOSED WINDOW AND STUCCO MODIFICATIONS

CERTA building solutions

HISTORIC LANDMARKS - TYPE III DESIGN REVIEW SUBMISSION

PROJECT NO.: 19-074 731 SW Kings Street, Portland, Oregon
2 NOV 2021
www.certasolutions.com

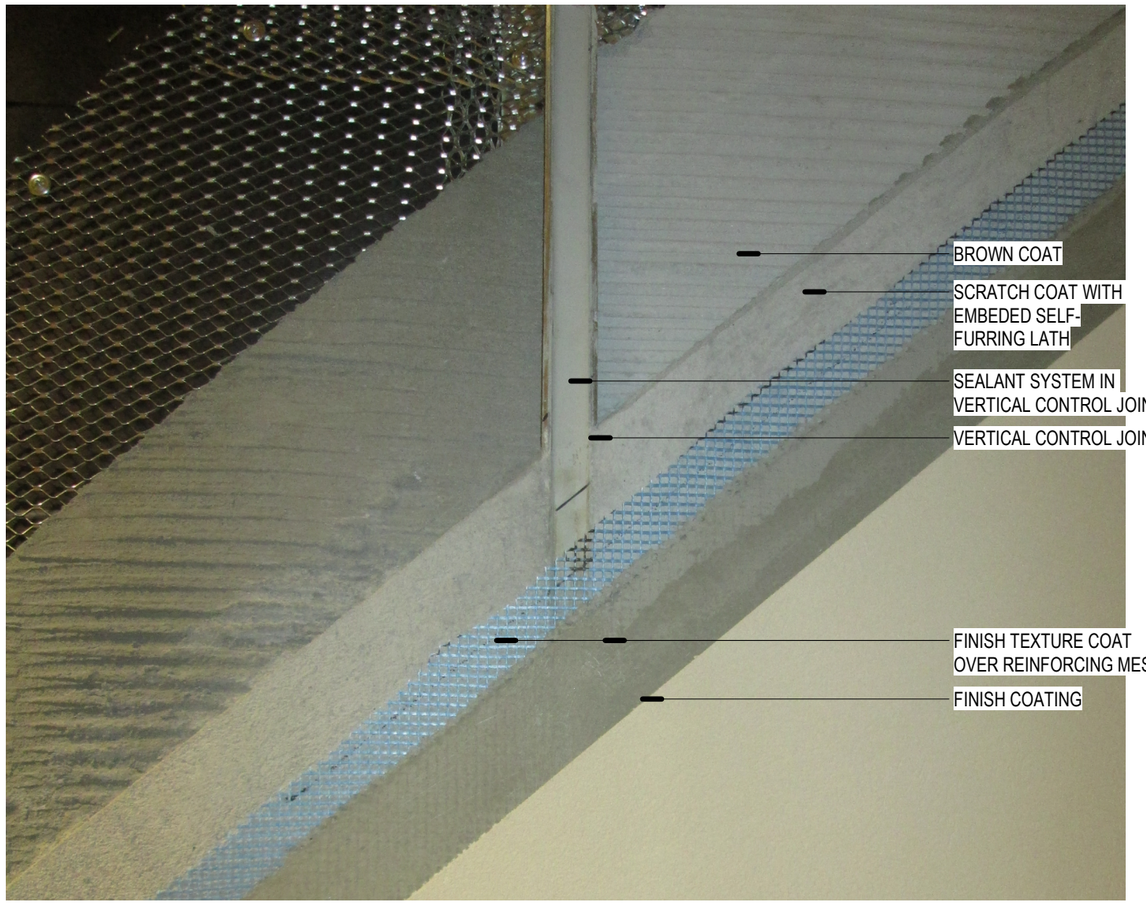
KINGS HILL CONDOMINIUM REHABILITATION

DR 34

TYPICAL REPAIRS AT WINDOW SILL

LU 21-033674 HR EXH C-25

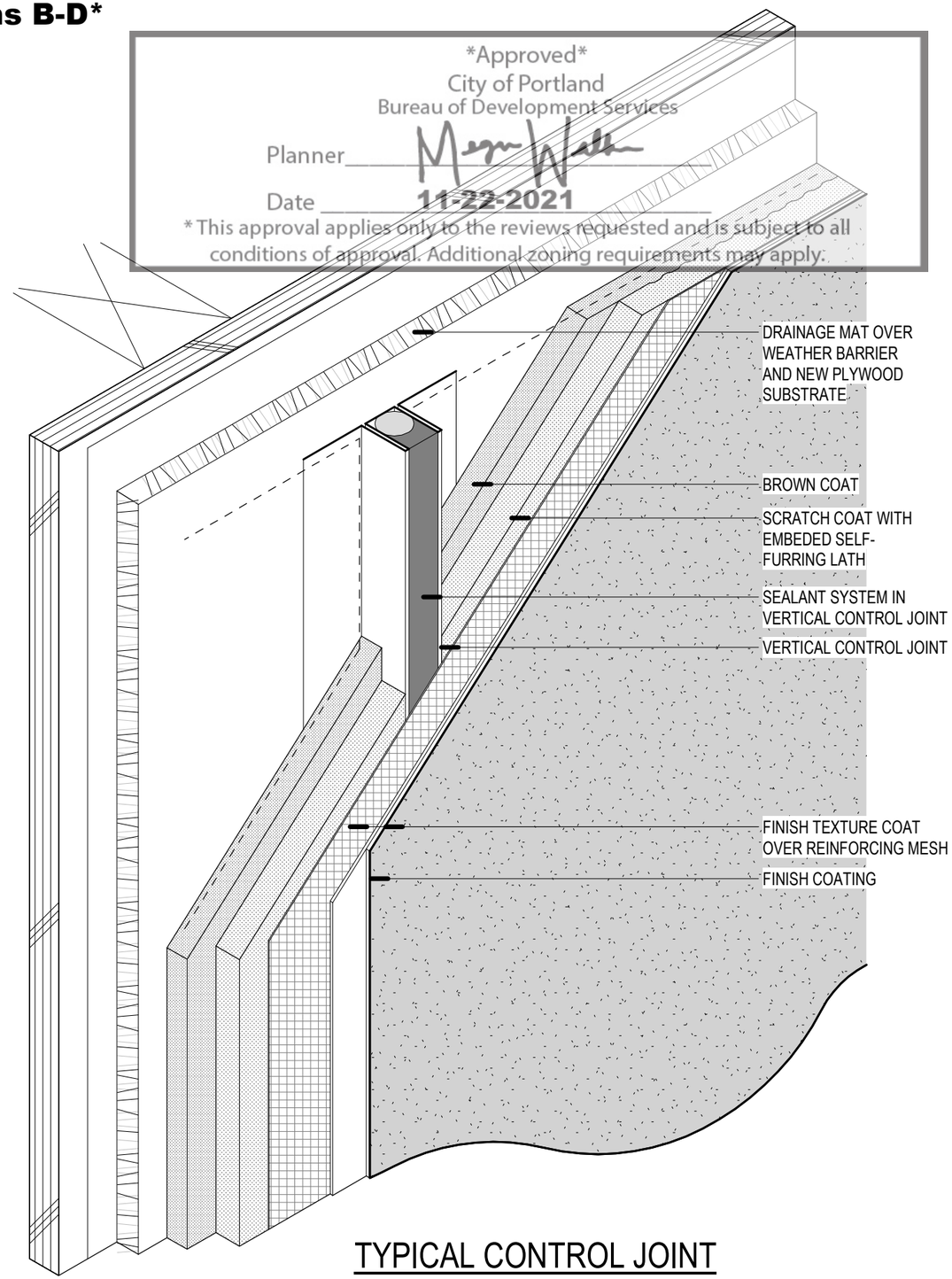
Approved per Conditions B-D



Basis of Design is the Avon Manor project located at
909 NE Brazee St, Portland, OR 97212
Approval was provided by LU-196976

EXAMPLE CONTROL JOINT

Approved
City of Portland
Bureau of Development Services
Planner Megan Walker
Date 11-22-2021
*This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



TYPICAL CONTROL JOINT

CERTA building solutions

HISTORIC LANDMARKS - TYPE III DESIGN REVIEW SUBMISSION

PROJECT NO.: 19-074 731 SW Kings Street, Portland, Oregon
2 NOV 2021
www.certasolutions.com

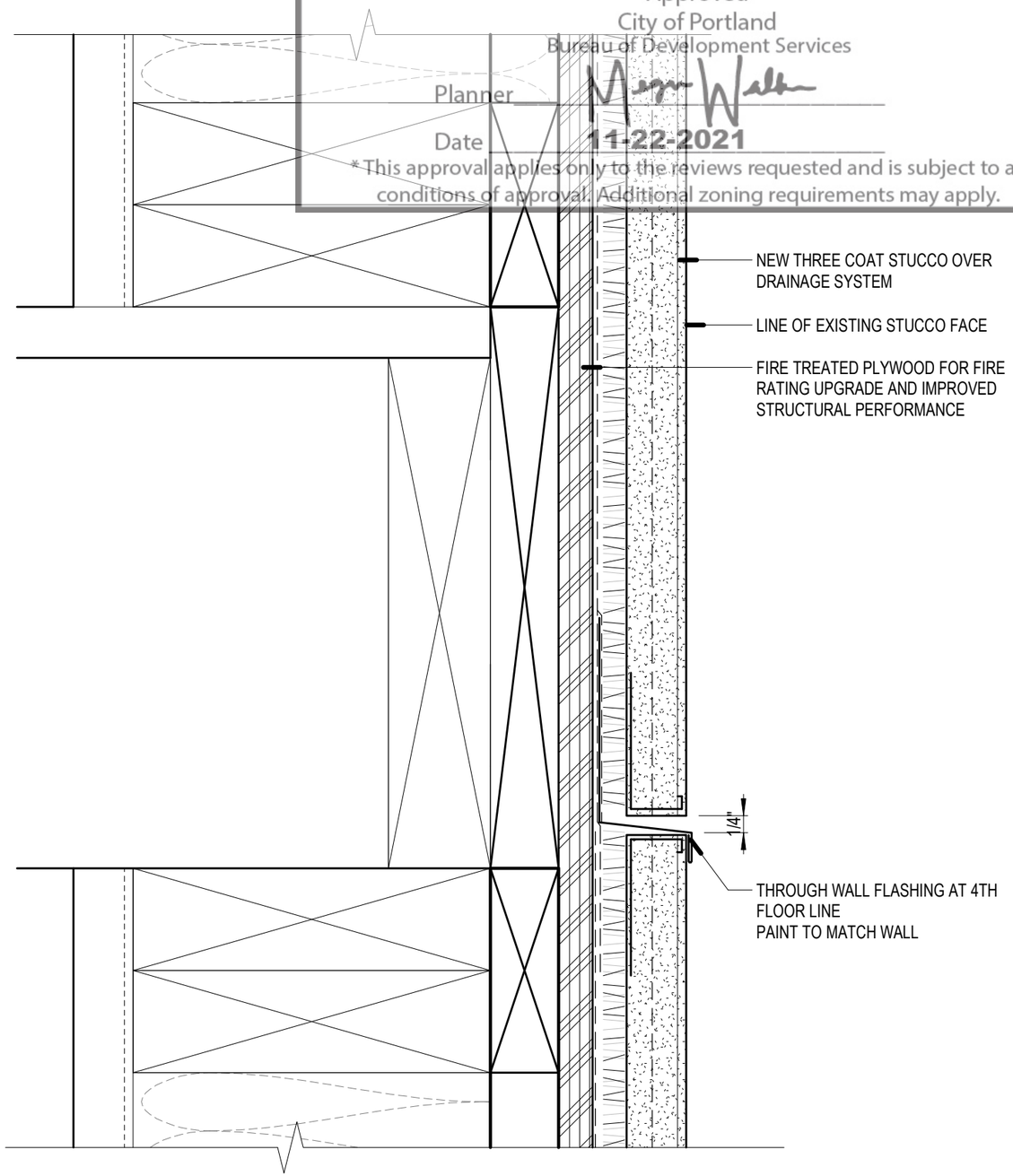
KINGS HILL CONDOMINIUM REHABILITATION

DR 35
TYPICAL REPAIR AT WALL

LU 21-033674 HR **EXH C-26**

Approved per Conditions B-D

Approved
City of Portland
Bureau of Development Services
Planner Megan Walker
Date 11-22-2021
*This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



THROUGH WALL HORIZONTAL TRANSITION - WEST ELEVATION

Approved per Conditions B-D



STUCCO TEXTURE (IMAGE OF EXISTING BUILDING)

STUCCO BODY COLOR
BENJAMIN MOORE: STONINGTON GRAY, HC-170

Approved
City of Portland
Bureau of Development Services
Planner Megan Walker
Date 11-22-2021
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

WOOD WINDOW TRIM COLOR
BENJAMIN MOORE: SUPER WHITE, PM-1

WOOD WINDOW SASH COLOR
BENJAMIN MOORE: KENDALL CHARCOAL HC-166

MISCELLANEOUS METALS
BENJAMIN MOORE: BLACK, HC-190



ROOF SHINGLES
GAF TIMBERLINE HD SHINGLES, COLOR: CHARCOAL

CERTA® building solutions

HISTORIC LANDMARKS - TYPE III DESIGN REVIEW SUBMISSION

PROJECT NO.: 19-074 731 SW Kings Street, Portland, Oregon
2 NOV 2021
www.certasolutions.com

KINGS HILL CONDOMINIUM REHABILITATION

DR 40
MATERIALS

LU 21-033674 HR **EXH C-28**

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 18, 2021

From: Megan Sita Walker, Land Use Services
503-865-6515 / MeganSita.Walker@portlandoregon.gov

REQUEST FOR RESPONSE

Case File: **LU 21-033674 HR**
King's Hill Condominium Cladding Replacement
Pre App: **PC # 20-153737**

This notice is being sent to all service and technical review agencies for their input on the proposal described below. Neighborhood Associations also receive this advance notice via e-mail. *Your timely response, as indicated below, will help the assigned planner determine if applicable approval criteria can be met, or what conditions might be required.*

- The approval criteria are listed below. Although we are interested in any comments you may have, please consider your response in terms of these criteria.
- All agencies are encouraged to use this as an opportunity to inform the applicant of any additional requirements that may be imposed by your agency during building permit phase – especially those that would significantly affect the proposal.
- Please note in your response which requirements are specifically associated with the applicable land use review approval criteria, and which requirements you have the independent authority to impose at time of building permits.
- Neighborhood Associations are encouraged to submit comments by the deadline noted below. To comment, please e-mail your comments to me at my e-mail address identified above. You may also write to Megan Sita Walker at 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201. Please note regarding USPS mail: If you choose to mail written testimony via USPS, due to the Covid-19 Emergency, USPS mail is only received a couple times a week, and testimony must be received before the close of the record. Therefore, please mail testimony well in advance of the hearing date.

The Bureau of Development Services recommendation will be published ten days before the scheduled hearing date. You will also receive a Notice of Public Hearing for this proposal, with hearing date and time confirmed, mailed twenty days prior to the hearing.

- **Please send your response to BDS no later than: November 8, 2021 – 21 days after the date of this RFR** (If I receive comments after this date, I may not have enough time to include them in the staff report).
- **We must publish our report by: November 12, 2021**
- **A public hearing before the Landmarks Commission is tentatively scheduled for November 22, 2021 @ 1:30PM**

Applicant: James Riley | Certa Building Solutions
1510 SE 44th Ave #102
Portland, OR 97215
(206) 399-8335

Owner's Representative: Pieter Vermeulen | King's Hill Condominium Owner's Association
731 SW King Ave #14
Portland, OR 97205

Owner: Association of Unit Owners of Kings Hill Condominiums
731 SW King Ave #14
Portland, OR 97205

Site Address: 731 SW KING AVE

Legal Description: GENERAL COMMON ELEMENTS, KINGS HILL CONDOMINIUMS
Tax Account No.: R452400010
State ID No.: 1N1E33CD 70000
Quarter Section: 3027

Neighborhood: Goose Hollow, contact planning@goosehollow.org.
Business District: Goose Hollow Business Association, contact Angela Crawford at 503-223-6376 & Stadium Business District, contact Tina Wyszynski at Tina.wyszynski@gmail.com
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: None
Other Designations: Contributing resource in the King's Hill Historic District

Zoning: RM4d – Residential Multi-Dwelling 4 with Design and Historic Resource Protection Overlays

Case Type: HR – Historic Resource Review
Procedure: Type III, with a public hearing before the Landmarks Commission. The decision of the Landmarks Commission can be appealed to City Council.

Proposal:
Type III Historic Resource Review for alterations to a 4-story multi-dwelling building, the Elizabeth Spencer Apartment also known as the King's Hill Condominiums, at the northwest corner of SW King Avenue and SW Yamhill Street. The property is listed as a contributing resource in the King's Hill Historic District. The resource, constructed in 1907, consists of a bearing brick foundation and first floor with levels 2-4 consisting of wood-frame with stucco cladding. The proposed alterations include the wholesale replacement of the existing stucco cladding on all exterior elevations to be replaced with a new plywood shear wall beneath a new rainscreen stucco system. The proposal also includes the replacement of the wood belt course detailing, wood trim, and new gutters.

Note: The scope of work also includes the repair of all existing wood single-hung windows with new dual pane glazing and new roofing with an architectural shingle which would be considered exempt from review.

Historic Resource Review is required for non-exempt exterior alterations in a Historic District. A Type III procedure is required because the proposed project valuation exceeds the value of $481,300 (See Portland Zoning Code, Chapter 33.846, Table 846-3).

Approval Criteria:
In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- *King's Hill Historic District 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 filed, provided that the application is complete at the time of filing, or complete within 180 days. This application was filed on April 6, 2021 and determined to be complete on October 1, 2021.

It is important to submit all evidence to the Landmarks Commission. City Council will not accept additional evidence if there is an appeal of this proposal.

Enclosures: Zoning Map, Site Plan, Elevations

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 19, 2021

To: James Riley | Certa Building Solutions
1510 SE 44th Ave #102
Portland, OR 97215
(206) 399-8335

From: Megan Sita Walker

RE: LU 21-033674 HR

Dear James:

I have received your application for a Historic Resource Review at 731 SW KING AVE. Your application was deemed complete on **October 1, 2021**. Your case number is given above; the hearing is scheduled for **November 22, 2021 @ 1:30 PM**. I am the planner handling your case, and can answer any questions you might have during the process.

The Zoning Code requires you to post notice on the site of your proposal 30 days before the hearing. A digital copy of the Posting Board sheet (8.5x11) that should be placed within the attached Posting Board Template (18x24) was included in the email sent with this Notice for you to print and post. The Posting Boards should be posted per the guidance provided below and in the attached document 'Additional Instructions for Posting Notice Signs'. The enclosed Posting Boards should be posted as follows:

A. You must post one of these signs every 600 feet, or fraction thereof, on each street frontage of the property.
   - Because you have approximately **100** feet of frontage on **SW King Ave**, you should post 1 sign.
   - Because you have approximately **67** feet of frontage on **SW Yamhill St**, you should post 1 sign.

B. This sign must be placed within 10 feet of the street frontage line and must be visible to pedestrians and motorists. You may <u>not</u> post in the public right-of-way.

C. Because the hearing for your case is scheduled for November 22, 2021 @ 1:30 PM, you must **post the notice by October 23, 2021**, 30 days before the hearing.

D. A certification statement is enclosed, which you must sign and return. The statement affirms that you posted the site. It also confirms your understanding that if you do not post the notice by the date above, your hearing will be automatically postponed. You must **return this statement to us by November 8, 2021**, 14 days before the meeting.

E. You should not remove the notice before the hearing, but it must be taken down within two weeks after the final decision is made on your request.

Encl: Posting Notice
Statement Certifying Posting
cc: Application Case File

Type III Land Use Review

King's Hill Condominium Cladding Replacement

CASE FILE	**LU 21-033674 HR**
WHEN	**Monday, November 22, 2021 @ 1:30 PM** *(This is the hearing start time –see Commission agenda for estimated project start time.)*
WHERE	**ONLINE: Link to hearing is available at www.portlandoregon.gov/bds/hlcagenda**
HOW	**TO TESTIFY: Follow instructions on the Historic Landmarks Commission agenda or email the planner at MeganSita.Walker@portlandoregon.gov**
REVIEW BY	**HISTORIC LANDMARKS COMMISSION**
LAND USE REVIEW TYPE	Type III Historic Resource Review
PROPOSAL	Type III Historic Resource Review for alterations to a 4-story multi-dwelling building, the Elizabeth Spencer Apartment also known as the King's Hill Condominiums, at the northwest corner of SW King Avenue and SW Yamhill Street. The property is listed as a contributing resource in the King's Hill Historic District. The resource, constructed in 1907, consists of a bearing brick foundation and first floor with levels 2-4 consisting of wood-frame with stucco cladding. The proposed alterations include the wholesale replacement of the existing stucco cladding on all exterior elevations to be replaced with a new plywood shear wall beneath a new rainscreen stucco system. The proposal also includes the replacement of the wood belt course detailing, wood trim, and new gutters. Note: The scope of work also includes the repair of all existing wood single-hung windows with new dual pane glazing and new roofing with an architectural shingle which would be considered exempt from review.
REVIEW APPROVAL CRITERIA	King's Hill Historic District Design Guidelines
SITE ADDRESS	731 SW King Ave
ZONING/ DESIGNATION	RM4d – Residential Multi-Dwelling 4 with Design and Historic Resource Protection Overlays/ Contributing Resource in the King's Hill Historic District
FURTHER INFO	Available online at ***www.portlandoregon.gov/bds/hlcagenda*** or contact the planner listed below at the Bureau of Development Services.
QUESTIONS? BDS CONTACT	**Megan Sita Walker, City Planner** **(503) 865-6515 / MeganSita.Walker@PortlandOregon.gov** Bureau of Development Services, 1900 SW 4th Ave, Suite 5000, Portland, OR 97201

Traducción e interpretación | Chuyển Ngữ hoặc Phiên Dịch | 翻译或传译 | Turjumida ama Fasiraadda | 翻訳または通訳 | การแปลภาษา ที่ การอธิบาย
Письменныйили устный перевод | Traducere sau Interpretare | 번역및통역 | الترجمة التحريرية أو الشفوية | Письмовий або усний переклад

503-823-7300 | BDS@PortlandOregon.gov | www.PortlandOregon.gov/bds/translated | TTY: 503-823-6868 Relay Service: 711

James Riley | Certa Building Solutions
1510 SE 44th Ave #102
Portland, OR 97215
(206) 399-8335

DATE: _____

TO: Megan Sita Walker
Bureau of Development Services
1900 SW Fourth Ave., Suite 5000
Portland, Oregon 97201

APPLICANT'S STATEMENT CERTIFYING POSTING

Case File LU 21-033674 HR

This certifies that I have posted notice on my site as required by the Zoning Code. I understand that the hearing is scheduled for November 22, 2021 @ 1:30 PM, and that I was required to post the property at least 30 days before the hearing.

The required number of poster boards, with the notices attached, were set up on _____(date). These were placed within 10 feet of the street frontage line so that they were visible to pedestrians and motorists.

I understand that this form must be returned to the Bureau of Development Services no later than **November 8, 2021**, 14 days before the scheduled hearing. I also understand that if I do not post the notices by **October 23, 2021**, or return this form by **November 8, 2021**, my hearing will automatically be postponed. I also understand this will result in a waiver of the time limits for processing my case.

In addition, I understand that I may not remove the notices before the hearing, but am required to remove them within two weeks of the final decision on my request.

_____
Signature

_____
Print Name

_____
Address

_____
City/State/Zip Code

Type III Land Use Review

King's Hill Condominium Cladding Replacement

CASE FILE	**LU 21-033674 HR**
WHEN	**Monday, November 22, 2021 @ 1:30 PM** *(This is the hearing start time –see Commission agenda for estimated project start time.)*
WHERE	**ONLINE: Link to hearing is available at www.portlandoregon.gov/bds/hlcagenda**
HOW	**TO TESTIFY: Follow instructions on the Historic Landmarks Commission agenda or email the planner at MeganSita.Walker@portlandoregon.gov**
REVIEW BY	**HISTORIC LANDMARKS COMMISSION**
LAND USE REVIEW TYPE	Type III Historic Resource Review
PROPOSAL	Type III Historic Resource Review for alterations to a 4-story multi-dwelling building, the Elizabeth Spencer Apartment also known as the King's Hill Condominiums, at the northwest corner of SW King Avenue and SW Yamhill Street. The property is listed as a contributing resource in the King's Hill Historic District. The resource, constructed in 1907, consists of a bearing brick foundation and first floor with levels 2-4 consisting of wood-frame with stucco cladding. The proposed alterations include the wholesale replacement of the existing stucco cladding on all exterior elevations to be replaced with a new plywood shear wall beneath a new rainscreen stucco system. The proposal also includes the replacement of the wood belt course detailing, wood trim, and new gutters. Note: The scope of work also includes the repair of all existing wood single-hung windows with new dual pane glazing and new roofing with an architectural shingle which would be considered exempt from review.
REVIEW APPROVAL CRITERIA	King's Hill Historic District Design Guidelines
SITE ADDRESS	731 SW King Ave
ZONING/ DESIGNATION	RM4d – Residential Multi-Dwelling 4 with Design and Historic Resource Protection Overlays/ Contributing Resource in the King's Hill Historic District
FURTHER INFO	Available online at ***www.portlandoregon.gov/bds/hlcagenda*** or contact the planner listed below at the Bureau of Development Services.
QUESTIONS? BDS CONTACT	**Megan Sita Walker, City Planner** **(503) 865-6515 / MeganSita.Walker@PortlandOregon.gov** Bureau of Development Services, 1900 SW 4th Ave, Suite 5000, Portland, OR 97201

Traducción e interpretación | Chuyển Ngữ hoặc Phiên Dịch | 翻译或传译 | Turjumida ama Fasiraadda | 翻訳または通訳 | ການແປພາສາ ຫຼື ການອະທິບາຍ
Письменныйили устный перевод | Traducere sau Interpretare | 번역및통역 | الترجمة التحريرية أو الشفوية | Письмовий або усний переклад

503-823-7300 | BDS@PortlandOregon.gov | www.PortlandOregon.gov/bds/translated | TTY: 503-823-6868 Relay Service: 711

James Riley | Certa Building Solutions
1510 SE 44th Ave #102
Portland, OR 97215
(206) 399-8335

DATE: October 26, 2021

TO: Megan Sita Walker
Bureau of Development Services
1900 SW Fourth Ave., Suite 5000
Portland, Oregon 97201

APPLICANT'S STATEMENT CERTIFYING POSTING

Case File LU 21-033674 HR

This certifies that I have posted notice on my site as required by the Zoning Code. I understand that the hearing is scheduled for November 22, 2021 @ 1:30 PM, and that I was required to post the property at least 30 days before the hearing.

The required number of poster boards, with the notices attached, were set up on October 22, 2021 (date). These were placed within 10 feet of the street frontage line so that they were visible to pedestrians and motorists.

I understand that this form must be returned to the Bureau of Development Services no later than **November 8, 2021**, 14 days before the scheduled hearing. I also understand that if I do not post the notices by **October 23, 2021**, or return this form by **November 8, 2021**, my hearing will automatically be postponed. I also understand this will result in a waiver of the time limits for processing my case.

In addition, I understand that I may not remove the notices before the hearing, but am required to remove them within two weeks of the final decision on my request.

Signature

James Riley
Print Name

1510 SE 44th Ave, Suite 102
Address

Portland OR 97215
City/State/Zip Code

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 1, 2021

To: Interested Person

From: Megan Sita Walker, Land Use Services
503-865-6515 / MeganSita.Walker@portlandoregon.gov

NOTICE OF A PUBLIC HEARING ON A PROPOSAL IN YOUR NEIGHBORHOOD

CASE FILE: LU 21-033674 HR
PC # 20-153737
King's Hill Condominium Cladding Replacement

REVIEW BY: Landmarks Commission

WHEN: November 22, 2021 @ 1:30PM
Remote Access: Historic Landmarks Commission Agenda
https://www.portlandoregon.gov/bds/HLCagenda

Due to the City's Emergency Response to COVID19, this land use hearing will be limited to remote participation via Zoom. Please refer to the instructions included with this notice to observe and participate remotely.

It is important to submit all evidence to the Landmarks Commission. City Council will not accept additional evidence if there is an appeal of this proposal.

Development has been proposed in your neighborhood requiring 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 are 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.

Applicant: James Riley | Certa Building Solutions
1510 SE 44th Ave #102
Portland, OR 97215
(206) 399-8335

Owner's Representative: Pieter Vermeulen | King's Hill Condominium Owner's Association
731 SW King Ave #14
Portland, OR 97205

Owner:	Association of Unit Owners of Kings Hill Condominiums 731 SW King Ave #14 Portland, OR 97205
Site Address:	731 SW KING AVE
Legal Description:	GENERAL COMMON ELEMENTS, KINGS HILL CONDOMINIUMS
Tax Account No.:	R452400010
State ID No.:	1N1E33CD 70000
Quarter Section:	3027
Neighborhood:	Goose Hollow, contact planning@goosehollow.org.
Business District:	Goose Hollow Business Association, contact Angela Crawford at 503-223-6376 & Stadium Business District, contact Tina Wyszynski at Tina.wyszynski@gmail.com
District Coalition:	Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District:	None
Other Designations:	Contributing resource in the King's Hill Historic District
Zoning:	RM4d – Residential Multi-Dwelling 4 with Design and Historic Resource Protection Overlays
Case Type:	HR – Historic Resource Review
Procedure:	Type III, with a public hearing before the Landmarks Commission. The decision of the Landmarks Commission can be appealed to City Council.

Proposal:
Type III Historic Resource Review for alterations to a 4-story multi-dwelling building, the Elizabeth Spencer Apartment also known as the King's Hill Condominiums, at the northwest corner of SW King Avenue and SW Yamhill Street. The property is listed as a contributing resource in the King's Hill Historic District. The resource, constructed in 1907, consists of a bearing brick foundation and first floor with levels 2-4 consisting of wood-frame with stucco cladding. The proposed alterations include the wholesale replacement of the existing stucco cladding on all exterior elevations to be replaced with a new plywood shear wall beneath a new rainscreen stucco system. The proposal also includes the refurbishment of all existing/ original single-hung wood windows to be repaired, reglazed and reinstalled with new weather stripping and flashing, the replacement of the wood belt course detailing, wood trim, and new gutters.

Note: The scope of work also includes new roofing with an architectural shingle which is considered exempt from review per Portland Zoning Code, 33.445.320.B.7.

Historic Resource Review is required for non-exempt exterior alterations in a Historic District. A Type III procedure is required because the proposed project valuation exceeds the value of $481,300 (See Portland Zoning Code, Chapter 33.846, Table 846-3).

Approval Criteria:
In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- *King's Hill Historic District 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 April 6, 2021 and determined to be complete on October 1, 2021.

DECISION MAKING PROCESS

The Bureau of Development Services will be making a recommendation on this proposal; our report and recommendation will be available 10 days before the hearing. The Staff report will be posted on the Bureau of Development Services website at http://www.portlandoregon.gov/bds/35625 . Land use review notices are listed on the website by the District Coalition in which the site is located; the District Coalition for this site is identified at the beginning of this notice. The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the City's website at http://www.portlandoregon.gov.

The neighborhood association, listed on the first page of this notice, may take a position on this application and may have scheduled 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.

We are seeking your comments on this proposal. To comment, you may write or testify at the remote hearing. Please refer to the file number when seeking information or submitting testimony. In your comments, you must address the approval criteria as stated in the administrative report and decision which you previously received. Please note that all correspondence and testimony received will become part of the public record.

Written comments must be received by the close of the record and should include the case file number. Any new written testimony should be emailed to Megan Sita Walker at MeganSita.Walker@portlandoregon.gov.

Please note regarding USPS mail: If you choose to mail written testimony via USPS, due to the Covid-19 Emergency, USPS mail is only received a couple times a week, and testimony must be received before the close of the record. Therefore, please mail testimony well in advance of the hearing date.

Thank you for any information you can provide regarding this case. Note: If you have already written, it is not necessary to write again; your correspondence will be given to the Landmarks Commission.

If you plan to testify at the hearing, please refer to instructions included with this notice.

The applicant and proponents have the burden of proof to show that each and every element of the approval criteria are satisfied. In order to prevail, the opponents must persuade the Landmarks Commission to find that the applicant has not carried the burden of proof with regard to one or more of the approval criteria. The opponents may also explain to the Landmarks Commission how or why the facts asserted by the applicant are not supported by evidence in the record. Opponents may wish to recommend conditions of approval which will make the proposal more acceptable, if approved.

Prior to the conclusion of the hearing before the Landmarks Commission, any participant may request an opportunity to present additional evidence or testimony regarding the application. If such a request is made, the record will be held open for seven days to receive the new evidence and the record shall be held open for at least an additional seven days to provide the other parties an opportunity to respond to that new evidence.

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.

APPEAL PROCESS

You can appeal the Landmarks Commission decision to City Council. However, the appeal to City Council will be conducted as an on-the-record review of the Landmarks Commission decision. The City Council will consider legal arguments (for example arguments pointing out ways the Landmarks Commission decision improperly interprets or applies relevant approval criteria). The City Council will also consider arguments that the Landmarks Commission findings are not supported by the evidence submitted to the Landmarks Commission. However, the City Council will not accept or consider new evidence that was not submitted to the Landmarks Commission.

A fee is charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver. City Council's decision may be appealed to the Oregon Land Use Board of Appeals (LUBA).

Failure to raise an issue, in person or by letter, by the close of the record by the Landmarks Commission in this case may preclude an appeal to LUBA on that issue. Also, if you do not provide enough detailed information to the Landmarks Commission, they may not be able to respond to the issue you are trying to raise. In such a situation, an appeal to LUBA on that issue may not be allowed.

Thank you for any information you can provide to help us make this decision. Please call me if you have any questions. My name and number are on the first page of this notice.

HEARING CANCELLATION

This public hearing will be cancelled due the inclement weather or other similar emergency.

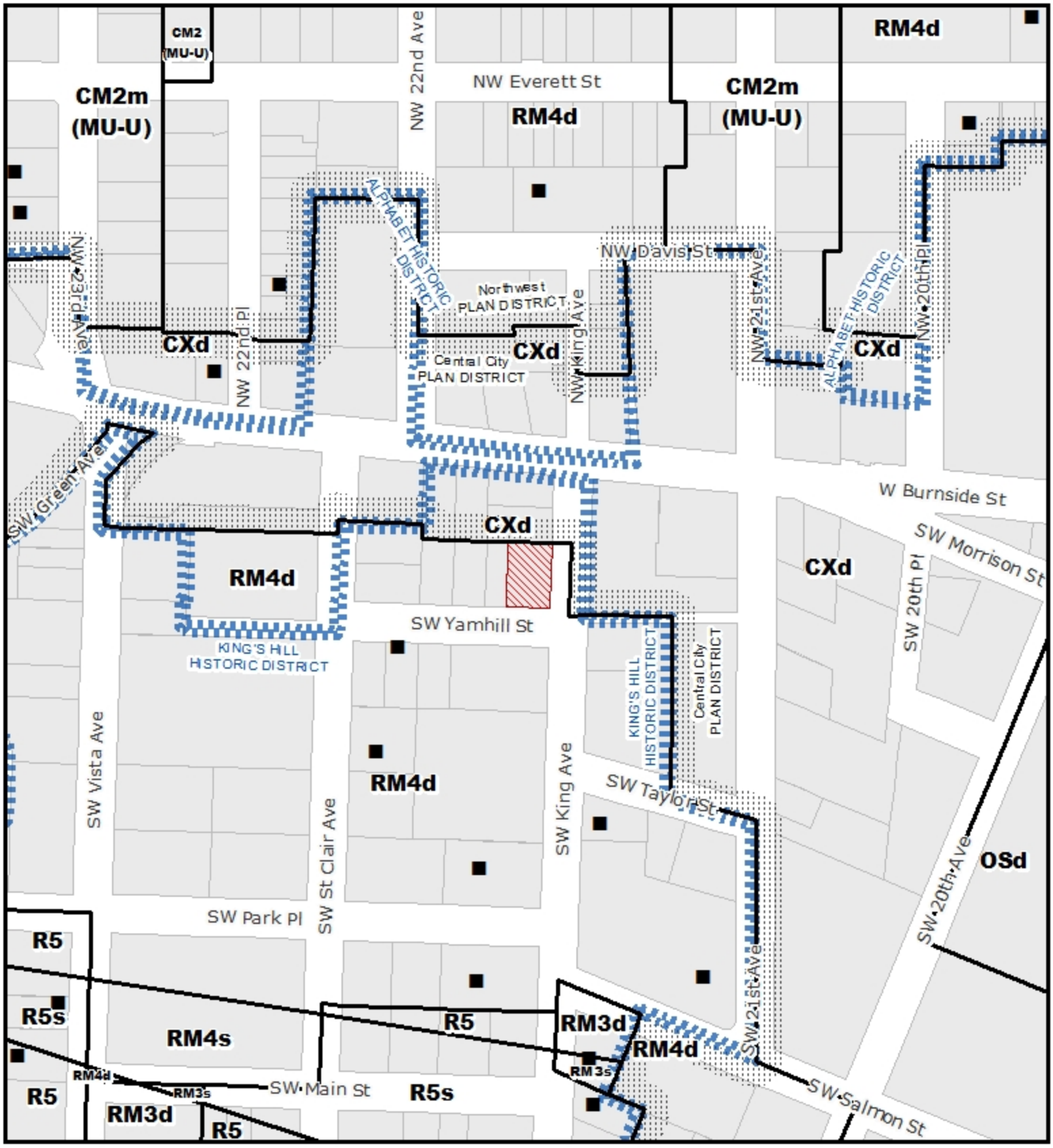
- Hearings Officer: This public hearing will be cancelled if the City of Portland is closed. Check local television or the City of Portland website (www.portlandoregon.gov) for closures. Contact the Hearings Office at 503-823-7307, for immediate information regarding cancellations or rescheduling.
- Design Commission, Historic Landmarks Commission or Adjustment Committee: This public hearing will be cancelled if Portland Public Schools close due to inclement weather or other similar emergency. Check local television and radio reports for school closures. Please call the Bureau of Development Services at 503-823-7617, for information regarding cancellations or rescheduling.

The hearing will be rescheduled for the earliest possible date. A renotification notice will not be sent.

To attend the hearing, public transportation is available. Tri-Met buses stop near the BDS building at SW Fifth or Sixth Ave. at SW Hall St. and SW Harrison St. Call Tri-Met at 503-238-7433 (or www.trimet.org) for routes and times. Hourly rated public parking is available a half block south of the building on Fourth Ave.

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



ZONING

NORTH

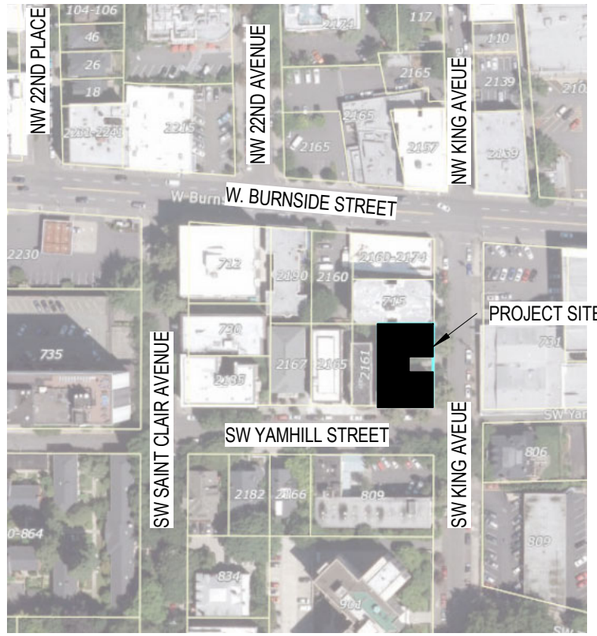
THIS SITE LIES WITHIN THE:
KING'S HILL HISTORIC DISTRICT

Site

Historic Landmark

File No.	LU 21 - 033674 HR
1/4 Section	3027
Scale	1 inch = 200 feet
State ID	1N1E33CD 70000
Exhibit	B Apr 06, 2021

EXH D-5

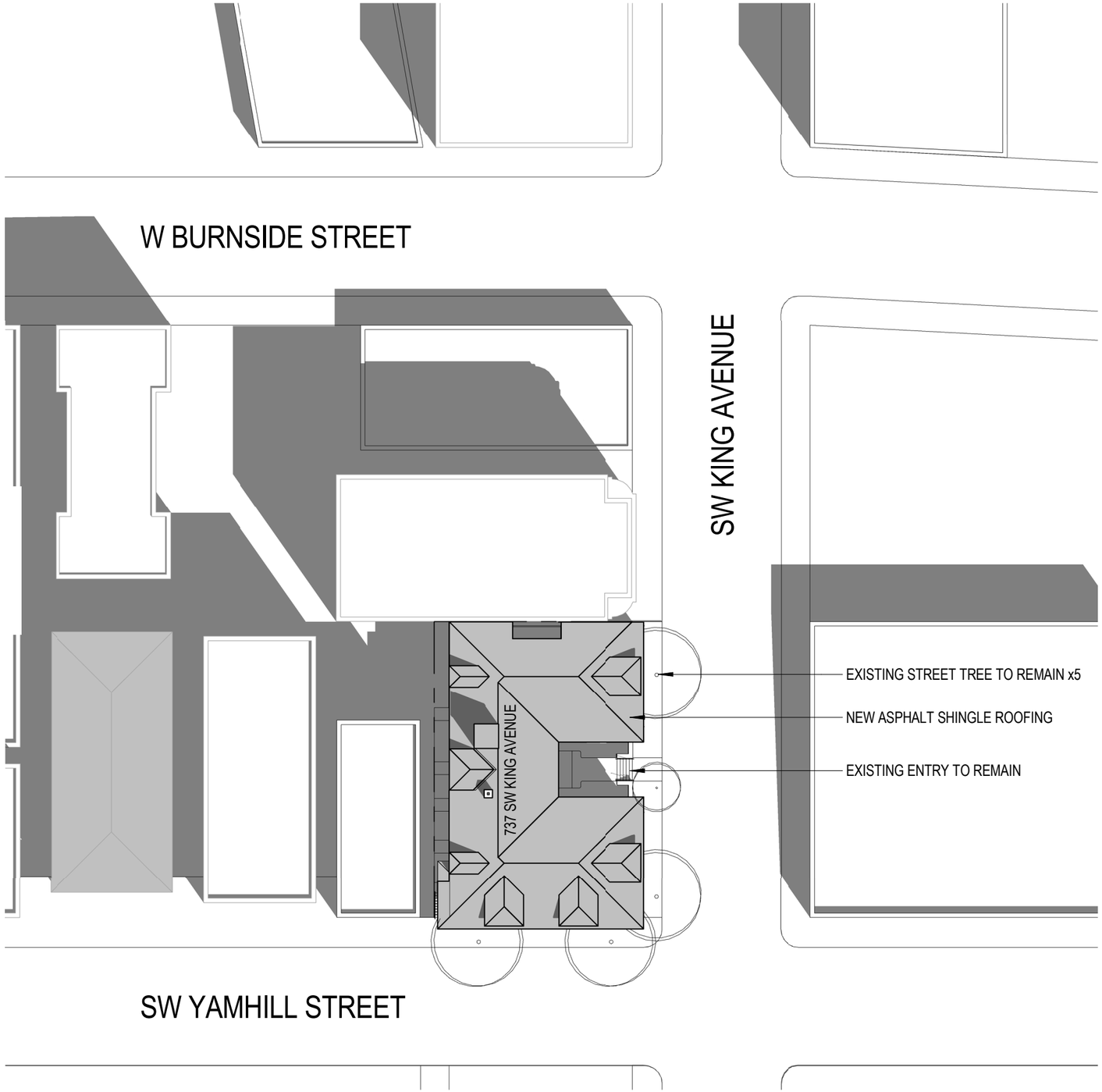


BACKGROUND

The Kings Hill Condominium Community is located at the intersection of SW King Avenue and SW Yamhill Street in Portland's Goose Hollow Neighborhood. Originally constructed in 1908 as the Apartment House for Mrs. Elizabeth Spencer, the building was converted from Apartments to Condominiums in 1996. Originally designed in the Craftsman Style common to Portland buildings of this era, Kings Hill condominium has had several minor alterations made over the years relative to its original design. However, the property has been able to maintain much of its original architectural character.

The existing building is constructed with a combination of masonry and wood framing bearing on concrete foundations. The primary entry to the building is accessed by concrete steps that lead from SW King Avenue onto a concrete walkway flanked by planter beds with mature foliage. The ground floor is comprised of red brick masonry with inset, original single pane, wood windows. The ground floor line is delineated with a horizontal concrete band visible on the east and a portion of the south elevation. Above a horizontal wood belly band, the upper three floors are clad in the original cement plaster stucco with wood windows and wood trim. Private balconies for the fourth floor, northeast and southeast homes, project from the façade and overlook SW King Avenue. Painted steel exterior fire escapes are located in the courtyard, south elevation and at the north end on the west elevation. The existing roof is covered with 3-tab asphalt shingles.

The Kings Hill Condominium Community has had numerous exterior wall and roof water intrusion failures, with the volume and extent of damage exponentially increasing over the past four years. The proposed projected described in this application seeks to rehabilitate the roof and wall envelope components of the building, repair structural damage encountered, and maintain this resource well into the future.





CERTA® building solutions

HISTORIC LANDMARKS - TYPE III DESIGN REVIEW SUBMISSION

PROJECT NO.: 19-074 731 SW Kings Street, Portland, Oregon
30 SEP 2021
www.certasolutions.com

KINGS HILL CONDOMINIUM REHABILITATION

DR 20

PROPOSED EAST ELEVATION

LU 21-033074 DR



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PROJECT NO.: 19-074 731 SW Kings Street, Portland, Oregon
30 SEP 2021
www.certasolutions.com

KINGS HILL CONDOMINIUM REHABILITATION

DR 22

PROPOSED SOUTH ELEVATION

LU 21-03[illegible]



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PROJECT NO.: 19-074 731 SW Kings Street, Portland, Oregon
30 SEP 2021
www.certasolutions.com

KINGS HILL CONDOMINIUM REHABILITATION

DR 24

PROPOSED WEST ELEVATION

LU 21-033[illegible]

	A	B	C	D	E	F
1	ENDORSEMENT	INFO1	INFO2	NAME	ADDRESS/IO ADDRESS	CITYSTATEZIP/ADDRESSEE
2	RETURN SERVICE REQUESTED		1N1E33CA 13400	HUNTZINGER,NANCY & HUNTZINGER,NANCY	111 W 39TH ST #A	VANCOUVER WA 98660-1974
3	RETURN SERVICE REQUESTED		1N1E33CA 13400	PACIFIC BELLS INC	111 W 39TH ST STE A	VANCOUVER WA 98660
4	RETURN SERVICE REQUESTED		1N1E33CA 14700	CDK GLOBAL LLC	2500 WESTFIELD DR STE 1-102	ELGIN IL 60124-7701
5	RETURN SERVICE REQUESTED		1N1E33CA 14700	JIM FISHER MOTORS INC	PO BOX 4188	PORTLAND OR 97208
6	RETURN SERVICE REQUESTED		1N1E33CA 14700	WEST 21 LLC	2108 W BURNSIDE ST	PORTLAND OR 97210-3520
7	RETURN SERVICE REQUESTED		1N1E33CA 14900	CROWN PAELLA LLC	4106 N CONCORD AVE	PORTLAND OR 97217-3345
8	RETURN SERVICE REQUESTED		1N1E33CA 14900	MONTEREY APARTMENTS LLC	2078 NW EVERETT ST	PORTLAND OR 97209
9	RETURN SERVICE REQUESTED		1N1E33CA 14900	SEMPER FROG LLC	2168 W BURNSIDE ST	PORTLAND OR 97210
10	RETURN SERVICE REQUESTED		1N1E33CA 15000	SEAMOUNT VISTA LLC	1539 NW 19TH AVE	PORTLAND OR 97209
11	RETURN SERVICE REQUESTED		1N1E33CA 15200	VILLA JENE APARTMENTS	2410 SW 17TH AVE	PORTLAND OR 97201
12	RETURN SERVICE REQUESTED		1N1E33CA 15300	UPTOWN TOWER APTS LP	710 NW 14TH AVE 2ND FLOOR	PORTLAND OR 97209-2789
13	RETURN SERVICE REQUESTED		1N1E33CA 15400	CARTER'S FOODMARTS INC	6217 SE KING RD	MILWAUKIE OR 97222
14	RETURN SERVICE REQUESTED		1N1E33CA 15400	PITMAN FAMILY DENTISTRY LLC	2230 W BURNSIDE ST STE C	PORTLAND OR 97210
15	RETURN SERVICE REQUESTED		1N1E33CA 15400	RONALD R CARTER TR	3217 SE KING RD	MILWAUKIE OR 97222-2818
16	RETURN SERVICE REQUESTED		1N1E33CA 15400	VANDERLOO CHIROPRACTIC LLC	2230 W BURNSIDE ST STE D	PORTLAND OR 97210
17	RETURN SERVICE REQUESTED		1N1E33CA 3700	22ND AND BURN INC	2231 W BURNSIDE ST	PORTLAND OR 97210
18	RETURN SERVICE REQUESTED		1N1E33CA 3700	BURNSIDE PIZZAWORKS LLC	3690 EAGLE CREST RD NW	SALEM OR 97304-9507
19	RETURN SERVICE REQUESTED		1N1E33CA 3700	SAENGURAIPORN, CHAMNA	17497 BROOKHURST DR	LAKE OSWEGO OR 97034
20	RETURN SERVICE REQUESTED	1N1E33CA 3700	SAENGURAIPORN,CHAMNA	& SAENGURAIPORN,PENNY P	17497 BROOKHURST DR	LAKE OSWEGO OR 97034
21	RETURN SERVICE REQUESTED		1N1E33CA 5100	ELEPHANTS PROPERTIES LLC	700 SE CLAY ST	PORTLAND OR 97214
22	RETURN SERVICE REQUESTED		1N1E33CA 5100	RHINE & TANZER INC	700 SE CLAY ST	PORTLAND OR 97214-3511
23	RETURN SERVICE REQUESTED	1N1E33CA 5200	BURNSIDE/SANDY LLC	ATTN ROBERT REDDING	937 NW GLISAN ST #1436	PORTLAND OR 97209-3267
24	RETURN SERVICE REQUESTED		1N1E33CA 5200	GOODWILL INDUSTRIES OF THE	1943 SE 6TH AVE	PORTLAND OR 97214-3979
25	RETURN SERVICE REQUESTED		1N1E33CA 5300	CSJ INVESTMENTS LLC	2165 W BURNSIDE ST	PORTLAND OR 97210-3540
26	RETURN SERVICE REQUESTED		1N1E33CA 5400	RINGSIDE INC	2165 W BURNSIDE ST	PORTLAND OR 97210
27	RETURN SERVICE REQUESTED		1N1E33CA 5500	WESTERN MILLS LLC	PO BOX 4286	PORTLAND OR 97208-4286
28	RETURN SERVICE REQUESTED		1N1E33CA 5600	LEVINE,EDWARD TR ET AL	1840 CENTURY PARK E FL 17	LOS ANGELES CA 90067-2101
29	RETURN SERVICE REQUESTED		1N1E33CA 5800	2157 BURNSIDE LLC	721 SW OAK ST #100	PORTLAND OR 97205-2822
30	RETURN SERVICE REQUESTED		1N1E33CA 5900	BELAPTS LLC	1121 SW SALMON ST #500	PORTLAND OR 97205
31	RETURN SERVICE REQUESTED		1N1E33CA 5900	BELAPTS, LLC	PO BOX 2708	PORTLAND OR 97208
32	RETURN SERVICE REQUESTED		1N1E33CA 6000	STADIUM SC LLC	1121 SW SALMON ST #500	PORTLAND OR 97205
33	RETURN SERVICE REQUESTED		1N1E33CA 6100	110 NW KING LLC	125 NW 20TH PL BOX F	PORTLAND OR 97209
34	RETURN SERVICE REQUESTED		1N1E33CA 6300	LOS DOS PERROS LLC	111 NW 21ST AVE	PORTLAND OR 97209
35	RETURN SERVICE REQUESTED		1N1E33CA 6300	VICTORY MANAGEMENT, INC	2546 NE 45TH AVE	PORTLAND OR 97213
36	RETURN SERVICE REQUESTED		1N1E33CA 6300	WALGREEN COMPANY	300 WILMOT RD MS 3301	DEERFIELD IL 60015-4614
37	RETURN SERVICE REQUESTED		1N1E33CA 88000	KING DAVIS CONDOMINIUMS OWNERS	118 NW KING AVE	PORTLAND OR 97210
38	RETURN SERVICE REQUESTED		1N1E33CA 88001	LEWIS,ROBERT C & LEWIS,CAMILLE M	118 NW KING AVE #A	PORTLAND OR 97210
39	RETURN SERVICE REQUESTED		1N1E33CA 88002	SANDERSON,JESSICA L	PO BOX 1700	WHITE SALMON WA 98672-1700
40	RETURN SERVICE REQUESTED		1N1E33CA 88003	ZIEGLER,JONATHAN	118 NW KING AVE #2	PORTLAND OR 97210
41	RETURN SERVICE REQUESTED		1N1E33CA 88004	HANSER,ABIGAIL M	118 NW KING AVE #3	PORTLAND OR 97210
42	RETURN SERVICE REQUESTED		1N1E33CA 88005	EISENBARTH,KATRINA	118 NW KING AVE #21	PORTLAND OR 97210
43	RETURN SERVICE REQUESTED		1N1E33CA 88006	MCBRIDE, STACY C	118 NW KING AVE UNIT 22	PORTLAND OR 97210
44	RETURN SERVICE REQUESTED		1N1E33CA 88007	KHADER,DANIEL	118 NW KING AVE #23	PORTLAND OR 97210
45	RETURN SERVICE REQUESTED		1N1E33CA 88008	ERICA J STEWAR	118 NW KING AVE #31	PORTLAND OR 97210
46	RETURN SERVICE REQUESTED		1N1E33CA 88009	BARNES,GARY & LEE,JANET	118 NW KING AVE #32	PORTLAND OR 97210
47	RETURN SERVICE REQUESTED		1N1E33CA 88010	SZKARADEK,RITA G	118 NW KING AVE #33	PORTLAND OR 97210-5524
48	RETURN SERVICE REQUESTED		1N1E33CA 88011	ASBELL,ARON	118 NW KING AVE #41	PORTLAND OR 97210
49	RETURN SERVICE REQUESTED		1N1E33CA 88012	PETER D WINCH REV TR	596 PAGE ST #16	SAN FRANCISCO CA 94117
50	RETURN SERVICE REQUESTED		1N1E33CA 88013	RUTH S PALMA TR	3475 NW POLK AVE	CORVALLIS OR 97330
51	RETURN SERVICE REQUESTED		1N1E33CA 88014	COUSINS, CONNER	118 NW KING AVE UNIT 51	PORTLAND OR 97210
52	RETURN SERVICE REQUESTED		1N1E33CA 88015	ALUZRI,AHMED Y	118 NW KING AVE #52	PORTLAND OR 97210
53	RETURN SERVICE REQUESTED		1N1E33CA 88016	KRAININ,CAMERON	118 NW KING AVE #53	PORTLAND OR 97210
54	RETURN SERVICE REQUESTED	1N1E33CA 88017	FONG,BROOKE JENNA	& FONG,COLIN SZE CHING	118 NW KING AVE #A	PORTLAND OR 97210-5522
55	RETURN SERVICE REQUESTED		1N1E33CD 1000	3DV CORPORATION	735 SW 20TH PL STE 310	PORTLAND OR 97205
56	RETURN SERVICE REQUESTED		1N1E33CD 1000	DESIGN CENTER PDX LLC	1849 SW SALMON ST	PORTLAND OR 97205-1726
57	RETURN SERVICE REQUESTED		1N1E33CD 1000	ELLIOTT PROPERTIES INC	2233 NW 23RD AVE #100	PORTLAND OR 97210
58	RETURN SERVICE REQUESTED		1N1E33CD 1000	HINGE DIGITAL LLC	735 SW 20TH PL STE 350	PORTLAND OR 97205
59	RETURN SERVICE REQUESTED	1N1E33CD 1000	INCOMM DIGITAL SOLUTIONS LLC	ATTN TAX DEPT	250 WILLIAMS ST 3RD FLR	ATLANTA GA 30303
60	RETURN SERVICE REQUESTED		1N1E33CD 1000	MOSAIC RESEARCH INC	1730 SW SKYLINE BLVD STE #226	PORTLAND OR 97221
61	RETURN SERVICE REQUESTED		1N1E33CD 1000	NEWLANDS & COMPANY INC	1922 NW PETTYGROVE ST	PORTLAND OR 97209
62	RETURN SERVICE REQUESTED		1N1E33CD 1000	WELOCALIZE INC	15 W 37TH ST FL 4	NEW YORK NY 10018-5341
63	RETURN SERVICE REQUESTED		1N1E33CD 1200	BILL'S GOLD COIN INC	5210 SE 26TH AVE	PORTLAND OR 97202-4627
64	RETURN SERVICE REQUESTED		1N1E33CD 1200	PACIFIC OUTDOOR ADVERTISING	715 NE EVERETT ST	PORTLAND OR 97232-2724
65	RETURN SERVICE REQUESTED		1N1E33CD 1300	CHOI FAMILY PROPERTIES LLC	2086 W BURNSIDE ST	PORTLAND OR 97209
66	RETURN SERVICE REQUESTED		1N1E33CD 1300	EMERALD INDUSTRIES INC	2086 W BURNSIDE ST	PORTLAND OR 97209
67	RETURN SERVICE REQUESTED		1N1E33CD 1700	MULLIN,JOEL A & KATZ,SHERI M	806 SW KING AVE	PORTLAND OR 97205
68	RETURN SERVICE REQUESTED		1N1E33CD 1800	IVERSON,STEVEN L TR	100 TWISTED PINES DR	GRANTS PASS OR 97527
69	RETURN SERVICE REQUESTED		1N1E33CD 1800	PRIAMCO HEIGHTS INC	24437 RUSSELL RD STE 240	KENT WA 98032
70	RETURN SERVICE REQUESTED		1N1E33CD 2000	CH SHANNON APARTMENTS LLC	1303 SW 16TH AVE	PORTLAND OR 97201
71	RETURN SERVICE REQUESTED		1N1E33CD 2100	2124 SW TAYLOR LLC	2669 SW MONTGOMERY DR	PORTLAND OR 97201
72	RETURN SERVICE REQUESTED		1N1E33CD 2200	THE TOWN CLUB INC	2115 SW SALMON ST	PORTLAND OR 97205
73	RETURN SERVICE REQUESTED		1N1E33CD 2200	TOWN CLUB	2115 SW SALMON ST	PORTLAND OR 97205-1559
74	RETURN SERVICE REQUESTED		1N1E33CD 2300	BLACK INK FINANCIAL LLC	25 NW 23RD PL #6 PMB 472	PORTLAND OR 97210
75	RETURN SERVICE REQUESTED		1N1E33CD 2300	KINGS HILL HOLDINGS LLC	916 SW KING AVE #11	PORTLAND OR 97205
76	RETURN SERVICE REQUESTED		1N1E33CD 2500	KING TOWER HOLDINGS LLC	101 SW MAIN ST #1210	PORTLAND OR 97204
77	RETURN SERVICE REQUESTED		1N1E33CD 2500	KING TOWER HOLDINGS LLC	101 SW MAIN ST STE 1210	PORTLAND OR 97204
78	RETURN SERVICE REQUESTED		1N1E33CD 2600	CRAWFORD,ANGELA	PO BOX 915	PORTLAND OR 97207
79	RETURN SERVICE REQUESTED		1N1E33CD 2600	WJJ HOLDINGS LLC	931 SW KING AVE	PORTLAND OR 97205
80	RETURN SERVICE REQUESTED		1N1E33CD 2700	OREGON SOCIETY OF ARTISTS	2185 SW PARK PL	PORTLAND OR 97205
81	RETURN SERVICE REQUESTED		1N1E33CD 2800	HILL PROPERTIES ST CLAIR LLC	2178 SW KINGS CT	PORTLAND OR 97205-1118
82	RETURN SERVICE REQUESTED		1N1E33CD 2900	JEFFREY L MILLER ARCHITECT PC	834 SW ST CLAIR AVE #202	PORTLAND OR 97205-1322
83	RETURN SERVICE REQUESTED		1N1E33CD 2900	KENNEY PHILIP S	834 SW ST CLAIR AVE STE 204	PORTLAND OR 97205
84	RETURN SERVICE REQUESTED		1N1E33CD 2900	RESONANCE COUNSELING & CONSULTATION	9429 SW 52ND AVE	PORTLAND OR 97219
85	RETURN SERVICE REQUESTED		1N1E33CD 2900	STEVEN PREECE INVESTMENTS INC	834 SW ST CLAIR AVE RM 102	PORTLAND OR 97205
86	RETURN SERVICE REQUESTED		1N1E33CD 2900	STEVENS L L C	834 SW ST CLAIR AVE RM 106	PORTLAND OR 97205
87	RETURN SERVICE REQUESTED		1N1E33CD 2900	STEVENS LLC	HONEYMAN HOUSE834 SW ST CLAIR AVE	PORTLAND OR 97205
88	RETURN SERVICE REQUESTED		1N1E33CD 3000	YAMHILL HOUSE LLC	PO BOX 91178	SALT LAKE CITY UT 84109
89	RETURN SERVICE REQUESTED		1N1E33CD 3100	DARLYN G JABLONSKI & PETER JABLONSKI	2351 NW JOHNSON ST	PORTLAND OR 97210
90	RETURN SERVICE REQUESTED		1N1E33CD 3300	SLOAN,TOM	2161 SW YAMHILL ST #3	PORTLAND OR 97205-1445
91	RETURN SERVICE REQUESTED		1N1E33CD 3400	WC PORTLAND I SPE LLC	2301 ROSECRANS AVE STE 4130	EL SEGUNDO CA 90245
92	RETURN SERVICE REQUESTED		1N1E33CD 3500	BLACKBIRD CO LLC	250 KING ST UNIT 628	SAN FRANCISCO CA 94107
93	RETURN SERVICE REQUESTED	1N1E33CD 3600	GALLATIN ST CLAIR LLC	C/O GOREN MARCUS MASINO & MARSH L	11400 W OLYMPIC BLVD #350	LOS ANGELES CA 90064
94	RETURN SERVICE REQUESTED		1N1E33CD 3700	NEVADA COURT APARTMENTS LLC	2107 NW 23RD AVE	PORTLAND OR 97210-2336
95	RETURN SERVICE REQUESTED		1N1E33CD 3800	735 ST CLAIR LLC	1455 SW BROADWAY #1700	PORTLAND OR 97201
96	RETURN SERVICE REQUESTED		1N1E33CD 3900	VOSS,SARA P TR ET AL	3811 SW BARBUR BLVD	PORTLAND OR 97239-4381
97	RETURN SERVICE REQUESTED		1N1E33CD 4000	ST CLAIR HOUSE LLC	909 SW ST CLAIR AVE	PORTLAND OR 97205-1330
98	RETURN SERVICE REQUESTED		1N1E33CD 4000	STOLZ,JENNIFER ANN	909 SW ST CLAIR AVE	PORTLAND OR 97205-1300
99	RETURN SERVICE REQUESTED		1N1E33CD 70001	HYUN,MYUNG	2338 SW CACTUS DR	PORTLAND OR 97205
100	RETURN SERVICE REQUESTED		1N1E33CD 70002	SOTTOLA,DANA M	1390 SADDLE RACK ST #325	SAN JOSE CA 95126-5117
101	RETURN SERVICE REQUESTED		1N1E33CD 70003	YEN,THOMAS L	269 GOSS AVE	SANTA CRUZ CA 95065-1221
102	RETURN SERVICE REQUESTED		1N1E33CD 70004	BROWN,KEITH A	731 SW KING AVE #6	PORTLAND OR 97205
103	RETURN SERVICE REQUESTED		1N1E33CD 70005	MAUTNER,GAIL E & SHAUNETTE,MARIO	5802 KENWOOD PL NORTH	SEATTLE WA 98103
104	RETURN SERVICE REQUESTED		1N1E33CD 70006	HEFFERNAN,JEAN M & FLEMING,DAVID	731 SW KING AVE #5	PORTLAND OR 97205
105	RETURN SERVICE REQUESTED		1N1E33CD 70007	AGEE,ELLEN L	731 SW KING AVE UNIT 10	PORTLAND OR 97205
106	RETURN SERVICE REQUESTED		1N1E33CD 70008	MACQUARIE,CHARLES & MACQUARIE,ANNE	1343 ALBERTA CT	CARSON CITY NV 89703-8351

	A	B	C	D	E	F
107	RETURN SERVICE REQUESTED		1N1E33CD 70009	OVERBEY,SHARON L TR	PO BOX 1393	ROCKAWAY BEACH OR 97136
108	RETURN SERVICE REQUESTED		1N1E33CD 70010	LESLIE,WILLIAM & KRISTI & KARINA	731 SW KING AVE #4	PORTLAND OR 97205
109	RETURN SERVICE REQUESTED		1N1E33CD 70011	MOORE,RYAN & MOORE,EMILY	731 SW KING AVE #9	PORTLAND OR 97205
110	RETURN SERVICE REQUESTED		1N1E33CD 70012	BELLCOFF,DAMIAN	731 SW KING AVE #7	PORTLAND OR 97205
111	RETURN SERVICE REQUESTED		1N1E33CD 70013	CWIK,LAWRENCE J	PO BOX 5912	PORTLAND OR 97228-5912
112	RETURN SERVICE REQUESTED		1N1E33CD 70014	KELLEY,BRITTANY F	731 SW KING AVE #17	PORTLAND OR 97205
113	RETURN SERVICE REQUESTED		1N1E33CD 70015	FAILING,JOSIAH & EDMOND,ERICA	731 SW KING AVE #16	PORTLAND OR 97205
114	RETURN SERVICE REQUESTED		1N1E33CD 70017	WONG,GREGORY H	557 N MORGAN ST	PORTLAND OR 97217-1767
115	RETURN SERVICE REQUESTED		1N1E33CD 70018	BELTRAN,BLAKE	731 SW KING AVE #18	PORTLAND OR 97205
116	RETURN SERVICE REQUESTED		1N1E33CD 800	MULTNOMAH ATHLETIC CLUB	1849 SW SALMON ST	PORTLAND OR 97205-1726
117	RETURN SERVICE REQUESTED		1N1E33CD 800	MULTNOMAH ATHLETIC CLUB CORP	1849 SW SALMON ST	PORTLAND OR 97205-1726
118	RETURN SERVICE REQUESTED		1N1E33CD 900	ICE CREAM PARTY LLC	9350 WILSHIRE BLVD #328	BEVERLY HILLS CA 90212
119	RETURN SERVICE REQUESTED		1N1E33CD 90000	UNIT OWNERS OF LIPMAN HOUSE CONDOS	812 SW ST CLAIR AVE #1	PORTLAND OR 97205
120	RETURN SERVICE REQUESTED		1N1E33CD 90001	RYAN BONAZZOLA LIV TR	812 SW ST CLAIR AVE #1	PORTLAND OR 97205
121	RETURN SERVICE REQUESTED		1N1E33CD 90002	BRIGHT,JOHN A & BRIGHT,SANDRA J	812 SW ST CLAIR AVE #2	PORTLAND OR 97205-1318
122	RETURN SERVICE REQUESTED		1N1E33CD 90003	LOENING,NIKOLAUS & MCLEAN,MARTIN	812 SW ST CLAIR AVE #3	PORTLAND OR 97205
123				CURRENT RESIDENT	110 NW KING AVE #1	PORTLAND OR 97210
124				CURRENT RESIDENT	110 NW KING AVE #2	PORTLAND OR 97210
125				CURRENT RESIDENT	110 NW KING AVE #3	PORTLAND OR 97210
126				CURRENT RESIDENT	110 NW KING AVE #5	PORTLAND OR 97210
127				CURRENT RESIDENT	110 NW KING AVE #6	PORTLAND OR 97210
128				CURRENT RESIDENT	110 NW KING AVE #7	PORTLAND OR 97210
129				CURRENT RESIDENT	110 NW KING AVE #8	PORTLAND OR 97210
130				CURRENT RESIDENT	115 NW 22ND AVE	PORTLAND OR 97210
131				CURRENT RESIDENT	117 NW KING AVE #1	PORTLAND OR 97210
132				CURRENT RESIDENT	117 NW KING AVE #3	PORTLAND OR 97210
133				CURRENT RESIDENT	117 NW KING AVE #4	PORTLAND OR 97210
134				CURRENT RESIDENT	118 NW KING AVE #1	PORTLAND OR 97209
135				CURRENT RESIDENT	118 NW KING AVE #22	PORTLAND OR 97209
136				CURRENT RESIDENT	118 NW KING AVE #42	PORTLAND OR 97209
137				CURRENT RESIDENT	118 NW KING AVE #43	PORTLAND OR 97209
138				CURRENT RESIDENT	118 NW KING AVE #51	PORTLAND OR 97210
139				CURRENT RESIDENT	2020 SW MAIN ST #104	PORTLAND OR 97205
140				CURRENT RESIDENT	2020 SW MAIN ST #302	PORTLAND OR 97205
141				CURRENT RESIDENT	2020 SW MAIN ST #303	PORTLAND OR 97205
142				CURRENT RESIDENT	2020 SW MAIN ST #304	PORTLAND OR 97205
143				CURRENT RESIDENT	2020 SW MAIN ST #306	PORTLAND OR 97205
144				CURRENT RESIDENT	2020 SW MAIN ST #403	PORTLAND OR 97205
145				CURRENT RESIDENT	2020 SW MAIN ST #406	PORTLAND OR 97205
146				CURRENT RESIDENT	2020 SW MAIN ST #501	PORTLAND OR 97205
147				CURRENT RESIDENT	2020 SW MAIN ST #503	PORTLAND OR 97205
148				CURRENT RESIDENT	2020 SW MAIN ST #505	PORTLAND OR 97205
149				CURRENT RESIDENT	2020 SW MAIN ST #506	PORTLAND OR 97205
150				CURRENT RESIDENT	2020 SW MAIN ST #508	PORTLAND OR 97205
151				CURRENT RESIDENT	2020 SW MAIN ST #602	PORTLAND OR 97205
152				CURRENT RESIDENT	2020 SW MAIN ST #605	PORTLAND OR 97205
153				CURRENT RESIDENT	2020 SW MAIN ST #607	PORTLAND OR 97205
154				CURRENT RESIDENT	2020 SW MAIN ST #608	PORTLAND OR 97205
155				CURRENT RESIDENT	2020 SW MAIN ST #701	PORTLAND OR 97205
156				CURRENT RESIDENT	2020 SW MAIN ST #805	PORTLAND OR 97205
157				CURRENT RESIDENT	2020 SW MAIN ST #806	PORTLAND OR 97205
158				CURRENT RESIDENT	2079 W BURNSIDE ST	PORTLAND OR 97209
159				CURRENT RESIDENT	2103 W BURNSIDE ST	PORTLAND OR 97210
160				CURRENT RESIDENT	2121 W BURNSIDE ST	PORTLAND OR 97210
161				CURRENT RESIDENT	2124 SW TAYLOR ST	PORTLAND OR 97205
162				CURRENT RESIDENT	2125 W BURNSIDE ST	PORTLAND OR 97210
163				CURRENT RESIDENT	2139 W BURNSIDE ST #101	PORTLAND OR 97210
164				CURRENT RESIDENT	2139 W BURNSIDE ST #102	PORTLAND OR 97210
165				CURRENT RESIDENT	2139 W BURNSIDE ST #103	PORTLAND OR 97210
166				CURRENT RESIDENT	2139 W BURNSIDE ST #104	PORTLAND OR 97210
167				CURRENT RESIDENT	2139 W BURNSIDE ST #105	PORTLAND OR 97210
168				CURRENT RESIDENT	2139 W BURNSIDE ST #106	PORTLAND OR 97210
169				CURRENT RESIDENT	2139 W BURNSIDE ST #107	PORTLAND OR 97210
170				CURRENT RESIDENT	2139 W BURNSIDE ST #108	PORTLAND OR 97210
171				CURRENT RESIDENT	2139 W BURNSIDE ST #109	PORTLAND OR 97210
172				CURRENT RESIDENT	2139 W BURNSIDE ST #110	PORTLAND OR 97210
173				CURRENT RESIDENT	2139 W BURNSIDE ST #111	PORTLAND OR 97210
174				CURRENT RESIDENT	2139 W BURNSIDE ST #112	PORTLAND OR 97210
175				CURRENT RESIDENT	2139 W BURNSIDE ST #201	PORTLAND OR 97210
176				CURRENT RESIDENT	2139 W BURNSIDE ST #202	PORTLAND OR 97210
177				CURRENT RESIDENT	2139 W BURNSIDE ST #203	PORTLAND OR 97210
178				CURRENT RESIDENT	2139 W BURNSIDE ST #204	PORTLAND OR 97210
179				CURRENT RESIDENT	2139 W BURNSIDE ST #206	PORTLAND OR 97210
180				CURRENT RESIDENT	2139 W BURNSIDE ST #207	PORTLAND OR 97210
181				CURRENT RESIDENT	2139 W BURNSIDE ST #208	PORTLAND OR 97210
182				CURRENT RESIDENT	2139 W BURNSIDE ST #209	PORTLAND OR 97210
183				CURRENT RESIDENT	2139 W BURNSIDE ST #210	PORTLAND OR 97210
184				CURRENT RESIDENT	2139 W BURNSIDE ST #211	PORTLAND OR 97210
185				CURRENT RESIDENT	2139 W BURNSIDE ST #212	PORTLAND OR 97210
186				CURRENT RESIDENT	2139 W BURNSIDE ST #301	PORTLAND OR 97210
187				CURRENT RESIDENT	2139 W BURNSIDE ST #302	PORTLAND OR 97210
188				CURRENT RESIDENT	2139 W BURNSIDE ST #303	PORTLAND OR 97210
189				CURRENT RESIDENT	2139 W BURNSIDE ST #304	PORTLAND OR 97210
190				CURRENT RESIDENT	2139 W BURNSIDE ST #305	PORTLAND OR 97210
191				CURRENT RESIDENT	2139 W BURNSIDE ST #306	PORTLAND OR 97210
192				CURRENT RESIDENT	2139 W BURNSIDE ST #307	PORTLAND OR 97210
193				CURRENT RESIDENT	2139 W BURNSIDE ST #308	PORTLAND OR 97210
194				CURRENT RESIDENT	2139 W BURNSIDE ST #309	PORTLAND OR 97210
195				CURRENT RESIDENT	2139 W BURNSIDE ST #310	PORTLAND OR 97210
196				CURRENT RESIDENT	2139 W BURNSIDE ST #311	PORTLAND OR 97210
197				CURRENT RESIDENT	2139 W BURNSIDE ST #312	PORTLAND OR 97210
198				CURRENT RESIDENT	2139 W BURNSIDE ST #313	PORTLAND OR 97210
199				CURRENT RESIDENT	2139 W BURNSIDE ST #401	PORTLAND OR 97210
200				CURRENT RESIDENT	2139 W BURNSIDE ST #402	PORTLAND OR 97210
201				CURRENT RESIDENT	2139 W BURNSIDE ST #403	PORTLAND OR 97210
202				CURRENT RESIDENT	2139 W BURNSIDE ST #404	PORTLAND OR 97210
203				CURRENT RESIDENT	2139 W BURNSIDE ST #405	PORTLAND OR 97210
204				CURRENT RESIDENT	2139 W BURNSIDE ST #406	PORTLAND OR 97210
205				CURRENT RESIDENT	2139 W BURNSIDE ST #407	PORTLAND OR 97210
206				CURRENT RESIDENT	2139 W BURNSIDE ST #408	PORTLAND OR 97210
207				CURRENT RESIDENT	2139 W BURNSIDE ST #409	PORTLAND OR 97210
208				CURRENT RESIDENT	2139 W BURNSIDE ST #410	PORTLAND OR 97210
209				CURRENT RESIDENT	2139 W BURNSIDE ST #411	PORTLAND OR 97210
210				CURRENT RESIDENT	2139 W BURNSIDE ST #412	PORTLAND OR 97210
211				CURRENT RESIDENT	2139 W BURNSIDE ST #413	PORTLAND OR 97210
212				CURRENT RESIDENT	2156 NW DAVIS ST #1	PORTLAND OR 97210

	A	B	C	D	E	F
213				CURRENT RESIDENT	2156 NW DAVIS ST #2	PORTLAND OR 97210
214				CURRENT RESIDENT	2157 W BURNSIDE ST #1	PORTLAND OR 97210
215				CURRENT RESIDENT	2157 W BURNSIDE ST #2	PORTLAND OR 97210
216				CURRENT RESIDENT	2157 W BURNSIDE ST #21	PORTLAND OR 97210
217				CURRENT RESIDENT	2157 W BURNSIDE ST #22	PORTLAND OR 97210
218				CURRENT RESIDENT	2157 W BURNSIDE ST #23	PORTLAND OR 97210
219				CURRENT RESIDENT	2157 W BURNSIDE ST #24	PORTLAND OR 97210
220				CURRENT RESIDENT	2157 W BURNSIDE ST #25	PORTLAND OR 97210
221				CURRENT RESIDENT	2157 W BURNSIDE ST #26	PORTLAND OR 97210
222				CURRENT RESIDENT	2157 W BURNSIDE ST #27	PORTLAND OR 97210
223				CURRENT RESIDENT	2157 W BURNSIDE ST #28	PORTLAND OR 97210
224				CURRENT RESIDENT	2157 W BURNSIDE ST #3	PORTLAND OR 97210
225				CURRENT RESIDENT	2157 W BURNSIDE ST #31	PORTLAND OR 97210
226				CURRENT RESIDENT	2157 W BURNSIDE ST #32	PORTLAND OR 97210
227				CURRENT RESIDENT	2157 W BURNSIDE ST #33	PORTLAND OR 97210
228				CURRENT RESIDENT	2157 W BURNSIDE ST #34	PORTLAND OR 97210
229				CURRENT RESIDENT	2157 W BURNSIDE ST #35	PORTLAND OR 97210
230				CURRENT RESIDENT	2157 W BURNSIDE ST #36	PORTLAND OR 97210
231				CURRENT RESIDENT	2157 W BURNSIDE ST #38	PORTLAND OR 97210
232				CURRENT RESIDENT	2157 W BURNSIDE ST #4	PORTLAND OR 97210
233				CURRENT RESIDENT	2157 W BURNSIDE ST #41	PORTLAND OR 97210
234				CURRENT RESIDENT	2157 W BURNSIDE ST #42	PORTLAND OR 97210
235				CURRENT RESIDENT	2157 W BURNSIDE ST #43	PORTLAND OR 97210
236				CURRENT RESIDENT	2157 W BURNSIDE ST #44	PORTLAND OR 97210
237				CURRENT RESIDENT	2157 W BURNSIDE ST #45	PORTLAND OR 97210
238				CURRENT RESIDENT	2157 W BURNSIDE ST #46	PORTLAND OR 97210
239				CURRENT RESIDENT	2157 W BURNSIDE ST #47	PORTLAND OR 97210
240				CURRENT RESIDENT	2157 W BURNSIDE ST #48	PORTLAND OR 97210
241				CURRENT RESIDENT	2157 W BURNSIDE ST #5	PORTLAND OR 97210
242				CURRENT RESIDENT	2157 W BURNSIDE ST #6	PORTLAND OR 97210
243				CURRENT RESIDENT	2157 W BURNSIDE ST #7	PORTLAND OR 97210
244				CURRENT RESIDENT	2157 W BURNSIDE ST #8	PORTLAND OR 97210
245				CURRENT RESIDENT	2157 W BURNSIDE ST #A	PORTLAND OR 97210
246				CURRENT RESIDENT	2157 W BURNSIDE ST #B	PORTLAND OR 97210
247				CURRENT RESIDENT	2157 W BURNSIDE ST #C	PORTLAND OR 97210
248				CURRENT RESIDENT	2160 W BURNSIDE ST	PORTLAND OR 97205
249				CURRENT RESIDENT	2161 SW YAMHILL ST #1	PORTLAND OR 97205
250				CURRENT RESIDENT	2161 SW YAMHILL ST #4	PORTLAND OR 97205
251				CURRENT RESIDENT	2166 SW YAMHILL ST #1	PORTLAND OR 97205
252				CURRENT RESIDENT	2166 SW YAMHILL ST #2	PORTLAND OR 97205
253				CURRENT RESIDENT	2166 SW YAMHILL ST #3	PORTLAND OR 97205
254				CURRENT RESIDENT	2166 SW YAMHILL ST #4	PORTLAND OR 97205
255				CURRENT RESIDENT	2167 SW YAMHILL ST #1	PORTLAND OR 97205
256				CURRENT RESIDENT	2167 SW YAMHILL ST #2	PORTLAND OR 97205
257				CURRENT RESIDENT	2167 SW YAMHILL ST #3	PORTLAND OR 97205
258				CURRENT RESIDENT	2167 SW YAMHILL ST #4	PORTLAND OR 97205
259				CURRENT RESIDENT	2167 SW YAMHILL ST #5	PORTLAND OR 97205
260				CURRENT RESIDENT	2167 SW YAMHILL ST #6	PORTLAND OR 97205
261				CURRENT RESIDENT	2167 SW YAMHILL ST #7	PORTLAND OR 97205
262				CURRENT RESIDENT	2167 SW YAMHILL ST #8	PORTLAND OR 97205
263				CURRENT RESIDENT	2167 SW YAMHILL ST #9	PORTLAND OR 97205
264				CURRENT RESIDENT	2172 W BURNSIDE ST	PORTLAND OR 97205
265				CURRENT RESIDENT	2174 NW DAVIS ST #101	PORTLAND OR 97210
266				CURRENT RESIDENT	2174 NW DAVIS ST #102	PORTLAND OR 97210
267				CURRENT RESIDENT	2174 NW DAVIS ST #103	PORTLAND OR 97210
268				CURRENT RESIDENT	2174 NW DAVIS ST #104	PORTLAND OR 97210
269				CURRENT RESIDENT	2174 NW DAVIS ST #105	PORTLAND OR 97210
270				CURRENT RESIDENT	2174 NW DAVIS ST #106	PORTLAND OR 97210
271				CURRENT RESIDENT	2174 NW DAVIS ST #201	PORTLAND OR 97210
272				CURRENT RESIDENT	2174 NW DAVIS ST #202	PORTLAND OR 97210
273				CURRENT RESIDENT	2174 NW DAVIS ST #203	PORTLAND OR 97210
274				CURRENT RESIDENT	2174 NW DAVIS ST #204	PORTLAND OR 97210
275				CURRENT RESIDENT	2174 NW DAVIS ST #205	PORTLAND OR 97210
276				CURRENT RESIDENT	2174 NW DAVIS ST #206	PORTLAND OR 97210
277				CURRENT RESIDENT	2174 NW DAVIS ST #301	PORTLAND OR 97210
278				CURRENT RESIDENT	2174 NW DAVIS ST #302	PORTLAND OR 97210
279				CURRENT RESIDENT	2174 NW DAVIS ST #303	PORTLAND OR 97210
280				CURRENT RESIDENT	2174 NW DAVIS ST #304	PORTLAND OR 97210
281				CURRENT RESIDENT	2174 NW DAVIS ST #305	PORTLAND OR 97210
282				CURRENT RESIDENT	2174 NW DAVIS ST #306	PORTLAND OR 97210
283				CURRENT RESIDENT	2174 NW DAVIS ST #401	PORTLAND OR 97210
284				CURRENT RESIDENT	2174 NW DAVIS ST #402	PORTLAND OR 97210
285				CURRENT RESIDENT	2174 NW DAVIS ST #403	PORTLAND OR 97210
286				CURRENT RESIDENT	2174 NW DAVIS ST #404	PORTLAND OR 97210
287				CURRENT RESIDENT	2174 NW DAVIS ST #405	PORTLAND OR 97210
288				CURRENT RESIDENT	2174 NW DAVIS ST #406	PORTLAND OR 97210
289				CURRENT RESIDENT	2174 NW DAVIS ST #501	PORTLAND OR 97210
290				CURRENT RESIDENT	2174 NW DAVIS ST #502	PORTLAND OR 97210
291				CURRENT RESIDENT	2174 NW DAVIS ST #503	PORTLAND OR 97210
292				CURRENT RESIDENT	2174 NW DAVIS ST #504	PORTLAND OR 97210
293				CURRENT RESIDENT	2174 NW DAVIS ST #505	PORTLAND OR 97210
294				CURRENT RESIDENT	2174 NW DAVIS ST #506	PORTLAND OR 97210
295				CURRENT RESIDENT	2174 NW DAVIS ST #601	PORTLAND OR 97210
296				CURRENT RESIDENT	2174 NW DAVIS ST #602	PORTLAND OR 97210
297				CURRENT RESIDENT	2174 NW DAVIS ST #603	PORTLAND OR 97210
298				CURRENT RESIDENT	2174 NW DAVIS ST #604	PORTLAND OR 97210
299				CURRENT RESIDENT	2174 NW DAVIS ST #605	PORTLAND OR 97210
300				CURRENT RESIDENT	2174 NW DAVIS ST #606	PORTLAND OR 97210
301				CURRENT RESIDENT	2174 W BURNSIDE ST	PORTLAND OR 97205
302				CURRENT RESIDENT	2182 SW YAMHILL ST #A	PORTLAND OR 97205
303				CURRENT RESIDENT	2182 SW YAMHILL ST #C	PORTLAND OR 97205
304				CURRENT RESIDENT	2185 SW YAMHILL ST #101	PORTLAND OR 97205
305				CURRENT RESIDENT	2185 SW YAMHILL ST #102	PORTLAND OR 97205
306				CURRENT RESIDENT	2185 SW YAMHILL ST #103	PORTLAND OR 97205
307				CURRENT RESIDENT	2185 SW YAMHILL ST #104	PORTLAND OR 97205
308				CURRENT RESIDENT	2185 SW YAMHILL ST #105	PORTLAND OR 97205
309				CURRENT RESIDENT	2185 SW YAMHILL ST #201	PORTLAND OR 97205
310				CURRENT RESIDENT	2185 SW YAMHILL ST #202	PORTLAND OR 97205
311				CURRENT RESIDENT	2185 SW YAMHILL ST #204	PORTLAND OR 97205
312				CURRENT RESIDENT	2185 SW YAMHILL ST #205	PORTLAND OR 97205
313				CURRENT RESIDENT	2185 SW YAMHILL ST #206	PORTLAND OR 97205
314				CURRENT RESIDENT	2185 SW YAMHILL ST #207	PORTLAND OR 97205
315				CURRENT RESIDENT	2185 SW YAMHILL ST #208	PORTLAND OR 97205
316				CURRENT RESIDENT	2185 SW YAMHILL ST #301	PORTLAND OR 97205
317				CURRENT RESIDENT	2185 SW YAMHILL ST #302	PORTLAND OR 97205
318				CURRENT RESIDENT	2185 SW YAMHILL ST #304	PORTLAND OR 97205

	A	B	C	D	E	F
319				CURRENT RESIDENT	2185 SW YAMHILL ST #305	PORTLAND OR 97205
320				CURRENT RESIDENT	2185 SW YAMHILL ST #306	PORTLAND OR 97205
321				CURRENT RESIDENT	2185 SW YAMHILL ST #307	PORTLAND OR 97205
322				CURRENT RESIDENT	2185 SW YAMHILL ST #308	PORTLAND OR 97205
323				CURRENT RESIDENT	2185 SW YAMHILL ST #401	PORTLAND OR 97205
324				CURRENT RESIDENT	2185 SW YAMHILL ST #402	PORTLAND OR 97205
325				CURRENT RESIDENT	2185 SW YAMHILL ST #404	PORTLAND OR 97205
326				CURRENT RESIDENT	2185 SW YAMHILL ST #405	PORTLAND OR 97205
327				CURRENT RESIDENT	2185 SW YAMHILL ST #406	PORTLAND OR 97205
328				CURRENT RESIDENT	2185 SW YAMHILL ST #407	PORTLAND OR 97205
329				CURRENT RESIDENT	2185 SW YAMHILL ST #408	PORTLAND OR 97205
330				CURRENT RESIDENT	2185 SW YAMHILL ST #501	PORTLAND OR 97205
331				CURRENT RESIDENT	2185 SW YAMHILL ST #502	PORTLAND OR 97205
332				CURRENT RESIDENT	2185 SW YAMHILL ST #504	PORTLAND OR 97205
333				CURRENT RESIDENT	2185 SW YAMHILL ST #505	PORTLAND OR 97205
334				CURRENT RESIDENT	2185 SW YAMHILL ST #506	PORTLAND OR 97205
335				CURRENT RESIDENT	2185 SW YAMHILL ST #507	PORTLAND OR 97205
336				CURRENT RESIDENT	2185 SW YAMHILL ST #508	PORTLAND OR 97205
337				CURRENT RESIDENT	2190 W BURNSIDE ST #1	PORTLAND OR 97205
338				CURRENT RESIDENT	2190 W BURNSIDE ST #100	PORTLAND OR 97205
339				CURRENT RESIDENT	2190 W BURNSIDE ST #101	PORTLAND OR 97205
340				CURRENT RESIDENT	2190 W BURNSIDE ST #102	PORTLAND OR 97205
341				CURRENT RESIDENT	2190 W BURNSIDE ST #103	PORTLAND OR 97205
342				CURRENT RESIDENT	2190 W BURNSIDE ST #104	PORTLAND OR 97205
343				CURRENT RESIDENT	2190 W BURNSIDE ST #105	PORTLAND OR 97205
344				CURRENT RESIDENT	2190 W BURNSIDE ST #106	PORTLAND OR 97205
345				CURRENT RESIDENT	2190 W BURNSIDE ST #107	PORTLAND OR 97205
346				CURRENT RESIDENT	2190 W BURNSIDE ST #108	PORTLAND OR 97205
347				CURRENT RESIDENT	2190 W BURNSIDE ST #2	PORTLAND OR 97205
348				CURRENT RESIDENT	2190 W BURNSIDE ST #201	PORTLAND OR 97205
349				CURRENT RESIDENT	2190 W BURNSIDE ST #202	PORTLAND OR 97205
350				CURRENT RESIDENT	2190 W BURNSIDE ST #203	PORTLAND OR 97205
351				CURRENT RESIDENT	2190 W BURNSIDE ST #204	PORTLAND OR 97205
352				CURRENT RESIDENT	2190 W BURNSIDE ST #205	PORTLAND OR 97205
353				CURRENT RESIDENT	2190 W BURNSIDE ST #206	PORTLAND OR 97205
354				CURRENT RESIDENT	2190 W BURNSIDE ST #207	PORTLAND OR 97205
355				CURRENT RESIDENT	2190 W BURNSIDE ST #208	PORTLAND OR 97205
356				CURRENT RESIDENT	2190 W BURNSIDE ST #301	PORTLAND OR 97205
357				CURRENT RESIDENT	2190 W BURNSIDE ST #302	PORTLAND OR 97205
358				CURRENT RESIDENT	2190 W BURNSIDE ST #303	PORTLAND OR 97205
359				CURRENT RESIDENT	2190 W BURNSIDE ST #304	PORTLAND OR 97205
360				CURRENT RESIDENT	2190 W BURNSIDE ST #305	PORTLAND OR 97205
361				CURRENT RESIDENT	2190 W BURNSIDE ST #307	PORTLAND OR 97205
362				CURRENT RESIDENT	2190 W BURNSIDE ST #308	PORTLAND OR 97205
363				CURRENT RESIDENT	2190 W BURNSIDE ST #A	PORTLAND OR 97205
364				CURRENT RESIDENT	2190 W BURNSIDE ST #B	PORTLAND OR 97205
365				CURRENT RESIDENT	2194 W BURNSIDE ST	PORTLAND OR 97205
366				CURRENT RESIDENT	2215 W BURNSIDE ST	PORTLAND OR 97210
367				CURRENT RESIDENT	2230 W BURNSIDE ST #A	PORTLAND OR 97205
368				CURRENT RESIDENT	2230 W BURNSIDE ST #B	PORTLAND OR 97205
369				CURRENT RESIDENT	2230 W BURNSIDE ST #C	PORTLAND OR 97205
370				CURRENT RESIDENT	2230 W BURNSIDE ST #D	PORTLAND OR 97205
371				CURRENT RESIDENT	2235 W BURNSIDE ST	PORTLAND OR 97210
372				CURRENT RESIDENT	2241 W BURNSIDE ST	PORTLAND OR 97210
373				CURRENT RESIDENT	712 SW ST CLAIR AVE #101	PORTLAND OR 97205
374				CURRENT RESIDENT	712 SW ST CLAIR AVE #102	PORTLAND OR 97205
375				CURRENT RESIDENT	712 SW ST CLAIR AVE #103	PORTLAND OR 97205
376				CURRENT RESIDENT	712 SW ST CLAIR AVE #104	PORTLAND OR 97205
377				CURRENT RESIDENT	712 SW ST CLAIR AVE #105	PORTLAND OR 97205
378				CURRENT RESIDENT	712 SW ST CLAIR AVE #106	PORTLAND OR 97205
379				CURRENT RESIDENT	712 SW ST CLAIR AVE #107	PORTLAND OR 97205
380				CURRENT RESIDENT	712 SW ST CLAIR AVE #108	PORTLAND OR 97205
381				CURRENT RESIDENT	712 SW ST CLAIR AVE #109	PORTLAND OR 97205
382				CURRENT RESIDENT	712 SW ST CLAIR AVE #110	PORTLAND OR 97205
383				CURRENT RESIDENT	712 SW ST CLAIR AVE #201	PORTLAND OR 97205
384				CURRENT RESIDENT	712 SW ST CLAIR AVE #202	PORTLAND OR 97205
385				CURRENT RESIDENT	712 SW ST CLAIR AVE #203	PORTLAND OR 97205
386				CURRENT RESIDENT	712 SW ST CLAIR AVE #204	PORTLAND OR 97205
387				CURRENT RESIDENT	712 SW ST CLAIR AVE #205	PORTLAND OR 97205
388				CURRENT RESIDENT	712 SW ST CLAIR AVE #206	PORTLAND OR 97205
389				CURRENT RESIDENT	712 SW ST CLAIR AVE #207	PORTLAND OR 97205
390				CURRENT RESIDENT	712 SW ST CLAIR AVE #208	PORTLAND OR 97205
391				CURRENT RESIDENT	712 SW ST CLAIR AVE #209	PORTLAND OR 97205
392				CURRENT RESIDENT	712 SW ST CLAIR AVE #210	PORTLAND OR 97205
393				CURRENT RESIDENT	712 SW ST CLAIR AVE #301	PORTLAND OR 97205
394				CURRENT RESIDENT	712 SW ST CLAIR AVE #302	PORTLAND OR 97205
395				CURRENT RESIDENT	712 SW ST CLAIR AVE #303	PORTLAND OR 97205
396				CURRENT RESIDENT	712 SW ST CLAIR AVE #304	PORTLAND OR 97205
397				CURRENT RESIDENT	712 SW ST CLAIR AVE #305	PORTLAND OR 97205
398				CURRENT RESIDENT	712 SW ST CLAIR AVE #306	PORTLAND OR 97205
399				CURRENT RESIDENT	712 SW ST CLAIR AVE #307	PORTLAND OR 97205
400				CURRENT RESIDENT	712 SW ST CLAIR AVE #308	PORTLAND OR 97205
401				CURRENT RESIDENT	712 SW ST CLAIR AVE #309	PORTLAND OR 97205
402				CURRENT RESIDENT	712 SW ST CLAIR AVE #310	PORTLAND OR 97205
403				CURRENT RESIDENT	712 SW ST CLAIR AVE #401	PORTLAND OR 97205
404				CURRENT RESIDENT	712 SW ST CLAIR AVE #402	PORTLAND OR 97205
405				CURRENT RESIDENT	712 SW ST CLAIR AVE #403	PORTLAND OR 97205
406				CURRENT RESIDENT	712 SW ST CLAIR AVE #404	PORTLAND OR 97205
407				CURRENT RESIDENT	712 SW ST CLAIR AVE #405	PORTLAND OR 97205
408				CURRENT RESIDENT	712 SW ST CLAIR AVE #406	PORTLAND OR 97205
409				CURRENT RESIDENT	712 SW ST CLAIR AVE #407	PORTLAND OR 97205
410				CURRENT RESIDENT	712 SW ST CLAIR AVE #408	PORTLAND OR 97205
411				CURRENT RESIDENT	712 SW ST CLAIR AVE #409	PORTLAND OR 97205
412				CURRENT RESIDENT	712 SW ST CLAIR AVE #410	PORTLAND OR 97205
413				CURRENT RESIDENT	712 SW ST CLAIR AVE #501	PORTLAND OR 97205
414				CURRENT RESIDENT	712 SW ST CLAIR AVE #502	PORTLAND OR 97205
415				CURRENT RESIDENT	712 SW ST CLAIR AVE #503	PORTLAND OR 97205
416				CURRENT RESIDENT	712 SW ST CLAIR AVE #504	PORTLAND OR 97205
417				CURRENT RESIDENT	712 SW ST CLAIR AVE #505	PORTLAND OR 97205
418				CURRENT RESIDENT	712 SW ST CLAIR AVE #506	PORTLAND OR 97205
419				CURRENT RESIDENT	712 SW ST CLAIR AVE #507	PORTLAND OR 97205
420				CURRENT RESIDENT	712 SW ST CLAIR AVE #508	PORTLAND OR 97205
421				CURRENT RESIDENT	712 SW ST CLAIR AVE #509	PORTLAND OR 97205
422				CURRENT RESIDENT	712 SW ST CLAIR AVE #510	PORTLAND OR 97205
423				CURRENT RESIDENT	712 SW ST CLAIR AVE #601	PORTLAND OR 97205
424				CURRENT RESIDENT	712 SW ST CLAIR AVE #602	PORTLAND OR 97205

	A	B	C	D	E	F
425				CURRENT RESIDENT	712 SW ST CLAIR AVE #603	PORTLAND OR 97205
426				CURRENT RESIDENT	712 SW ST CLAIR AVE #604	PORTLAND OR 97205
427				CURRENT RESIDENT	712 SW ST CLAIR AVE #605	PORTLAND OR 97205
428				CURRENT RESIDENT	712 SW ST CLAIR AVE #606	PORTLAND OR 97205
429				CURRENT RESIDENT	712 SW ST CLAIR AVE #607	PORTLAND OR 97205
430				CURRENT RESIDENT	712 SW ST CLAIR AVE #608	PORTLAND OR 97205
431				CURRENT RESIDENT	712 SW ST CLAIR AVE #609	PORTLAND OR 97205
432				CURRENT RESIDENT	712 SW ST CLAIR AVE #610	PORTLAND OR 97205
433				CURRENT RESIDENT	712 SW ST CLAIR AVE #701	PORTLAND OR 97205
434				CURRENT RESIDENT	712 SW ST CLAIR AVE #704	PORTLAND OR 97205
435				CURRENT RESIDENT	712 SW ST CLAIR AVE #705	PORTLAND OR 97205
436				CURRENT RESIDENT	712 SW ST CLAIR AVE #706	PORTLAND OR 97205
437				CURRENT RESIDENT	712 SW ST CLAIR AVE #707	PORTLAND OR 97205
438				CURRENT RESIDENT	712 SW ST CLAIR AVE #708	PORTLAND OR 97205
439				CURRENT RESIDENT	712 SW ST CLAIR AVE #709	PORTLAND OR 97205
440				CURRENT RESIDENT	712 SW ST CLAIR AVE #L1	PORTLAND OR 97205
441				CURRENT RESIDENT	712 SW ST CLAIR AVE #L2	PORTLAND OR 97205
442				CURRENT RESIDENT	712 SW ST CLAIR AVE #L3	PORTLAND OR 97205
443				CURRENT RESIDENT	712 SW ST CLAIR AVE #L4	PORTLAND OR 97205
444				CURRENT RESIDENT	715 SW KING AVE #1	PORTLAND OR 97205
445				CURRENT RESIDENT	715 SW KING AVE #21	PORTLAND OR 97205
446				CURRENT RESIDENT	715 SW KING AVE #22	PORTLAND OR 97205
447				CURRENT RESIDENT	715 SW KING AVE #23	PORTLAND OR 97205
448				CURRENT RESIDENT	715 SW KING AVE #24	PORTLAND OR 97205
449				CURRENT RESIDENT	715 SW KING AVE #25	PORTLAND OR 97205
450				CURRENT RESIDENT	715 SW KING AVE #26	PORTLAND OR 97205
451				CURRENT RESIDENT	715 SW KING AVE #27	PORTLAND OR 97205
452				CURRENT RESIDENT	715 SW KING AVE #28	PORTLAND OR 97205
453				CURRENT RESIDENT	715 SW KING AVE #31	PORTLAND OR 97205
454				CURRENT RESIDENT	715 SW KING AVE #32	PORTLAND OR 97205
455				CURRENT RESIDENT	715 SW KING AVE #33	PORTLAND OR 97205
456				CURRENT RESIDENT	715 SW KING AVE #34	PORTLAND OR 97205
457				CURRENT RESIDENT	715 SW KING AVE #35	PORTLAND OR 97205
458				CURRENT RESIDENT	715 SW KING AVE #36	PORTLAND OR 97205
459				CURRENT RESIDENT	715 SW KING AVE #37	PORTLAND OR 97205
460				CURRENT RESIDENT	715 SW KING AVE #38	PORTLAND OR 97205
461				CURRENT RESIDENT	715 SW KING AVE #4	PORTLAND OR 97205
462				CURRENT RESIDENT	715 SW KING AVE #41	PORTLAND OR 97205
463				CURRENT RESIDENT	715 SW KING AVE #42	PORTLAND OR 97205
464				CURRENT RESIDENT	715 SW KING AVE #43	PORTLAND OR 97205
465				CURRENT RESIDENT	715 SW KING AVE #44	PORTLAND OR 97205
466				CURRENT RESIDENT	715 SW KING AVE #45	PORTLAND OR 97205
467				CURRENT RESIDENT	715 SW KING AVE #46	PORTLAND OR 97205
468				CURRENT RESIDENT	715 SW KING AVE #47	PORTLAND OR 97205
469				CURRENT RESIDENT	715 SW KING AVE #48	PORTLAND OR 97205
470				CURRENT RESIDENT	715 SW KING AVE #5	PORTLAND OR 97205
471				CURRENT RESIDENT	715 SW KING AVE #51	PORTLAND OR 97205
472				CURRENT RESIDENT	715 SW KING AVE #52	PORTLAND OR 97205
473				CURRENT RESIDENT	715 SW KING AVE #53	PORTLAND OR 97205
474				CURRENT RESIDENT	715 SW KING AVE #54	PORTLAND OR 97205
475				CURRENT RESIDENT	715 SW KING AVE #55	PORTLAND OR 97205
476				CURRENT RESIDENT	715 SW KING AVE #56	PORTLAND OR 97205
477				CURRENT RESIDENT	715 SW KING AVE #57	PORTLAND OR 97205
478				CURRENT RESIDENT	715 SW KING AVE #58	PORTLAND OR 97205
479				CURRENT RESIDENT	715 SW KING AVE #6	PORTLAND OR 97205
480				CURRENT RESIDENT	715 SW KING AVE #61	PORTLAND OR 97205
481				CURRENT RESIDENT	715 SW KING AVE #62	PORTLAND OR 97205
482				CURRENT RESIDENT	715 SW KING AVE #63	PORTLAND OR 97205
483				CURRENT RESIDENT	715 SW KING AVE #64	PORTLAND OR 97205
484				CURRENT RESIDENT	715 SW KING AVE #65	PORTLAND OR 97205
485				CURRENT RESIDENT	715 SW KING AVE #66	PORTLAND OR 97205
486				CURRENT RESIDENT	715 SW KING AVE #67	PORTLAND OR 97205
487				CURRENT RESIDENT	715 SW KING AVE #68	PORTLAND OR 97205
488				CURRENT RESIDENT	715 SW KING AVE #7	PORTLAND OR 97205
489				CURRENT RESIDENT	715 SW KING AVE #8	PORTLAND OR 97205
490				CURRENT RESIDENT	715 SW KING AVE #B	PORTLAND OR 97205
491				CURRENT RESIDENT	730 SW ST CLAIR AVE #1	PORTLAND OR 97205
492				CURRENT RESIDENT	730 SW ST CLAIR AVE #2	PORTLAND OR 97205
493				CURRENT RESIDENT	730 SW ST CLAIR AVE #21	PORTLAND OR 97205
494				CURRENT RESIDENT	730 SW ST CLAIR AVE #22	PORTLAND OR 97205
495				CURRENT RESIDENT	730 SW ST CLAIR AVE #23	PORTLAND OR 97205
496				CURRENT RESIDENT	730 SW ST CLAIR AVE #24	PORTLAND OR 97205
497				CURRENT RESIDENT	730 SW ST CLAIR AVE #25	PORTLAND OR 97205
498				CURRENT RESIDENT	730 SW ST CLAIR AVE #26	PORTLAND OR 97205
499				CURRENT RESIDENT	730 SW ST CLAIR AVE #27	PORTLAND OR 97205
500				CURRENT RESIDENT	730 SW ST CLAIR AVE #3	PORTLAND OR 97205
501				CURRENT RESIDENT	730 SW ST CLAIR AVE #31	PORTLAND OR 97205
502				CURRENT RESIDENT	730 SW ST CLAIR AVE #32	PORTLAND OR 97205
503				CURRENT RESIDENT	730 SW ST CLAIR AVE #33	PORTLAND OR 97205
504				CURRENT RESIDENT	730 SW ST CLAIR AVE #34	PORTLAND OR 97205
505				CURRENT RESIDENT	730 SW ST CLAIR AVE #35	PORTLAND OR 97205
506				CURRENT RESIDENT	730 SW ST CLAIR AVE #37	PORTLAND OR 97205
507				CURRENT RESIDENT	730 SW ST CLAIR AVE #4	PORTLAND OR 97205
508				CURRENT RESIDENT	730 SW ST CLAIR AVE #41	PORTLAND OR 97205
509				CURRENT RESIDENT	730 SW ST CLAIR AVE #42	PORTLAND OR 97205
510				CURRENT RESIDENT	730 SW ST CLAIR AVE #43	PORTLAND OR 97205
511				CURRENT RESIDENT	730 SW ST CLAIR AVE #44	PORTLAND OR 97205
512				CURRENT RESIDENT	730 SW ST CLAIR AVE #45	PORTLAND OR 97205
513				CURRENT RESIDENT	730 SW ST CLAIR AVE #46	PORTLAND OR 97205
514				CURRENT RESIDENT	730 SW ST CLAIR AVE #5	PORTLAND OR 97205
515				CURRENT RESIDENT	730 SW ST CLAIR AVE #6	PORTLAND OR 97205
516				CURRENT RESIDENT	730 SW ST CLAIR AVE #7	PORTLAND OR 97205
517				CURRENT RESIDENT	730 SW ST CLAIR AVE #B1	PORTLAND OR 97205
518				CURRENT RESIDENT	730 SW ST CLAIR AVE #B2	PORTLAND OR 97205
519				CURRENT RESIDENT	730 SW ST CLAIR AVE #B3	PORTLAND OR 97205
520				CURRENT RESIDENT	731 SW KING AVE #1	PORTLAND OR 97205
521				CURRENT RESIDENT	731 SW KING AVE #10	PORTLAND OR 97205
522				CURRENT RESIDENT	731 SW KING AVE #11	PORTLAND OR 97205
523				CURRENT RESIDENT	731 SW KING AVE #12	PORTLAND OR 97205
524				CURRENT RESIDENT	731 SW KING AVE #15	PORTLAND OR 97205
525				CURRENT RESIDENT	731 SW KING AVE #2	PORTLAND OR 97205
526				CURRENT RESIDENT	731 SW KING AVE #3	PORTLAND OR 97205
527				CURRENT RESIDENT	731 SW KING AVE #8	PORTLAND OR 97205
528				CURRENT RESIDENT	731 SW KING AVE #A	PORTLAND OR 97205
529				CURRENT RESIDENT	735 SW 20TH PL #100	PORTLAND OR 97205
530				CURRENT RESIDENT	735 SW 20TH PL #120	PORTLAND OR 97205

	A	B	C	D	E	F
531				CURRENT RESIDENT	735 SW 20TH PL #220	PORTLAND OR 97205
532				CURRENT RESIDENT	735 SW 20TH PL #230	PORTLAND OR 97205
533				CURRENT RESIDENT	735 SW 20TH PL #250	PORTLAND OR 97205
534				CURRENT RESIDENT	735 SW 20TH PL #310	PORTLAND OR 97205
535				CURRENT RESIDENT	735 SW 20TH PL #330	PORTLAND OR 97205
536				CURRENT RESIDENT	735 SW 20TH PL #350	PORTLAND OR 97205
537				CURRENT RESIDENT	735 SW ST CLAIR AVE #1002	PORTLAND OR 97205
538				CURRENT RESIDENT	735 SW ST CLAIR AVE #1004	PORTLAND OR 97205
539				CURRENT RESIDENT	735 SW ST CLAIR AVE #1008	PORTLAND OR 97205
540				CURRENT RESIDENT	735 SW ST CLAIR AVE #101	PORTLAND OR 97205
541				CURRENT RESIDENT	735 SW ST CLAIR AVE #1010	PORTLAND OR 97205
542				CURRENT RESIDENT	735 SW ST CLAIR AVE #1102	PORTLAND OR 97205
543				CURRENT RESIDENT	735 SW ST CLAIR AVE #1104	PORTLAND OR 97205
544				CURRENT RESIDENT	735 SW ST CLAIR AVE #1105	PORTLAND OR 97205
545				CURRENT RESIDENT	735 SW ST CLAIR AVE #1107	PORTLAND OR 97205
546				CURRENT RESIDENT	735 SW ST CLAIR AVE #1109	PORTLAND OR 97205
547				CURRENT RESIDENT	735 SW ST CLAIR AVE #1110	PORTLAND OR 97205
548				CURRENT RESIDENT	735 SW ST CLAIR AVE #1201	PORTLAND OR 97205
549				CURRENT RESIDENT	735 SW ST CLAIR AVE #1202	PORTLAND OR 97205
550				CURRENT RESIDENT	735 SW ST CLAIR AVE #1203	PORTLAND OR 97205
551				CURRENT RESIDENT	735 SW ST CLAIR AVE #1207	PORTLAND OR 97205
552				CURRENT RESIDENT	735 SW ST CLAIR AVE #1208	PORTLAND OR 97205
553				CURRENT RESIDENT	735 SW ST CLAIR AVE #1401	PORTLAND OR 97205
554				CURRENT RESIDENT	735 SW ST CLAIR AVE #1402	PORTLAND OR 97205
555				CURRENT RESIDENT	735 SW ST CLAIR AVE #1404	PORTLAND OR 97205
556				CURRENT RESIDENT	735 SW ST CLAIR AVE #1405	PORTLAND OR 97205
557				CURRENT RESIDENT	735 SW ST CLAIR AVE #1406	PORTLAND OR 97205
558				CURRENT RESIDENT	735 SW ST CLAIR AVE #1407	PORTLAND OR 97205
559				CURRENT RESIDENT	735 SW ST CLAIR AVE #1408	PORTLAND OR 97205
560				CURRENT RESIDENT	735 SW ST CLAIR AVE #1409	PORTLAND OR 97205
561				CURRENT RESIDENT	735 SW ST CLAIR AVE #1501	PORTLAND OR 97205
562				CURRENT RESIDENT	735 SW ST CLAIR AVE #1502	PORTLAND OR 97205
563				CURRENT RESIDENT	735 SW ST CLAIR AVE #1504	PORTLAND OR 97205
564				CURRENT RESIDENT	735 SW ST CLAIR AVE #1508	PORTLAND OR 97205
565				CURRENT RESIDENT	735 SW ST CLAIR AVE #1602	PORTLAND OR 97205
566				CURRENT RESIDENT	735 SW ST CLAIR AVE #1605	PORTLAND OR 97205
567				CURRENT RESIDENT	735 SW ST CLAIR AVE #1607	PORTLAND OR 97205
568				CURRENT RESIDENT	735 SW ST CLAIR AVE #1609	PORTLAND OR 97205
569				CURRENT RESIDENT	735 SW ST CLAIR AVE #1610	PORTLAND OR 97205
570				CURRENT RESIDENT	735 SW ST CLAIR AVE #1701	PORTLAND OR 97205
571				CURRENT RESIDENT	735 SW ST CLAIR AVE #1702	PORTLAND OR 97205
572				CURRENT RESIDENT	735 SW ST CLAIR AVE #1704	PORTLAND OR 97205
573				CURRENT RESIDENT	735 SW ST CLAIR AVE #1708	PORTLAND OR 97205
574				CURRENT RESIDENT	735 SW ST CLAIR AVE #1710	PORTLAND OR 97205
575				CURRENT RESIDENT	735 SW ST CLAIR AVE #1803	PORTLAND OR 97205
576				CURRENT RESIDENT	735 SW ST CLAIR AVE #1804	PORTLAND OR 97205
577				CURRENT RESIDENT	735 SW ST CLAIR AVE #1805	PORTLAND OR 97205
578				CURRENT RESIDENT	735 SW ST CLAIR AVE #1809	PORTLAND OR 97205
579				CURRENT RESIDENT	735 SW ST CLAIR AVE #1810	PORTLAND OR 97205
580				CURRENT RESIDENT	735 SW ST CLAIR AVE #1906	PORTLAND OR 97205
581				CURRENT RESIDENT	735 SW ST CLAIR AVE #1908	PORTLAND OR 97205
582				CURRENT RESIDENT	735 SW ST CLAIR AVE #2002	PORTLAND OR 97205
583				CURRENT RESIDENT	735 SW ST CLAIR AVE #2003	PORTLAND OR 97205
584				CURRENT RESIDENT	735 SW ST CLAIR AVE #2004	PORTLAND OR 97205
585				CURRENT RESIDENT	735 SW ST CLAIR AVE #2005	PORTLAND OR 97205
586				CURRENT RESIDENT	735 SW ST CLAIR AVE #2007	PORTLAND OR 97205
587				CURRENT RESIDENT	735 SW ST CLAIR AVE #2008	PORTLAND OR 97205
588				CURRENT RESIDENT	735 SW ST CLAIR AVE #2009	PORTLAND OR 97205
589				CURRENT RESIDENT	735 SW ST CLAIR AVE #201	PORTLAND OR 97205
590				CURRENT RESIDENT	735 SW ST CLAIR AVE #2010	PORTLAND OR 97205
591				CURRENT RESIDENT	735 SW ST CLAIR AVE #203	PORTLAND OR 97205
592				CURRENT RESIDENT	735 SW ST CLAIR AVE #205	PORTLAND OR 97205
593				CURRENT RESIDENT	735 SW ST CLAIR AVE #2101	PORTLAND OR 97205
594				CURRENT RESIDENT	735 SW ST CLAIR AVE #2105	PORTLAND OR 97205
595				CURRENT RESIDENT	735 SW ST CLAIR AVE #2107	PORTLAND OR 97205
596				CURRENT RESIDENT	735 SW ST CLAIR AVE #2108	PORTLAND OR 97205
597				CURRENT RESIDENT	735 SW ST CLAIR AVE #2110	PORTLAND OR 97205
598				CURRENT RESIDENT	735 SW ST CLAIR AVE #2201	PORTLAND OR 97205
599				CURRENT RESIDENT	735 SW ST CLAIR AVE #2202	PORTLAND OR 97205
600				CURRENT RESIDENT	735 SW ST CLAIR AVE #2203	PORTLAND OR 97205
601				CURRENT RESIDENT	735 SW ST CLAIR AVE #2205	PORTLAND OR 97205
602				CURRENT RESIDENT	735 SW ST CLAIR AVE #2207	PORTLAND OR 97205
603				CURRENT RESIDENT	735 SW ST CLAIR AVE #2209	PORTLAND OR 97205
604				CURRENT RESIDENT	735 SW ST CLAIR AVE #2210	PORTLAND OR 97205
605				CURRENT RESIDENT	735 SW ST CLAIR AVE #2301	PORTLAND OR 97205
606				CURRENT RESIDENT	735 SW ST CLAIR AVE #2305	PORTLAND OR 97205
607				CURRENT RESIDENT	735 SW ST CLAIR AVE #2306	PORTLAND OR 97205
608				CURRENT RESIDENT	735 SW ST CLAIR AVE #2307	PORTLAND OR 97205
609				CURRENT RESIDENT	735 SW ST CLAIR AVE #2401	PORTLAND OR 97205
610				CURRENT RESIDENT	735 SW ST CLAIR AVE #2402	PORTLAND OR 97205
611				CURRENT RESIDENT	735 SW ST CLAIR AVE #2403	PORTLAND OR 97205
612				CURRENT RESIDENT	735 SW ST CLAIR AVE #2405	PORTLAND OR 97205
613				CURRENT RESIDENT	735 SW ST CLAIR AVE #2406	PORTLAND OR 97205
614				CURRENT RESIDENT	735 SW ST CLAIR AVE #2409	PORTLAND OR 97205
615				CURRENT RESIDENT	735 SW ST CLAIR AVE #2410	PORTLAND OR 97205
616				CURRENT RESIDENT	735 SW ST CLAIR AVE #301	PORTLAND OR 97205
617				CURRENT RESIDENT	735 SW ST CLAIR AVE #302	PORTLAND OR 97205
618				CURRENT RESIDENT	735 SW ST CLAIR AVE #303	PORTLAND OR 97205
619				CURRENT RESIDENT	735 SW ST CLAIR AVE #304	PORTLAND OR 97205
620				CURRENT RESIDENT	735 SW ST CLAIR AVE #305	PORTLAND OR 97205
621				CURRENT RESIDENT	735 SW ST CLAIR AVE #306	PORTLAND OR 97205
622				CURRENT RESIDENT	735 SW ST CLAIR AVE #307	PORTLAND OR 97205
623				CURRENT RESIDENT	735 SW ST CLAIR AVE #308	PORTLAND OR 97205
624				CURRENT RESIDENT	735 SW ST CLAIR AVE #309	PORTLAND OR 97205
625				CURRENT RESIDENT	735 SW ST CLAIR AVE #310	PORTLAND OR 97205
626				CURRENT RESIDENT	735 SW ST CLAIR AVE #401	PORTLAND OR 97205
627				CURRENT RESIDENT	735 SW ST CLAIR AVE #402	PORTLAND OR 97205
628				CURRENT RESIDENT	735 SW ST CLAIR AVE #403	PORTLAND OR 97205
629				CURRENT RESIDENT	735 SW ST CLAIR AVE #404	PORTLAND OR 97205
630				CURRENT RESIDENT	735 SW ST CLAIR AVE #405	PORTLAND OR 97205
631				CURRENT RESIDENT	735 SW ST CLAIR AVE #406	PORTLAND OR 97205
632				CURRENT RESIDENT	735 SW ST CLAIR AVE #407	PORTLAND OR 97205
633				CURRENT RESIDENT	735 SW ST CLAIR AVE #408	PORTLAND OR 97205
634				CURRENT RESIDENT	735 SW ST CLAIR AVE #409	PORTLAND OR 97205
635				CURRENT RESIDENT	735 SW ST CLAIR AVE #410	PORTLAND OR 97205
636				CURRENT RESIDENT	735 SW ST CLAIR AVE #501	PORTLAND OR 97205

	A	B	C	D	E	F
637				CURRENT RESIDENT	735 SW ST CLAIR AVE #502	PORTLAND OR 97205
638				CURRENT RESIDENT	735 SW ST CLAIR AVE #503	PORTLAND OR 97205
639				CURRENT RESIDENT	735 SW ST CLAIR AVE #504	PORTLAND OR 97205
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641				CURRENT RESIDENT	735 SW ST CLAIR AVE #506	PORTLAND OR 97205
642				CURRENT RESIDENT	735 SW ST CLAIR AVE #507	PORTLAND OR 97205
643				CURRENT RESIDENT	735 SW ST CLAIR AVE #508	PORTLAND OR 97205
644				CURRENT RESIDENT	735 SW ST CLAIR AVE #509	PORTLAND OR 97205
645				CURRENT RESIDENT	735 SW ST CLAIR AVE #510	PORTLAND OR 97205
646				CURRENT RESIDENT	735 SW ST CLAIR AVE #601	PORTLAND OR 97205
647				CURRENT RESIDENT	735 SW ST CLAIR AVE #602	PORTLAND OR 97205
648				CURRENT RESIDENT	735 SW ST CLAIR AVE #603	PORTLAND OR 97205
649				CURRENT RESIDENT	735 SW ST CLAIR AVE #604	PORTLAND OR 97205
650				CURRENT RESIDENT	735 SW ST CLAIR AVE #605	PORTLAND OR 97205
651				CURRENT RESIDENT	735 SW ST CLAIR AVE #606	PORTLAND OR 97205
652				CURRENT RESIDENT	735 SW ST CLAIR AVE #607	PORTLAND OR 97205
653				CURRENT RESIDENT	735 SW ST CLAIR AVE #608	PORTLAND OR 97205
654				CURRENT RESIDENT	735 SW ST CLAIR AVE #609	PORTLAND OR 97205
655				CURRENT RESIDENT	735 SW ST CLAIR AVE #610	PORTLAND OR 97205
656				CURRENT RESIDENT	735 SW ST CLAIR AVE #701	PORTLAND OR 97205
657				CURRENT RESIDENT	735 SW ST CLAIR AVE #702	PORTLAND OR 97205
658				CURRENT RESIDENT	735 SW ST CLAIR AVE #703	PORTLAND OR 97205
659				CURRENT RESIDENT	735 SW ST CLAIR AVE #704	PORTLAND OR 97205
660				CURRENT RESIDENT	735 SW ST CLAIR AVE #705	PORTLAND OR 97205
661				CURRENT RESIDENT	735 SW ST CLAIR AVE #706	PORTLAND OR 97205
662				CURRENT RESIDENT	735 SW ST CLAIR AVE #707	PORTLAND OR 97205
663				CURRENT RESIDENT	735 SW ST CLAIR AVE #709	PORTLAND OR 97205
664				CURRENT RESIDENT	735 SW ST CLAIR AVE #710	PORTLAND OR 97205
665				CURRENT RESIDENT	735 SW ST CLAIR AVE #801	PORTLAND OR 97205
666				CURRENT RESIDENT	735 SW ST CLAIR AVE #802	PORTLAND OR 97205
667				CURRENT RESIDENT	735 SW ST CLAIR AVE #803	PORTLAND OR 97205
668				CURRENT RESIDENT	735 SW ST CLAIR AVE #805	PORTLAND OR 97205
669				CURRENT RESIDENT	735 SW ST CLAIR AVE #806	PORTLAND OR 97205
670				CURRENT RESIDENT	735 SW ST CLAIR AVE #807	PORTLAND OR 97205
671				CURRENT RESIDENT	735 SW ST CLAIR AVE #808	PORTLAND OR 97205
672				CURRENT RESIDENT	735 SW ST CLAIR AVE #809	PORTLAND OR 97205
673				CURRENT RESIDENT	735 SW ST CLAIR AVE #810	PORTLAND OR 97205
674				CURRENT RESIDENT	735 SW ST CLAIR AVE #901	PORTLAND OR 97205
675				CURRENT RESIDENT	735 SW ST CLAIR AVE #902	PORTLAND OR 97205
676				CURRENT RESIDENT	735 SW ST CLAIR AVE #903	PORTLAND OR 97205
677				CURRENT RESIDENT	735 SW ST CLAIR AVE #904	PORTLAND OR 97205
678				CURRENT RESIDENT	735 SW ST CLAIR AVE #905	PORTLAND OR 97205
679				CURRENT RESIDENT	735 SW ST CLAIR AVE #906	PORTLAND OR 97205
680				CURRENT RESIDENT	735 SW ST CLAIR AVE #907	PORTLAND OR 97205
681				CURRENT RESIDENT	735 SW ST CLAIR AVE #908	PORTLAND OR 97205
682				CURRENT RESIDENT	735 SW ST CLAIR AVE #909	PORTLAND OR 97205
683				CURRENT RESIDENT	735 SW ST CLAIR AVE #910	PORTLAND OR 97205
684				CURRENT RESIDENT	740 SW 21ST AVE	PORTLAND OR 97205
685				CURRENT RESIDENT	800 SW VISTA AVE	PORTLAND OR 97205
686				CURRENT RESIDENT	802 SW VISTA AVE	PORTLAND OR 97205
687				CURRENT RESIDENT	804 SW VISTA AVE	PORTLAND OR 97205
688				CURRENT RESIDENT	806 SW VISTA AVE	PORTLAND OR 97205
689				CURRENT RESIDENT	808 SW VISTA AVE	PORTLAND OR 97205
690				CURRENT RESIDENT	809 SW KING AVE	PORTLAND OR 97205
691				CURRENT RESIDENT	810 SW 21ST AVE	PORTLAND OR 97205
692				CURRENT RESIDENT	810 SW VISTA AVE #1	PORTLAND OR 97205
693				CURRENT RESIDENT	810 SW VISTA AVE #2	PORTLAND OR 97205
694				CURRENT RESIDENT	810 SW VISTA AVE #3	PORTLAND OR 97205
695				CURRENT RESIDENT	810 SW VISTA AVE #4	PORTLAND OR 97205
696				CURRENT RESIDENT	812 SW VISTA AVE	PORTLAND OR 97205
697				CURRENT RESIDENT	814 SW VISTA AVE	PORTLAND OR 97205
698				CURRENT RESIDENT	816 SW VISTA AVE	PORTLAND OR 97205
699				CURRENT RESIDENT	818 SW VISTA AVE	PORTLAND OR 97205
700				CURRENT RESIDENT	822 SW VISTA AVE	PORTLAND OR 97205
701				CURRENT RESIDENT	824 SW VISTA AVE	PORTLAND OR 97205
702				CURRENT RESIDENT	826 SW VISTA AVE	PORTLAND OR 97205
703				CURRENT RESIDENT	830 SW VISTA AVE	PORTLAND OR 97205
704				CURRENT RESIDENT	832 SW VISTA AVE #1	PORTLAND OR 97205
705				CURRENT RESIDENT	832 SW VISTA AVE #2	PORTLAND OR 97205
706				CURRENT RESIDENT	832 SW VISTA AVE #3	PORTLAND OR 97205
707				CURRENT RESIDENT	832 SW VISTA AVE #4	PORTLAND OR 97205
708				CURRENT RESIDENT	834 SW VISTA AVE	PORTLAND OR 97205
709				CURRENT RESIDENT	838 SW VISTA AVE	PORTLAND OR 97205
710				CURRENT RESIDENT	840 SW KING AVE	PORTLAND OR 97205
711				CURRENT RESIDENT	840 SW VISTA AVE	PORTLAND OR 97205
712				CURRENT RESIDENT	842 SW VISTA AVE	PORTLAND OR 97205
713				CURRENT RESIDENT	846 SW VISTA AVE	PORTLAND OR 97205
714				CURRENT RESIDENT	848 SW VISTA AVE	PORTLAND OR 97205
715				CURRENT RESIDENT	850 SW VISTA AVE	PORTLAND OR 97205
716				CURRENT RESIDENT	852 SW VISTA AVE	PORTLAND OR 97205
717				CURRENT RESIDENT	854 SW VISTA AVE #1	PORTLAND OR 97205
718				CURRENT RESIDENT	854 SW VISTA AVE #2	PORTLAND OR 97205
719				CURRENT RESIDENT	854 SW VISTA AVE #3	PORTLAND OR 97205
720				CURRENT RESIDENT	854 SW VISTA AVE #4	PORTLAND OR 97205
721				CURRENT RESIDENT	856 SW VISTA AVE	PORTLAND OR 97205
722				CURRENT RESIDENT	858 SW VISTA AVE	PORTLAND OR 97205
723				CURRENT RESIDENT	860 SW VISTA AVE	PORTLAND OR 97205
724				CURRENT RESIDENT	862 SW VISTA AVE	PORTLAND OR 97205
725				CURRENT RESIDENT	864 SW VISTA AVE	PORTLAND OR 97205
726				CURRENT RESIDENT	900 SW ST CLAIR AVE #10	PORTLAND OR 97205
727				CURRENT RESIDENT	900 SW ST CLAIR AVE #101	PORTLAND OR 97205
728				CURRENT RESIDENT	900 SW ST CLAIR AVE #102	PORTLAND OR 97205
729				CURRENT RESIDENT	900 SW ST CLAIR AVE #103	PORTLAND OR 97205
730				CURRENT RESIDENT	900 SW ST CLAIR AVE #104	PORTLAND OR 97205
731				CURRENT RESIDENT	900 SW ST CLAIR AVE #105	PORTLAND OR 97205
732				CURRENT RESIDENT	900 SW ST CLAIR AVE #106	PORTLAND OR 97205
733				CURRENT RESIDENT	900 SW ST CLAIR AVE #107	PORTLAND OR 97205
734				CURRENT RESIDENT	900 SW ST CLAIR AVE #108	PORTLAND OR 97205
735				CURRENT RESIDENT	900 SW ST CLAIR AVE #109	PORTLAND OR 97205
736				CURRENT RESIDENT	900 SW ST CLAIR AVE #110	PORTLAND OR 97205
737				CURRENT RESIDENT	900 SW ST CLAIR AVE #201	PORTLAND OR 97205
738				CURRENT RESIDENT	900 SW ST CLAIR AVE #202	PORTLAND OR 97205
739				CURRENT RESIDENT	900 SW ST CLAIR AVE #203	PORTLAND OR 97205
740				CURRENT RESIDENT	900 SW ST CLAIR AVE #204	PORTLAND OR 97205
741				CURRENT RESIDENT	900 SW ST CLAIR AVE #205	PORTLAND OR 97205
742				CURRENT RESIDENT	900 SW ST CLAIR AVE #206	PORTLAND OR 97205

	A	B	C	D	E	F
743				CURRENT RESIDENT	900 SW ST CLAIR AVE #207	PORTLAND OR 97205
744				CURRENT RESIDENT	900 SW ST CLAIR AVE #208	PORTLAND OR 97205
745				CURRENT RESIDENT	900 SW ST CLAIR AVE #209	PORTLAND OR 97205
746				CURRENT RESIDENT	900 SW ST CLAIR AVE #210	PORTLAND OR 97205
747				CURRENT RESIDENT	900 SW ST CLAIR AVE #301	PORTLAND OR 97205
748				CURRENT RESIDENT	900 SW ST CLAIR AVE #302	PORTLAND OR 97205
749				CURRENT RESIDENT	900 SW ST CLAIR AVE #303	PORTLAND OR 97205
750				CURRENT RESIDENT	900 SW ST CLAIR AVE #304	PORTLAND OR 97205
751				CURRENT RESIDENT	900 SW ST CLAIR AVE #305	PORTLAND OR 97205
752				CURRENT RESIDENT	900 SW ST CLAIR AVE #306	PORTLAND OR 97205
753				CURRENT RESIDENT	900 SW ST CLAIR AVE #307	PORTLAND OR 97205
754				CURRENT RESIDENT	900 SW ST CLAIR AVE #308	PORTLAND OR 97205
755				CURRENT RESIDENT	900 SW ST CLAIR AVE #309	PORTLAND OR 97205
756				CURRENT RESIDENT	900 SW ST CLAIR AVE #310	PORTLAND OR 97205
757				CURRENT RESIDENT	900 SW ST CLAIR AVE #401	PORTLAND OR 97205
758				CURRENT RESIDENT	900 SW ST CLAIR AVE #402	PORTLAND OR 97205
759				CURRENT RESIDENT	900 SW ST CLAIR AVE #403	PORTLAND OR 97205
760				CURRENT RESIDENT	900 SW ST CLAIR AVE #404	PORTLAND OR 97205
761				CURRENT RESIDENT	900 SW ST CLAIR AVE #405	PORTLAND OR 97205
762				CURRENT RESIDENT	900 SW ST CLAIR AVE #406	PORTLAND OR 97205
763				CURRENT RESIDENT	900 SW ST CLAIR AVE #407	PORTLAND OR 97205
764				CURRENT RESIDENT	900 SW ST CLAIR AVE #408	PORTLAND OR 97205
765				CURRENT RESIDENT	900 SW ST CLAIR AVE #409	PORTLAND OR 97205
766				CURRENT RESIDENT	900 SW ST CLAIR AVE #410	PORTLAND OR 97205
767				CURRENT RESIDENT	900 SW ST CLAIR AVE #501	PORTLAND OR 97205
768				CURRENT RESIDENT	900 SW ST CLAIR AVE #502	PORTLAND OR 97205
769				CURRENT RESIDENT	900 SW ST CLAIR AVE #503	PORTLAND OR 97205
770				CURRENT RESIDENT	900 SW ST CLAIR AVE #504	PORTLAND OR 97205
771				CURRENT RESIDENT	900 SW ST CLAIR AVE #505	PORTLAND OR 97205
772				CURRENT RESIDENT	900 SW ST CLAIR AVE #506	PORTLAND OR 97205
773				CURRENT RESIDENT	900 SW ST CLAIR AVE #507	PORTLAND OR 97205
774				CURRENT RESIDENT	900 SW ST CLAIR AVE #508	PORTLAND OR 97205
775				CURRENT RESIDENT	900 SW ST CLAIR AVE #509	PORTLAND OR 97205
776				CURRENT RESIDENT	900 SW ST CLAIR AVE #510	PORTLAND OR 97205
777				CURRENT RESIDENT	900 SW ST CLAIR AVE #601	PORTLAND OR 97205
778				CURRENT RESIDENT	901 SW KING AVE #1004	PORTLAND OR 97205
779				CURRENT RESIDENT	901 SW KING AVE #1006	PORTLAND OR 97205
780				CURRENT RESIDENT	901 SW KING AVE #1011	PORTLAND OR 97205
781				CURRENT RESIDENT	901 SW KING AVE #1012	PORTLAND OR 97205
782				CURRENT RESIDENT	901 SW KING AVE #1014	PORTLAND OR 97205
783				CURRENT RESIDENT	901 SW KING AVE #107	PORTLAND OR 97205
784				CURRENT RESIDENT	901 SW KING AVE #108	PORTLAND OR 97205
785				CURRENT RESIDENT	901 SW KING AVE #109	PORTLAND OR 97205
786				CURRENT RESIDENT	901 SW KING AVE #110	PORTLAND OR 97205
787				CURRENT RESIDENT	901 SW KING AVE #1101	PORTLAND OR 97205
788				CURRENT RESIDENT	901 SW KING AVE #1102	PORTLAND OR 97205
789				CURRENT RESIDENT	901 SW KING AVE #1103	PORTLAND OR 97205
790				CURRENT RESIDENT	901 SW KING AVE #1105	PORTLAND OR 97205
791				CURRENT RESIDENT	901 SW KING AVE #1108	PORTLAND OR 97205
792				CURRENT RESIDENT	901 SW KING AVE #111	PORTLAND OR 97205
793				CURRENT RESIDENT	901 SW KING AVE #1110	PORTLAND OR 97205
794				CURRENT RESIDENT	901 SW KING AVE #1111	PORTLAND OR 97205
795				CURRENT RESIDENT	901 SW KING AVE #1115	PORTLAND OR 97205
796				CURRENT RESIDENT	901 SW KING AVE #1116	PORTLAND OR 97205
797				CURRENT RESIDENT	901 SW KING AVE #112	PORTLAND OR 97205
798				CURRENT RESIDENT	901 SW KING AVE #113	PORTLAND OR 97205
799				CURRENT RESIDENT	901 SW KING AVE #114	PORTLAND OR 97205
800				CURRENT RESIDENT	901 SW KING AVE #12A	PORTLAND OR 97205
801				CURRENT RESIDENT	901 SW KING AVE #12C	PORTLAND OR 97205
802				CURRENT RESIDENT	901 SW KING AVE #12D	PORTLAND OR 97205
803				CURRENT RESIDENT	901 SW KING AVE #12E	PORTLAND OR 97205
804				CURRENT RESIDENT	901 SW KING AVE #12F	PORTLAND OR 97205
805				CURRENT RESIDENT	901 SW KING AVE #12H	PORTLAND OR 97205
806				CURRENT RESIDENT	901 SW KING AVE #12J	PORTLAND OR 97205
807				CURRENT RESIDENT	901 SW KING AVE #12K	PORTLAND OR 97205
808				CURRENT RESIDENT	901 SW KING AVE #12L	PORTLAND OR 97205
809				CURRENT RESIDENT	901 SW KING AVE #201	PORTLAND OR 97205
810				CURRENT RESIDENT	901 SW KING AVE #203	PORTLAND OR 97205
811				CURRENT RESIDENT	901 SW KING AVE #204	PORTLAND OR 97205
812				CURRENT RESIDENT	901 SW KING AVE #205	PORTLAND OR 97205
813				CURRENT RESIDENT	901 SW KING AVE #206	PORTLAND OR 97205
814				CURRENT RESIDENT	901 SW KING AVE #207	PORTLAND OR 97205
815				CURRENT RESIDENT	901 SW KING AVE #208	PORTLAND OR 97205
816				CURRENT RESIDENT	901 SW KING AVE #209	PORTLAND OR 97205
817				CURRENT RESIDENT	901 SW KING AVE #210	PORTLAND OR 97205
818				CURRENT RESIDENT	901 SW KING AVE #211	PORTLAND OR 97205
819				CURRENT RESIDENT	901 SW KING AVE #212	PORTLAND OR 97205
820				CURRENT RESIDENT	901 SW KING AVE #214	PORTLAND OR 97205
821				CURRENT RESIDENT	901 SW KING AVE #215	PORTLAND OR 97205
822				CURRENT RESIDENT	901 SW KING AVE #216	PORTLAND OR 97205
823				CURRENT RESIDENT	901 SW KING AVE #217	PORTLAND OR 97205
824				CURRENT RESIDENT	901 SW KING AVE #218	PORTLAND OR 97205
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848				CURRENT RESIDENT	901 SW KING AVE #406	PORTLAND OR 97205

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954				CURRENT RESIDENT	909 SW ST CLAIR AVE #3W	PORTLAND OR 97205

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1007				CURRENT RESIDENT	916 SW KING AVE #A	PORTLAND OR 97205
1008				CURRENT RESIDENT	931 SW KING AVE #A	PORTLAND OR 97205
1009				CURRENT RESIDENT	931 SW KING AVE #B	PORTLAND OR 97205
1010				CURRENT RESIDENT	931 SW KING AVE #D	PORTLAND OR 97205
1011	RETURN SERVICE REQUESTED	APPLICANT	CERTA BUILDING	JAMES RILEY	1510 SE 44TH AVE #102	PORTLAND OR 97215
1012	RETURN SERVICE REQUESTED	1N1E33CD 70000	OWNER	UNIT OWNERS OF KINGS HILL CONDOS	731 SW KING AVE #14	PORTLAND OR 97205
1013	RETURN SERVICE REQUESTED	OWNERS REPRESENTATIVE	PIETER VERMEULEN	KILLS HILL CONDOMINIUM OWNERS	731 SW KING AVE #14	PORTLAND OR 97205
1014	RETURN SERVICE REQUESTED		CENTRAL CITY PLAN DISTRICT	CENTRAL CITY CONCERN	232 NW 6TH AVE	PORTLAND OR 97209
1015	RETURN SERVICE REQUESTED		GOOSE HOLLOW BUSINESS ASSOCIATION	GOOSE HOLLOW BA	PO BOX 915	PORTLAND OR 97207
1016	RETURN SERVICE REQUESTED		GOOSE HOLLOW FOOTHILLS LEAGUE	GHFL REQUIRED/GENERAL	2257 NW RALEIGH ST	PORTLAND OR 97210
1017	RETURN SERVICE REQUESTED		GOOSE HOLLOW FOOTHILLS LEAGUE	JERRY POWELL	1926 SW MADISON ST.	PORTLAND OR 97205-1718
1018	RETURN SERVICE REQUESTED		GOOSE HOLLOW FOOTHILLS LEAGUE	SCOTT SCHAFFER	2187 SW MARKET STREET DR	PORTLAND OR 97201
1019	RETURN SERVICE REQUESTED		HILLSIDE NEIGHBORHOOD ASSOCIATION	HILLSIDE NA REQUIRED/GENERALCONTACT	2257 NW RALEIGH ST.	PORTLAND OR 97210
1020	RETURN SERVICE REQUESTED		HILLSIDE NEIGHBORHOOD ASSOCIATION	KEVIN KORNSTAMM	3002 NW LURAY CIRCUS	PORTLAND OR 97210
1021	RETURN SERVICE REQUESTED		LAND USE CONTACT	JUDY PETERS	6916 NE 40TH ST	VANCOUVER WA 98661
1022	RETURN SERVICE REQUESTED		LAND USE CONTACT	KARLA MOORE-LOVE (CITY HALL)	1221 SW 4TH AVE #130	PORTLAND OR 97204
1023	RETURN SERVICE REQUESTED		LAND USE CONTACT	NW NATURAL GAS	220 NW 2ND AVE 2ND FL	PORTLAND OR 97209
1024	RETURN SERVICE REQUESTED		LAND USE CONTACT	PACIFIC POWER & LIGHT	7544 NE 33RD DR	PORTLAND OR 97211
1025	RETURN SERVICE REQUESTED		LAND USE CONTACT	PLAN AMENDMENT SPECIALIST	635 CAPITAL ST NE #150	SALEM OR 97301
1026	RETURN SERVICE REQUESTED		LAND USE CONTACT	PORT OF PORTLAND PLANNING	PO BOX 3529	PORTLAND OR 97208
1027	RETURN SERVICE REQUESTED		LAND USE CONTACT	STATE HISTORIC PRESERVATION OFFICE	725 SUMMER NE #C	SALEM OR 97301
1028	RETURN SERVICE REQUESTED		LAND USE CONTACT	TRANSIT DEVELOPMENT	1800 SW FIRST AVE SUITE 300	PORTLAND OR 97201
1029	RETURN SERVICE REQUESTED		LAND USE CONTACT	NEIGHBORS WEST/NORTHWEST	2257 NW RALEIGH ST	PORTLAND OR 97210
1030	RETURN SERVICE REQUESTED		NOB HILL BUSINESS ASSOCIATION	NOB HILL BA	25 NW 23RD AVE STE 6-PMB 217	PORTLAND OR 97210
1031	RETURN SERVICE REQUESTED		LAND USE CONTACT	NOB HILL BUSINESS ASSOCIATION	25 NW 23RD PL, STE. 6, PMB 217	PORTLAND OR 97210
1032	RETURN SERVICE REQUESTED		NORTHWEST DISTRICT ASSOCIATION	GREG THEISEN	1846 B NW ASPEN AVE	PORTLAND OR 97210
1033	RETURN SERVICE REQUESTED		NORTHWEST DISTRICT ASSOCIATION	NWDA REQUIRED/CERTIFIED	2257 NW RALEIGH ST.	PORTLAND OR 97210
1034	RETURN SERVICE REQUESTED		PORTLAND SCHOOL DISTRICT	LAND USE NOTICE CONTACT	501 N DIXON	PORTLAND OR 97227
1035	RETURN SERVICE REQUESTED		STADIUM DISTRICT BUSINESS GROUP	C/O VENTURE PORTLAND,	1125 SE MADISON, STE. 112	PORTLAND OR 97214
1036				LAND USE CONTACT	PROSPER PORTLAND	129/PROSPER
1037				LAND USE CONTACT	ATTN LAND USE CONTACT	128/METRO
1038				LAND USE CONTACT	DAWN KRANTZ	B299/R5000
1039				LAND USE CONTACT	HEARINGS CLERK	299/3100
1040	RETURN SERVICE REQUESTED		21-033674 HRNG 11-01-21	CASE FILE SITA WALKER	1900 SW 4TH AVE #5000	PORTLAND OR 97201

2021 033674 000 00 LU Land Use Review Pending

Back To List

+ Land Use Review (9)
+ Site Development (2)
+ Life Safety (1)
+ Fire Bureau (1)
– Environmental Services (5)

BES Watershed Srv - LU
No concerns

BES Dev Srv - LU
No concerns

BES Source Ctrl - LU
No concerns

BES Dev Svr - RFC
Response Sent

BES Dev Srv - LU
Response Sent

+ Transportation (2)

General | Memo(1) | Deficiency | Attachment

Attempt | +Attempt | Checklist | Info

Options

BES Dev Srv - LU (20155) Response Sent SW KING AVE , PORTLAND, Oregon, 97205, USA

Team: Team

Assigned User: Cermak,Abigail

Baseline Start Date: Oct 20, 2021 11:49:15

Baseline End Date: Oct 22, 2021 11:49:23

To Start: Oct 20, 2021 11:49:15

To End: Nov 09, 2021 11:49:23

Sign Off User: Cermak,Abigail

Discipline: Land Use Actions

Started: Nov 05, 2021 09:28:16

Ended: Nov 05, 2021 09:28:23

Created By: Weatherly,Rachel

Reference: Reference

People: People

Last Modified By: Cermak,Abigail

Display Order: Display Order

Inspection Number: Inspection Number

Last Modified: Nov 05, 2021 09:28:23

Comments

11/5/21: It appears that this project creates or redevelops less than 500 square feet of impervious area, therefore the requirements of the Stormwater Management Manual (SWMM) are not triggered. Additionally, the proposed project does not appear to have an impact on the existing stormwater management system or sanitary connection. BES does not object to approval of the historic resource review application. - Abigail Cermak

Days Elapsed
16

Save Process

Attempts Options

Date	User	Result	Comment	Time	Overtime	Unit	Mileage	Expense	Options
11/05/2021	Cermak,Abi...	Response Sent		0.5		H			

EXH E-1

PBOT
PORTLAND BUREAU OF TRANSPORTATION
1900 SW Fourth Ave., Suite 5000 Portland, OR 97201 503-823-5185
Fax 503-823-7576 TTY 503-823-6868 www.portlandoregon.gov/transportation
Jo Ann Hardesty Commissioner Chris Warner Director

RESPONSE TO THE BUREAU OF DEVELOPMENT SERVICES LAND USE REVIEW REQUEST

LU: 21-033674-000-00-LU Date: October 22, 2021

To: Megan Sita Walker, Bureau of Development Services, B299/R5000

From: Tammy Boren-King, B106/800, 503-823-2948

Applicant: Certa Building Solutions *James Riley*
CERTA BUILDING SOLUTIONS
1510 SE 44TH AVE #102
PORTLAND, OR 97215

Location: SW KING AVE

TYPE OF REQUEST: Type 3 procedure HR - Historic Resource Review

DESCRIPTION OF PROJECT

DZ HEARING - Type III Historic Resource Review for alterations to a 4-story multi-dwelling building, the Elizabeth Spencer Apartment also known as the King's Hill Condominiums, at the northwest corner of SW King Avenue and SW Yamhill Street. The property is listed as a contributing resource in the King's Hill Historic District. The resource, constructed in 1907, consists of a bearing brick foundation and first floor with levels 2-4 consisting of wood-frame with stucco cladding. The proposed alterations include the wholesale replacement of the existing stucco cladding on all exterior elevations to be replaced with a new plywood shear wall beneath a new rainscreen stucco system. The proposal also includes the replacement of the wood belt course detailing, wood trim, and new gutters. Note: The scope of work also includes the repair of all existing wood single-hung windows with new dual pane glazing and new roofing with an architectural shingle which would be considered exempt from review.Historic Resource Review is required for non-exempt exterior alterations in a Historic District. A Type III procedure is required because the proposed project valuation exceeds the value of $481,300 (See Portland Zoning Code, Chapter 33.846, Table 846-3).

RESPONSE

Portland Transportation/Development Review has reviewed the application for its potential impacts regarding the public right-of-way, traffic impacts and conformance with adopted policies, street designations, Title 33, Title 17, and for potential impacts upon transportation services.

There are no transportation related approval criteria for the subject Historic Resource Review.

The site has no vehicular access currently and none is proposed.

The proposal does not appear to meet either of the triggers requiring public improvements in 17.88.020. There will be no change to the number of dwelling units in the building, meaning there will not be an increase in trips to the site. The other trigger is the Significant Alteration, which is triggered if a project is valued at 35% or more of the assessed value of improvements on the site. Please note, at this time, 17.88.020 does not have an exemption for repair and maintenance projects. It is worth noting the trigger is based on the permit valuation as assigned by Bureau of Development Services at the time of permit. We

anticipate the threshold based on the applicant supplied valuation. However, the final determination is made based on the BDS assigned permit value and the assessed value of improvements at the time of permit. The assessed value of improvements decreased from 2019 to 2020. At the time of the Pre-application conference, the 2019 assessed value of improvements meant the Significant Alteration threshold was $1,639,812. The chart below shows the 2020 assessed value of improvements, which has lowered the threshold to $1,484,475 based on assessment information on Portlandmaps.com. The submitted project valuation is $1,200,000. It is still anticipated that the project will not trigger the Significant Alteration threshold. It is unusual to see reductions in assessed value of improvements. If the assessment should continue to decline, it may further reduce the threshold.

The following information is available on Portlandmaps.com regarding the 2020 assessed value of improvements. The 2021 assessment information was not yet available on portlandmaps.com at the time of this writing:

Condo Unit	2020 Assessed Value of Improvements
1	$284,020.00
2	$319,310.00
3	$313,340.00
4	$208,860.00
5	$360,010.00
6	$243,480.00
7	$248,940.00
8	$276,580.00
9	$208,860.00
10	$265,650.00
11	$243,480.00
12	$263,880.00
A	$186,530.00
14	$356,360.00
15	$208,860.00
16	$335,420.00
17	$287,300.00
18	$337,370.00
Total	$4,948,250.00
Significant Alteration Threshold	$1,484,475.00

The submitted plans show existing fire escapes and balconies which encroach into the public right-of-way more than 8-feet above grade. As is very common with historic structures, staff was unable to locate an encroachment permit for these building features. At the time of building permit, PBOT permit review staff will review the detailed drawings to determine if an encroachment permit will be triggered. This information is being provided now so the applicant is aware they may be asked to apply for an encroachment permit to document the location and extent of the existing encroachments. No further action is needed at this time or as part of the land use review.

RECOMMENDATION

PBOT has no objection to the proposal. PBOT has no recommended conditions of approval.

2021 033674 000 00 LU Land Use Review Pending

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+ Life Safety (1)
− Fire Bureau (1)

Fire Review - LU
No concerns

+ Environmental Services (5)
+ Transportation (2)
+ Parks Bureau (1)
+ Status Change (4)

General | Memo(1) | Deficiency | Attachment

Attempt | +Attempt | Checklist | Info

Options

Fire Review - LU (20105) No concerns SW KING AVE , PORTLAND, Oregon, 97205, USA

Team: Team	Assigned User: Krantz,Dawn	Baseline Start Date: Oct 19, 2021 08:35:03	Baseline End Date: Nov 09, 2021 08:35:03
To Start: Oct 19, 2021 08:35:03	To End: Nov 09, 2021 08:35:03	Sign Off User: Krantz,Dawn	Discipline: OPDR
Started: Oct 27, 2021 18:36:34	Ended: Oct 27, 2021 18:36:40	Created By:	
Reference: Reference	People: People	Last Modified By: Krantz,Dawn	
Display Order: 660	Inspection Number: Inspection Number	Last Modified: Oct 27, 2021 18:36:40	

Comments: Comments

Days Elapsed: 8

Save Process

Attempts

Options

Date	User	Result	Comment	Time	Overtime	Unit	Mileage	Expense	Options
10/27/2021	Krantz,Daw...	No Concerns				H			

EXH E-3

2021 033674 000 00 LU Land Use Review Pending

Back To List

+ Land Use Review (9)
- Site Development (2)
Site Dev Review - LU
No concerns
Site Dev Review - RFC
No concerns
+ Life Safety (1)
+ Fire Bureau (1)
+ Environmental Services (5)
+ Transportation (2)
+ Parks Bureau (1)
+ Status Change (4)

General | Memo(1) | Deficiency | Attachment

Attempt | +Attempt | Checklist | Info

Options

Site Dev Review - LU (20065) No concerns SW KING AVE , PORTLAND, Oregon, 97205, USA

Team: Team
Assigned User: SITE DEVELOPMENT
Baseline Start Date: Oct 19, 2021 08:35:03
Baseline End Date: Nov 09, 2021 08:35:03
To Start: Oct 19, 2021 08:35:03
To End: Nov 09, 2021 08:35:03
Sign Off User: Butler-Brown,Jason
Discipline: OPDR
Started: Oct 28, 2021 09:37:04
Ended: Oct 28, 2021 09:37:09
Created By:
Reference: Reference
People: People
Last Modified By: Butler-Brown,Jason
Display Order: 650
Inspection Number: Inspection Number
Last Modified: Oct 28, 2021 09:37:09
Comments: Comments
Days Elapsed: 9

Save Process

Attempts

Options

Date	User	Result	Comment	Time	Overtime	Unit	Mileage	Expense	Options
10/28/2021	Butler-Bro...	No Concerns				H			

EXH E-4

PORTLAND PARKS & RECREATION
Healthy Parks, Healthy Portland

Urban Forestry
1900 SW 4th Ave. Ste 5000, Portland, OR 97201
Tel: 503-823-TREE (8733) Fax: 503-823-4493
email: trees@portlandoregon.gov
web: portlandoregon.gov/trees

Urban Forestry
Land Use Review Response

Date: November 09, 2021
From: Andrew Gallahan
503-823-4511, Andrew.Gallahan@portlandoregon.gov
Case File: 21-033674-000-00-LU
Location SW KING AVE
Proposal: DZ HEARING - Type III Historic Resource Review for alterations to a 4-story multi-dwelling building, the Elizabeth Spencer Apartment also known as the King's Hill Condominiums, at the northwest corner of SW King Avenue and SW Yamhill Street. The property is listed as a contributing resource in the King's Hill Historic District. The resource, constructed in 1907, consists of a bearing brick foundation and first floor with levels 2-4 consisting of wood-frame with stucco cladding. The proposed alterations include the wholesale replacement of the existing stucco cladding on all exterior elevations to be replaced with a new plywood shear wall beneath a new rainscreen stucco system. The proposal also includes the replacement of the wood belt course detailing, wood trim, and new gutters.

Note: The scope of work also includes the repair of all existing wood single-hung windows with new dual pane glazing and new roofing with an architectural shingle which would be considered exempt from review.

Historic Resource Review is required for non-exempt exterior alterations in a Historic District. A Type III procedure is required because the proposed project valuation exceeds the value of $481,300 (See Portland Zoning Code, Chapter 33.846, Table 846-3).

Urban Forestry has reviewed the proposal for its impact on existing street trees and heritage trees, street tree planting requirements and related mitigation, in accordance with Title 11, Trees.

PLEASE NOTE THERE MAY BE OTHER APPLICABLE TREE REQUIREMENTS AS PER TITLE 33 PLANNING & ZONING.

A. Response Summary

Urban Forestry does not recommend approval at this time. Additional information is needed regarding construction equipment and methods for exterior work. Provide technical analysis of scaffold equipment and any other equipment which must encroach on right-of-way to perform exterior work. Provide Arborist Report to describe how existing street trees will be protected from impacts and what pruning is needed if any to achieve access to work.

B. Tree Plan (11.50.060)

A tree plan must be submitted with each phase of review including land use reviews, building permit applications, and public works permits. A tree plan was submitted with the EA application, but additional tree information is required. The plan must include the following information for street trees:

a. The size and location of street trees adjacent to the subject property.
b. Trees proposed to be preserved including tree protection specifications in accordance with 11.60.030.
c. Tree(s) proposed for removal.
d. Tree planting plan (tree species and location(s)).

C. Street Trees

1. *Existing Street Conditions*
    a. SW King Ave: The site has approximately 100 feet of street frontage. The right-of-way is improved with pavement, curbs, planting cutouts, and sidewalks. There are no overhead high voltage power lines. There are three street trees.
        i. Littleleaf linden (*Tilia cordata*), 20" DBH, good condition
        ii. Littleleaf linden (*Tilia cordata*), 6" DBH, good condition
        iii. Littleleaf linden (*Tilia cordata*), 18" DBH, good condition
        iv. There is a fourth street tree just off site to the north; please consider this tree when moving along with plans, and coordinate with the adjacent property owner if you need to prune this tree.
    b. SW Yamhill St: The site has approximately 62 feet of street frontage. The right-of-way is improved with pavement, curbs, planting cutouts, and sidewalks. There are no overhead high voltage power lines. There are two street trees.
        i. Littleleaf linden (*Tilia cordata*), 18" DBH, good condition
        ii. Littleleaf linden (*Tilia cordata*), 18" DBH, good condition

2. *Street Tree Preservation* (11.50.040)
   Based on the proposed development it appears existing street trees may be impacted. Development proposals must be configured to avoid street trees.

   The existing street trees must be preserved at all phases of construction. All of the existing street trees are healthy, non-nuisance species that are appropriate for their locations. If the applicant believes the tree must be removed to facilitate development, the applicant must provide adequate technical analysis demonstrating why the tree cannot be preserved while developing the site to City standards.

3. *Street Tree Protection Specifications* (11.60.030)
   Tree protection is required in accordance with Title 11 Trees, Protection Methods (11.60.030). Tree protection shall follow either the Prescriptive or Performance path. Protection methods must be shown on the tree plan. If using the Performance path, the alternate tree protection plan must be prepared by an arborist who has visited the site

4. *Street Tree Planting* (11.50.060.C)
   One street tree must be planted or retained for each full increment of 25 linear feet (11.50.060.C.1). Street trees must be planted at a minimum 2.5 caliper inches. Trees will be required to be planted through building permit, public works permit, or final plat.

   Street tree planting may be exempt under 11.50.060.B when existing above or below grade utilities prevent planting street trees or when the existing planting strip is less than 3-feet wide.

   Due to the existing condition of the right-of-way, street trees may not be required unless PBOT requires frontage improvements.

PORTLAND PARKS & RECREATION
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URBAN FORESTRY TREE REQUIREMENTS
Early Assistance and Land Use Review

Portland Parks & Recreation Urban Forestry staff review Early Assistance and Land Use Review materials to identify potential issues and requirements in accordance with Title 11, Trees and Title 33, Zoning Code. The purpose of these reviews is to identify potential issues and/or impacts on existing street trees, heritage trees, and trees on City-owned or managed sites (if applicable), as well as to provide adequate areas for future street tree planting on existing and proposed public streets. Trees on private property are subject to development standards from the Bureau of Development Services. See planning requirements for private property trees or call the Zoning Hotline at 503-823-7526.

Tree Plan Submittal Requirements (11.50.070)

A tree plan must be submitted with each phase of review including land use reviews, building permit applications, and public works permits. The tree plan information may be combined with other relevant plan sheets. The tree plan submittal shall include the following information:

- existing improvements;
- proposed alterations;
- existing street trees ≥ 3” DBH including size and location;
- existing on-site trees ≥ 6” DBH within 15’ of the limits of disturbance;
- trees proposed for removal;
- tree planting proposal, including tree size, species and location; and
- trees to be retained and proposed tree protection measures meeting the specification in Chapter 11.60.

Any changes to an approved Tree Plan, including amending tree species must be approved by the City Forester. Please note that the City Forester may not approve revised tree planting plans based on the lack of species availability. To facilitate species availability, it is recommended that tree procurement occur approximately 6 months prior to installation.

Tree Mitigation (11.50.040.C.2)

Healthy street trees ≥ 6” DBH that are approved for removal shall be replanted with two trees in addition to trees required to be planted to meet Street Tree Planting Standards, below. When street improvements are to partially or fully unimproved streets, healthy street trees ≥12” DBH approved for removal shall be replanted with two trees, with trees planted to meet Street Tree Planting Standards credited towards meeting this requirement. Tree replacement for trees removed shall occur in the street planter strip, on site, or in the same watershed either by planting or by paying a fee in lieu of planting in accordance with table 60-1, below.

On City-owned or managed sites, healthy, non-nuisance trees ≥ 6” DBH that are approved for removal shall be replanted per the Administrative Rule PRK-2.04 for tree replacement standards, below:

Tree Replacement for Development on City Owned or Managed Sites

Size of tree to be removed (inches in diameter)	Number of trees to be planted
6 and up to 12	Up to 2
More than 12 and up to 20	Up to 3
More than 20 and up to 25	Up to 5
More than 25	Up to 6

Street Tree Planting Standards (11.50.050)

One street tree shall be planted or retained for each full increment of 25 linear feet per side of street frontage. Planting is exempt when existing above or below grade utilities prevent planting of street trees, or if the existing design of the street will not accommodate street tree planting because the planting strip is less than 3 feet wide, there is not a planting strip, or there is insufficient space to add tree wells. Trees planted to meet street tree planting standards are credited toward mitigation requirements when street improvements are to partially or fully unimproved streets. When the required number of trees cannot be planted, a fee in lieu of planting will be required, in accordance with Table 60-1, below.

Table 60-1 Broadleaf Tree Size Requirements

Development Type	Tree Size	
	On Site	Street
One and Two Family Residential	1.5”	1.5”
Multi Dwelling Residential	1.5”	2”
All others	1.5”	2.5”

Tree Planting Specifications

If there are fewer than 8 required trees, they may all be the same species. If there are between 8 and 24 required trees, no more than 40 percent can be of one species. If there are more than 24 required trees, no more than 24 percent can be of one species. Street tree species shall conform to the appropriate “City of Portland Approved Street Tree Planting List.” The City Forester may approve or require an alternate or unlisted species.

All required street trees shall be planted in-ground following Standard Drawing Number P-581 “Typical Street Tree installation,” except when in raised planters that are used to meet Bureau of Environmental Services storm water management requirements. Please include the Standard Drawing Number P-581 as part of the Public Works permit application. Plant materials shall be installed to current nursery industry standards and proper arboricultural practices [American National Standards Institute, *ANSI A300 Part 6: Tree, Shrub, and Other Woody Plant Maintenance-Standard Practices (Planting and Transplanting)* 2012, Tree Care Industry Association, Inc. Londonderry, NH]. Plant materials shall be properly supported to ensure survival.

All trees required or approved to be planted by Title 11 shall be planted or payment in lieu of planting made prior to the expiration of the permit or City's final acceptance of the project, as applicable. However, it is encouraged that planting occur during the wet months or as per City Forester recommendations. Street tree planting may be deferred between May 1 and September 30 upon filing a performance guarantee as provided in Section 11.10.060 or other assurance deemed acceptable by the City Forester or BDS Director as applicable.

Tree Protection Specifications (11.60.030)

Trees to be retained shall be protected in accordance with Title 11 Trees, Protection Specifications (11.60.030.C). Tree protection shall be shown on the tree plan and include the distance from the trunk of the tree to the fence. A standard root protection zone is established as follows; a minimum of 1 foot radius (measured horizontally away from the face of the tree trunk) for each inch of tree diameter. Protection fencing shall be a minimum 6-foot high metal chain link construction fence, secured with 8-foot metal posts established at the edge of the root protection zone and permissible encroachment area.

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web: portlandoregon.gov/trees

Urban Forestry
Land Use Review Response

Date: November 15, 2021
From: Andrew Gallahan
503-823-4511, Andrew.Gallahan@portlandoregon.gov
Case File: 21-033674-000-00-LU
Location SW KING AVE
Proposal: DZ HEARING - Type III Historic Resource Review for alterations to a 4-story multi-dwelling building, the Elizabeth Spencer Apartment also known as the King's Hill Condominiums, at the northwest corner of SW King Avenue and SW Yamhill Street. The property is listed as a contributing resource in the King's Hill Historic District. The resource, constructed in 1907, consists of a bearing brick foundation and first floor with levels 2-4 consisting of wood-frame with stucco cladding. The proposed alterations include the wholesale replacement of the existing stucco cladding on all exterior elevations to be replaced with a new plywood shear wall beneath a new rainscreen stucco system. The proposal also includes the replacement of the wood belt course detailing, wood trim, and new gutters.

Note: The scope of work also includes the repair of all existing wood single-hung windows with new dual pane glazing and new roofing with an architectural shingle which would be considered exempt from review.

Historic Resource Review is required for non-exempt exterior alterations in a Historic District. A Type III procedure is required because the proposed project valuation exceeds the value of $481,300 (See Portland Zoning Code, Chapter 33.846, Table 846-3).

Urban Forestry has reviewed the proposal for its impact on existing street trees and heritage trees, street tree planting requirements and related mitigation, in accordance with Title 11, Trees.

PLEASE NOTE THERE MAY BE OTHER APPLICABLE TREE REQUIREMENTS AS PER TITLE 33 PLANNING & ZONING.

A. Response Summary
Urban Forestry does not object to approval of the proposed development. The development will be subject to Urban Forestry standards and requirements during the permit review process.

B. Tree Plan (11.50.060)
A tree plan must be submitted with each phase of review including land use reviews, building permit applications, and public works permits. The plan must include the following information for street trees:
a. The size and location of street trees adjacent to the subject property.
b. Trees proposed to be preserved including tree protection specifications in accordance with 11.60.030.
c. Tree(s) proposed for removal.
d. Tree planting plan (tree species and location(s)).

C. Street Trees
1. *Existing Street Conditions*
a. SW King Ave: The site has approximately 100 feet of street frontage. The right-of-way is improved with pavement, curbs, planting cutouts, and sidewalks. There are no overhead high voltage power lines. There are three street trees.

i. Littleleaf linden (*Tilia cordata*), 20" DBH, good condition
ii. Littleleaf linden (*Tilia cordata*), 6" DBH, good condition
iii. Littleleaf linden (*Tilia cordata*), 18" DBH, good condition
iv. There is a fourth street tree just off site to the north; please consider this tree when moving along with plans, and coordinate with the adjacent property owner if you need to prune this tree.

b. SW Yamhill St: The site has approximately 62 feet of street frontage. The right-of-way is improved with pavement, curbs, planting cutouts, and sidewalks. There are no overhead high voltage power lines. There are two street trees.
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2. *Street Tree Preservation* (11.50.040)
Based on the proposed development it appears existing street trees may be impacted. Development proposals must be configured to avoid street trees.

The existing street trees must be preserved at all phases of construction. All of the existing street trees are healthy, non-nuisance species that are appropriate for their locations. If the applicant believes the tree must be removed to facilitate development, the applicant must provide adequate technical analysis demonstrating why the tree cannot be preserved while developing the site to City standards.

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Street tree planting may be exempt under 11.50.060.B when existing above or below grade utilities prevent planting street trees or when the existing planting strip is less than 3-feet wide.

Due to the existing condition of the right-of-way, street trees may not be required unless PBOT requires frontage improvements.

D. Conditions of Approval
Urban Forestry has no objections to the proposal.

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LIFE SAFETY RESIDENTIAL PLAN REVIEW RESPONSE

To: Megan Sita Walker
From: Sloan Shelton, Life Safety Plans Examiner
Date: November 17, 2021
RE: SW KING AVE, 21-033674-LU

The following comments are based on the plans and documents provided to the Life Safety Plan Reviewer. They are intended to provide the applicant with preliminary Building Code information that could affect this Land Use review and/or future Building Permit reviews. The comments may not identify all conflicts between this proposal and the Building Codes. A complete Life Safety plan review will be provided at the time of Building Permit submittal. The comments are based on the 2017 Oregon Residential Specialty Code (ORSC), henceforward referred to as the Building Code.

RESPONSE SUMMARY
Life Safety Plan Review does not object to the approval of this proposal. The applicant should be aware that several building code requirements may impact the final design of this building. For information regarding future compliance, see the **GENERAL LIFE SAFETY COMMENTS** below.

GENERAL LIFE SAFETY COMMENTS

Item #	Comment
1	A separate Building Permit is required for the work proposed and the proposal must be designed to meet all applicable building codes and ordinances. Building Code information is available online at: http://www.portlandonline.com/bds/, or by calling (503) 823-1456.

Re: King's Hill 11/22/21 - LU 21-033674 HR

Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Wed 11/3/2021 11:22 AM

To: Bill Leslie <williamleslie99@gmail.com>
Cc: jriley@certasolutions.com <jriley@certasolutions.com>

2 attachments (2 MB)
Virtual-Mtg-Guidance_for_Public_DC-HLC (1).PDF; LU 21-033674 HR_D-1_HRNG NOTICE(NOV1).pdf;

Hi Bill, Please find a link at the end of the email to the full drawing packet and the appendix packet (with the applicant's documentation of existing conditions and the full project narrative). A digital copy of the Notice of Proposal is also attached with the information for the scheduled hearing date, November 22, 2021, with the Historic Landmarks Commission who is the decision-making body for the current proposal for alterations. This item is currently scheduled third on the 11/22 Historic Landmarks Commission agenda with a tentative start time of 2:45pm, which is subject to change depending on how fast/ slow the items ahead of us will go.

Findings relative to the approval criteria have not yet been published. The Staff Report and Recommendation (scheduled to be published on 11/12, 10 days before the 11/22 hearing) will include findings based on the approval criteria for this case, the King's Hill Historic District Design Guidelines, and will consider written public comment received during the comment period and Infrastructure Bureau responses.

You are on the mailing list, and I will make sure you get a copy of the Staff Report as soon as it is ready. I also encourage you to provide written comments to me via email (which will be sent to the Landmarks Commission for their consideration prior to the hearing). You also have the option to provide your testimony directly to the Landmarks Commission at the 11/22 hearing (virtually via a Zoom Webinar session). Please see the attached guide on how to submit testimony at the public hearing held remotely via Zoom. To attend or provide testimony at the 11/22 hearing, please register via the link in the Landmarks Commission agenda provided closer to the hearing date.

I am also cc'ing the Applicant for this case, Jim Riley, who is also available to answer questions regarding the proposal. If you would like to discuss this additional information with me, we can set up a time to call either tomorrow afternoon or early on Monday, 11/8.

Secure link to view the submitted drawing packet and appendix:
https://hcpaw.portlandoregon.gov/u/ptOXVLBTl0G005dV/Final%20Packet_731%20SW%20King_LU%2021-033674%20HR?l

Please let me know if I can clarify anything or if you'd like to set up a time to discuss this case.
Thank you,
Megan

From: Bill Leslie <williamleslie99@gmail.com>
Sent: Friday, October 29, 2021 5:57 PM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Subject: King's Hill 11/22/21

Where can I find what information is available regarding the proposed project, regarding City findings, etc.?
I own one of the units...

Perhaps we should chat?
--
Best Regards,

Bill Leslie
Phone 503 515 8854

Type III Historic Resource Review - Kings Hill Condominium

Larry Cwik <photogart@gmail.com>

Wed 11/17/2021 11:35 PM

To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Cc: planning@goosehollow.org <planning@goosehollow.org>; Tina.wyszynski@gmail.com <Tina.wyszynski@gmail.com>

Megan Sita Walker
Bureau of Development Services
Portland, Oregon

Hello -

Please accept my comments below on the following, include them on the record, make them available to the Historic Landmarks Commission, and let me know that you will do so. Thank you for your help..

Sincerely,

Lawrence Cwik
731 SW King Avenue, Unit 12
Portland, Oregon 97205

STAFF REPORT AND RECOMMENDATION TO THE LANDMARKS COMMISSION

CASE FILE: LU 21-033674 HR
PC # 20-153737

Commissioners
Historic Landmarks Commission
City of Portland
Portland, Oregon

November 17, 2021

Dear Commissioners -

I am a member of the Homeowners Association of Kings Hill Condominium at 731 SW King Avenue, Portland, have lived in the building since 2005, and have previously served on the Homeowners Association Board. The project, CASE FILE: LU 21-033674 HR, as presented to you for your consideration at the November 22, 2021 meeting is unneeded.

• The Association should repair the damaged cladding and not replace it all, which is overkill, unneeded, and not cost-effective. The cladding which has fallen did not fall prior to 2017 and only started to fall during 2017 street work to the south of the building on SW Yamhill Street, the vibration from which shook our building for days.
• The Association should have the roof replaced when it is scheduled for replacement, for which the Association has saved up reserves for already.
• The Association plan to replace historic windows for the whole building is not needed. If a unit owner has a non-functional window, the unit owner should pay for the repair, possibly with a 50% contribution from the Association, and not otherwise burden other owners. The project RE the windows is overkill, unneeded, and not cost-effective. The existing historic lead glass windows are an integral part of the building's charm and character and should be retained to the maximum extent feasible. Specialists in historic window re-creation such as Truax Builders Supply, 10949 SE Division Street, Portland, who I have personally worked with twice during the past 20 years, can assist any owners with non-functional windows. They can accurately re-create any historic window which is deemed non-repairable.
• The Association should consider that its plan as presented to you will force owners on fixed incomes to have to move out as the special assessment it will result in will be untenable for some owners, coming on top of quite high regular existing HOA dues ($658.98 per month for our unit, #12, starting January 1, 2022), on top of the payment for the mortgage, which many if not most owners have on their unit, and on top of property taxes and other expenses. With Portland already in a housing crisis, the current project is not only unneeded, as specified above, but also counter to City of Portland's housing policy, as additional new special assessments will be infeasible for some owners, who may then have to move out. Several owners have expressed this concern to the HOA Board to no avail. The planned project has already resulted in a unit selling in the building in 2020 for a 32% discount off of what its normal price would be due to the huge new special assessment the Board plans for this project. We should maintain affordable housing, and not raise fees so much that the housing is no longer affordable, and not force current owners to sell their unit at a significant loss due to the planned cost for this project. Being forced to sell a home of many years at a steep discount, due to a huge, unneeded project will hurt people, and thwart housing policy.
• The current Association President has spearheaded key decisions and strategy which lack transparency, including a failure to get a cost-benefit

analysis from a consultant not affiliated with or benefiting from the project. The current President has told me that a cost-benefit analysis done by the project's proposed project engineer is sufficient for him. That firm, an engineering firm, would gain financially from the project going forward as proposed and so is not impartial. The President has also refused to put forward alternatives for consideration by all owners here that are more cost-effective, despite several owners requesting that he do so. The President is the vice-president of a different engineering firm and so should know the benefit of having a cost-benefit analysis done by an impartial person on an expensive, $1 million plus, engineering project.

- If the current HOA Board members, including the President, who has not lived in the building for almost two years, want to go ahead with an unneeded project by funding it themselves, including from the President's considerable personal resources, then the proposed project will be fine, and I do not object to it. Otherwise, for reasons listed above, I object to the project as proposed, on historic preservation grounds, on equity grounds, on housing policy grounds, on diminution of property value grounds, and on lack of transparency grounds.

Thank you for your consideration.

Sincerely,

Lawrence Cwik
731 SW King Avenue, Unit 12
Portland, Oregon 97205

City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 | 503-823-7300 | www.portland.gov/bds

Land Use Review Application

File Number: LU 21-033674 HR

FOR INTAKE, STAFF USE ONLY

Date Rec 4/6/21 by Mary

☐ Type I ☐ Type Ix ☐ Type II ☐ Type IIx ☒ Type III ☐ Type IV

LU Reviews HR

[Y] [N] Unincorporated MC

[Y] [N] Flood Hazard Area (LD & PD only)

[Y] [N] Potential Landslide Hazard Area (LD & PD only)

[Y] [N] 100-year Flood Plain [Y] [N] DOGAMI

Qtr Sec Map(s) 3027 Zoning RM4d

Plan District None

Historic and/or Design District King's Hill & "d" overlay

Neighborhood Goose Hollow

District Coalition NWNW

Business Assoc Goose Hollow & Stadium District

Related File # PC 20-153737

APPLICANT: Complete all sections below that apply to the proposal. Please print legibly. Email this application and supporting documents to: LandUseIntake@portlandoregon.gov

Development Site Address or Location 731 SW Kings Street, Portland, Oregon

Cross Street SW King Ave | SW Yamhill Street **Sq. ft./Acreage** 6700 SF

Site tax account number(s)

R 452400010 (R198747) R R

R R R

Adjacent property (in same ownership) tax account number(s)

R R R

Describe project (attach additional page if necessary)

Rehabilitation of exterior envelope of building to include:
- Replacement of stucco cladding
- Rehabilitation of wood windows
- Replacement of roofing
- Repair of damaged framing
- Replacement of damage sheathing

Describe proposed stormwater disposal methods

No changes

Identify requested land use reviews

Type III Historic Landmark Design Review

- **Design & Historic Reviews -** For **new development**, provide project valuation. $
  For **renovation**, provide exterior alteration value. $ 1,200,000
  AND provide total project valuation. $ 1,200,000
- **Land Divisions -** Identify number of lots (include lots for existing development).
  New street (public or private)? ☐ yes ☑ no
- **Affordable Housing -** For buildings containing five or more dwelling units, will 50% or more of the units be affordable to households with incomes equal to or less than 60% of the median family income for the county or state, whichever is greater? ☐ yes ☐ no ☑ N/A

continued / over

Applicant Information

- Identify the primary contact person, applicant, property owner and contract purchaser. Include any person that has an interest in your property or anyone you want to be notified. Information provided, including telephone numbers and e-mail addresses, will be included in public notices.
- For all reviews, the applicant must sign the Responsibility Statement.
- For land divisions, all property owners must sign the application.

PRIMARY CONTACT:

Typed Full Name: James Riley ☑ I acknowledge this typed name as my signature

Company/Organization: Certa Building Solutions, Inc.

Mailing Address: 1510 SE 44th Avenue, Suite 102

City: Portland State: OR Zip Code: 97215

Day Phone: 206.399.8335 FAX: email: jriley@certasolutions.com

Check all that apply ☐ Applicant ☒ Owner ☐ Other

Typed Full Name: Pieter Vermeulen ☐ I acknowledge this typed name as my signature

Company/Organization: Kings Hill Condominium Owners Association

Mailing Address: 731 SW Kings Street

City: Portland State: OR Zip Code: 97214

Day Phone: FAX: email: president.khc.board@gmail.com

Check all that apply ☐ Applicant ☐ Owner ☐ Other

Typed Full Name: ☐ I acknowledge this typed name as my signature

Company/Organization:

Mailing Address:

City: State: Zip Code:

Day Phone: FAX: email:

Check all that apply ☐ Applicant ☐ Owner ☐ Other

Typed Full Name: ☐ I acknowledge this typed name as my signature

Company/Organization:

Mailing Address:

City: State: Zip Code:

Day Phone: FAX: email:

Check all that apply ☐ Applicant ☐ Owner ☐ Other

Responsibility Statement As the applicant submitting this application for a land use review, I am responsible for the accuracy of the information submitted. The information being submitted includes a description of the site conditions. I am also responsible for gaining the permission of the owner(s) of the property listed above in order to apply for this review and for reviewing the responsibility statement with them. If the proposal is approved, the decision and any conditions of the approval must be recorded in the County Deed Records for the property. The City of Portland is not liable if any of these actions are taken without the consent of the owner(s) of the property. In order to process this review, City staff may visit the site, photograph the property, or otherwise document the site as part of the review. I understand that the completeness of this application is determined by the Director. By my signature, I indicate my under-standing and agreement to the Responsibility Statement.

Name of person submitting this application agrees to the above Responsibility Statement and acknowledges typed name as signature:

James Riley Date: 3/25/2021

Phone number: 206.399.8335

Email this application and supporting documents to LandUseIntake@portlandoregon.gov

Submittal of locked or password protected documents will delay intake of your application.

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

BDS – Conference Facilitator Summary Memo

Pre-Application Conference

Date: August 26, 2020

To: James Riley, Certa Building Solutions, jriley@certasolutions.com

From: Jean Hester, Conference Facilitator
Jean.Hester@portlandoregon.gov, 503-823-7783

Case File: EA 20-153737

Location: SW KING AVE

Property ID: R198747

Proposal: A Pre-Application Conference to discuss exterior alterations to a building in the King's Hill Historic District. The proposed changes include the exterior stucco, roofing and the plumbing system.

This conference summary report identifies the participants at the conference, provides an initial response to the issues and requirements for the proposed project with separate response from key bureau representatives. This memo identifies current land use review fee information and provides related information that may be helpful as the project moves from concept to completion.

Pre-Application Conferences are required for all major (Type III and IV procedure) land use reviews. The purpose of the conference is to inform the applicant of the substantive and procedural requirements of the Land Use Review, to identify the submittal requirements and documents this information for the applicant and all interested persons.

The information provided at the conference and included in this summary is based on the information that was submitted prior to and at the meeting and reflects regulations in effect at the time of the conference. The meeting is intended to convey information. It is not a public hearing and no land use decision is rendered at the conference. Interested persons may attend the conference and obtain copies of all the written information that is submitted and prepared for it.

You must submit your Land Use Review application within one-year of the Conference.

Conference date: July 14, 2020
Expiration of Conference: July 14, 2022

A. Comments from Bureau Representatives: The chart below identifies the staff who participated in the conference and/or who submitted written comments:

Response attached	Bureau	Responsibilities	Contact
Yes	BDS Land Use Services	Review of land use review	Megan Sita Walker 503-823-7294
Yes	PBOT	Public Streets	Tammy Boren-King 503-823-2948
Yes	BES	Public sewer and stormwater connections to the public right-of-way	Abigail Cermak 503-823-7577
Yes	BDS Site Development	On-site stormwater disposal, septic systems, private rights-of-way, geotechnical requirements, erosion control	Ericka Koss 503-823-7537
Yes	Water Bureau	Connections to public water	Benjamin Kersens 503-865-6370
No	Fire Bureau	Access grades, fire hydrants, turnarounds	Dawn Krantz 503-823-3718
Yes	Urban Forestry	Street trees	Casey Clapp 503-823-4467
No	devTeam Portland, BDS	Further information on devTeam Portland can be accessed at: https://www.portlandoregon.gov/bds/49859	Alice Nielsen 503-823-3448

Please refer to the memo *from Megan Sita-Walker, Land Use Services,* for the list of application submittal requirements for the required land use review(s). Also, the attached responses from the City bureaus identify additional requirements that are pertinent to the land use review or a later Building Permit submittal.

If you have questions about comments included in this Pre-Application Summary Report, please contact the representative identified in the respective memo. Please note that staff comments are based on the information submitted at the time of application. If you have questions regarding the proposal beyond those covered in this summary report, or if your proposal changes in scope or configuration, a new Pre-Application Conference may be required or an additional Early Assistance application may be needed to provide responses to your follow-up questions.

B. Fees

Below is an estimate of land use fees that may apply to your proposal. Fees charged will be those in effect when the Land Use Review application is submitted. When more than one Land Use Review is requested, full fees are charged for each additional review. You may view the current Land Use Review fees at the following link: http://www.portlandonline.com/shared/cfm/image.cfm?id=67127. You may view the current Unincorporated Multnomah County Land Use Review Fees at this link:

http://www.portlandonline.com/shared/cfm/image.cfm?id=67129.

Land Use Review Type	Estimated Fee	
Type II/III Design Review	.032 of project valuation	(min. fee $1,260 /max fee $15,750)
	+$ 444	(combined service bureau fee)
	+$ 1,550	(for each Design Modification)
	+ $3,832	(for each Adjustment Review)

During the building permit process, Permit Fees will be charged for review of your permits and Systems Development Charges (SDCs) may be assessed for new development. An online fee estimator is available on the BDS website at the following link: https://www.portlandoregon.gov/bds/59194.

C. Other Information

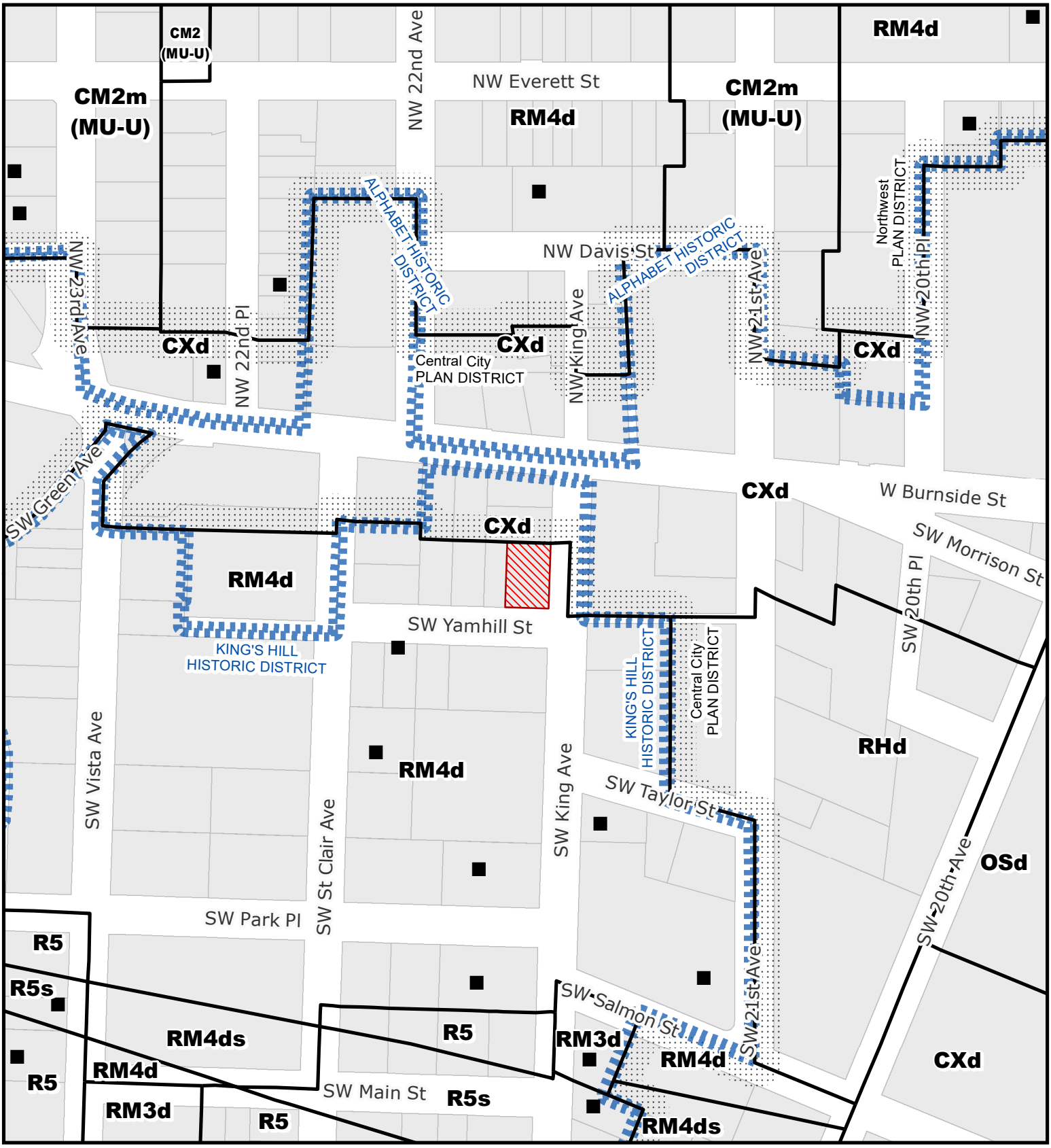
1. Preliminary Life Safety Plan Review Consultation: For Building Code/Life Safety information, you may sign up for a Preliminary Life Safety meeting. Information can be found at the following link: http://www.portlandoregon.gov/bds/article/94545.
2. Electric Service Requirements. Information on electric service requirements for properties served by PGE can be found at the following link: https://www.portlandgeneral.com/construction/electric-service-requirements; and information on electric service requirements for properties served by Pacific Power can be found at the following links: https://www.pacificpower.net/content/dam/pacific_power/doc/Contractors_Suppliers/PP_Developer_and_New_Service_Checklist.pdfhttps://www.pacificpower.net/content/dam/pacific_power/doc/Contractors_Suppliers/PP_Developer_and_New_Service_Checklist.pdf; and http://www.pacificpower.net/con/esr.html.

   Please note that the service requirements included in these links may not cover all requirements associated with your project. Applicants should contact the PGE Service Coordinator at 503-736-5450 or the Pacific Power Business Center at 888-221-7070 to identify issues that are specific to your project and to coordinate electric service requirements.
3. PGE requires minimum clearances from electric wires, conductors and cables. Before building, please be aware of these clearances by calling PGE at 503-736-5450. For more information on the PGE Minimum Clearance Requirements use the following link: https://www.portlandoregon.gov/bds/article/321539.
4. Portland Housing Bureau. The Housing Bureau provides financial assistance for various development phases to both nonprofit and for-profit affordable housing developers (typically multi-dwelling rental housing). For more information, go to the following link: http://www.portlandoregon.gov/bds/article/558746
5. Bureau of Planning and Sustainability. The Bureau of Planning and Sustainability delivers policy and programs related to green buildings, energy efficiency, renewable resources, waste reduction, and recycling. For more information on Sustainability Programs and Services in the Bureau of Planning and Sustainability go to the following link: https://www.portlandoregon.gov/bps/67121.
6. Energy Trust of Oregon. The Energy Trust of Oregon provides technical assistance and cash incentives for energy efficient design. For more information, go to the following link: https://www.energytrust.org/
7. Oregon Department of Energy. The Oregon Department of Energy Conservation Division provides information on a variety of programs to encourage energy conservation, including tax

rebates and low-interest energy loans. For more information, go to the following link: http://www.oregon.gov/energy/Pages/index.aspx

Attachments:

Zoning Map
Site Plan
BDS Land Use Services Response
PBOT Response
BES Response
Water Bureau Response
Urban Forestry Response
Sign-in Sheet



ZONING

NORTH

THIS SITE LIES WITHIN THE:
KING'S HILL HISTORIC DISTRICT

Site

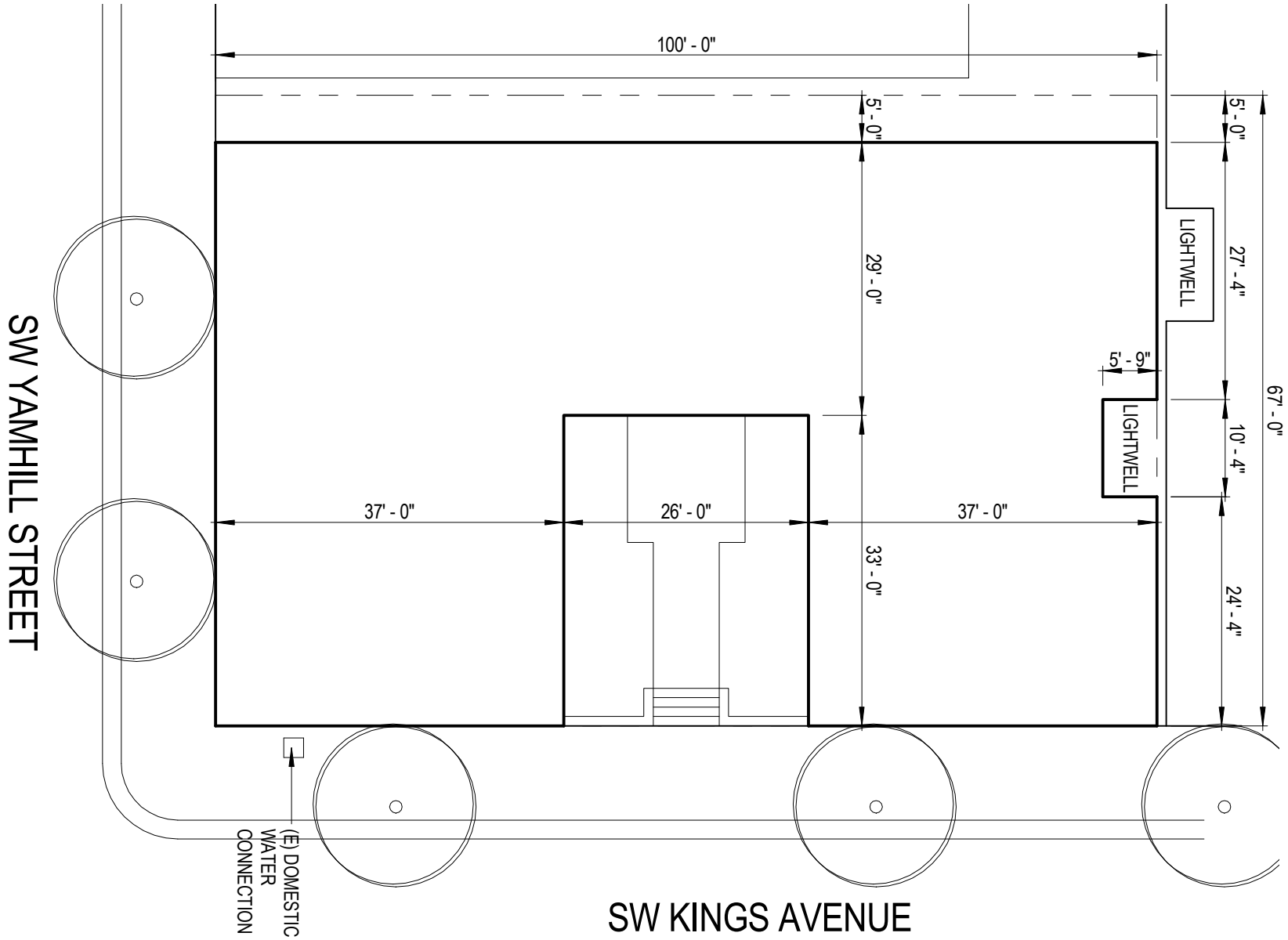
Historic Landmark

File No.	EA 20 - 153737 PC
1/4 Section	3027
Scale	1 inch = 200 feet
State ID	1N1E33CD 70000
Exhibit	B Jun 16, 2020

EXH G-2

These drawings and their content are the property of Certa Building Solutions and are to be utilized on this project. Reproduction of any part of this material, without the express permission of Certa Building Solutions is prohibited.

1/16" = 1'-0" AT 8.5 x 11



SITE PLAN

DA-1

KINGS HILL CONDOMINIUM REHABILITATION

KINGS HILL CONDOMINIUM ASSOCIATION
PROJECT ADDRESS: 731 SW Kings Street, Portland, Oregon
CLIENT ADDRESS: 731 SW Kings Street, Portland, Oregon

PROJECT NO.: 19-074 REVIEWED: JHR DATE: 2020-06-08

EARLY ASSISTANCE APPLICATION

CERTA building solutions
www.certasolutions.com 1510 SE 44TH Avenue, Suite 102, Portland Oregon, 97215

EXH G-2

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

BDS – Land Use Planner Response

Pre-Application Conference

Date: August 26, 2020

To: Jean Hester, Conference Facilitator
503-8263-7783, Jean.Hester@portlandoregon.gov

From: Megan Sita Walker
503-823-7294, MeganSita.Walker@portlandoregon.gov

File No.: 20-153737 PC – *Kings Hill Condominium Rehabilitation*

Location: 731 SW KING AVE

Tax Account: R198747

State ID Number: 1N1E33CD 70000

Proposal: A Pre-Application Conference to discuss exterior alterations to a building in the King's Hill Historic District. The proposed changes include the exterior stucco, roofing and the plumbing system.

The information provided at the conference and included in this response is based on the information you provided prior to and at the conference and reflects regulations in effect at the time of the conference. This response provides information and guidance only. It is preliminary in nature and based on the information the applicant provided to BDS staff. It is neither a land use review nor a final decision regarding this project. References are to the Portland Zoning Code available online at www.portlandonline.com/zoningcode.

A. KEY ISSUES AND REQUIREMENTS

The following issues and requirements have been summarized for the applicant to pay special attention to as they may impact the proposed project.

1. Historic Resource Review Process

a. Procedure Type. The project will be subject to a Type III Historic Resource Review based on the thresholds per table 846-3 of Section 33.846.060. Submittal requirements can be found in Section C below.

b. Approval Criteria. The applicable approval criteria are *King's Hill Historic District Design Guidelines* and can be found at portlandoregon.gov/designguidelines. Other

approval criteria may apply if *Modifications* (Section 33.825.040 / 33.846.070) or *Adjustments* (Section 33.805.040) to development standards are requested.

c. **Additional Reviews.** *Modification* review may be requested as part of land use review for site-related standards (such as setbacks, size of loading spaces) that are not met. *Adjustment* review may be requested as part of the design review fo*r* use-related development standards (such as floor area ratios, number of loading spaces, number of parking) that are not met.

d. **Neighborhood Contact Requirement (33.420.030)**. For proposals in the Design Overlay Zone that will add at least 10,000 square feet of net building area to a site, the neighborhood contact steps of 33.705.020.C., Neighborhood Contact III, are required. This requirement must be completed 14 days before submitting a Design Review application (or building permit for projects utilizing the Community Design Standards). Additional information on the requirements of Neighborhood Contact III requirements at https://www.portlandoregon.gov/bps/article/732382.

e. **Guide to Historic Resource Review.** You are encouraged to review the Guide to the Historic Resource Review Process prepared by the Historic Landmarks Commission, which provides guidance and expectations of the Historic Resource Review process. The guide can be found on the BDS website at https://www.portlandoregon.gov/bds/article/620027.

f. **Certificate of Compliance.** Approval of a Historic Resource Review allows for the proposed work to be built. The expectation is that the building permit will reflect the project (including the details) that was approved. To ensure this, a Certificate of Compliance will be required at the time of building permit as indicated in a condition of approval. The Certificate of Compliance form can be found at https://www.portlandoregon.gov/bds/article/623658).

2. Specific Historic Resource Review Issues

This preliminary feedback is based on the information in the Pre-Application Conference submittal.

a. **Compatibility.** As described, the proposed includes the wholesale removal and replacement of a significant amount of historic material. The approval criteria speak to preserving historic materials and architectural features. The removal of original material is generally not supportable unless significant damage has occurred and repair is documented to not be an option. In order to adequately review the proposal, an assessment of existing/original systems is required (i.e., original windows, doors, and cladding) documenting the conditions of all original material proposed to be removed.

Additionally, in order to understand how the design team reached the conclusion that the proposed intervention would have the least impact on historic material, please

provide an analysis of alternatives considered, as well as the evidence studied in those analyses.

If selective replacement and repair is documented to not be an option, and replacement continues to be proposed, the guidelines note that exterior alterations should complement the resource's massing, size, scale, and architectural features, and replacement materials should match those original to the building or building style.

Pay particular attention to *Kings Hill Historic District Design Guidelines: A1, A2, A3, A4, A5, D1, D2, D3, D5, and D11* for your response to compatibility guidelines.

b. Public Realm. Please pay particular attention to *Kings Hill Historic District Design Guidelines: P1, P2, P3, D4, D7, and D12.*

c. Quality & Permanence. As noted above, a successful proposal must demonstrate that repair of original/ historic material is not an option and that replacement of the system is necessary. The proposal will then need to demonstrate the use of quality materials and thoughtful detailing that serve to respect the architectural integrity of the resource.

As discussed, if the proposed replacement cladding increases wall thickness, this could drastically alter the historic proportions and detailing of the resource, and would therefore, be difficult to support.

Pay particular attention to *Kings Hill Historic District Design Guidelines: D6, and D8.*

3. Applicable Development Standards

Development standards that will apply to the project include, but are not necessarily limited to, those from the following chapters in the Zoning Code (Title 33) and other City codes available online at https://www.portlandoregon.gov/bds/36809

- 33.846 Historic Resource Review
- 33.445 Historic Resource Protection Overlay Zone
- 33.266 Parking and Loading
- 33.258 Nonconforming Upgrades - interior or exterior improvements to a site totaling more than $168,550 requires up to 10% of the project cost must be spent toward bringing the site into conformance with identified zoning code standards.
- 33.248 Landscaping and Screening
- 33.245 Inclusionary Housing - applies to new development with 20 or more dwelling units.
- 33.120 Multi-Dwelling Zones (RM4, Residential Multi-Dwelling 4 base zone)

- Title 32 Sign Code – note, signs of any size within the Historic Resource overlay zone require a Historic Resource Review, while signs over 32 SF in size in the Design Overlay zone require Design Review.

- Title 11 Tree Code - note, tree preservation requirements do not apply to properties zoned IH, IG1, EX or CX, or sites less than 5,000 SF in area or with more than 85% building coverage. Changes to these exemptions are currently being considered as indicated here https://www.portlandoregon.gov/bds/article/751195.

4. General Design Items to Note

a. Building materials. High quality, durable building materials (building skin, storefronts, windows, doors, canopies, signs, etc.), that respond to the context of the surrounding area or district, are expected. At the ground level facing pedestrian areas, provide robust materials that ensure longevity *(Guidelines D8 – Exterior Materials and Features)*.

5. Coordination with Other Agencies

a. Transportation (PBOT) – *Refer to PBOT Planner Response*

b. Environmental Services (BES) – *Refer to BES Planner Response*

c. Fire / Life Safety

- Preliminary Life Safety Meeting**.** A separate, preliminary life safety meeting is beneficial to identify critical life safety and building code related issues early in the process so the Historic Resource Review proposal can incorporate those critical issues. This meeting is encouraged before the Historic Resource Review approval. More information and the application can be found at https://www.portlandoregon.gov/bds/article/94545

d. Urban Forestry – *Refer to Urban Forestry Planner Response*

B. PREVIOUS LAND USE REVIEWS

There are no prior land use reviews for the project site.

C. SUBMITTAL REQUIREMENTS FOR LAND USE REVIEWS

This list identifies the materials you must submit for your application to be considered complete. For additional details, see Zoning Code Section 33.730.060.

II. PROJECT INFORMATION & NARRATIVE 2 hard copies + 1 digital

8.5" x 11" FORMAT:

- Land Use Review application form

- Project team and Project cost
- Project narrative
- Zoning summary
- Response to Design Guidelines
- Modifications and Adjustments requests & approval criteria responses
- Response to DAR (narrative)
- Technical Reports – Stormwater Loading Analysis, Queuing Study, etc.
- Sustainable features/green technology / LEED goals, etc.

1.	DRAWINGS	4	hard copies + 1 digital

11” x 17” FORMAT

“C” Exhibits should represent proposed development/alterations, drawings at architectural or engineering scale, numbered consecutively (C.1, C.2, C.3, etc.) and generally be in the following order:

- Title Page
- Table of Contents
- Site Plan
- Floor and Roof Plans - roof plan should show all rooftop elements, including mechanical
- Elevations - B/W and color, and without shade or shadows, if project is close to or touching its neighbors, include street-facing elevations in their immediate context, including adjacent buildings
- Building Sections - Include some depicting relationships to adjacent buildings
- Building Details – windows/doors, storefronts, canopies, balconies, signage and their attachments, etc., control joints, seismic joints, and other visible construction details
- Materials / Colors - clearly identify each building material by name
- Landscape Plans
- Lighting Plans
- Civil Plans
- Cut Sheets - only pertinent product info like type, finish, color, dimensions

2. SUPPORTING INFORMATION 1 hard copy + 1 digital

11" x 17" FORMAT:

Appendix should include information that supports the drawings, numbered consecutively (APP.1, APP.2, APP.3, etc):

- Renderings - day and night in context, must be simple and not enhanced marketing-type images, avoid dramatic lighting effects
- Context – plan area, urban (3-block radius), site
- Sightlines - sightline drawings from relevant vantage points
- Material Photos & Examples
- Massing & Design Concept
- Miscellaneous Diagrams - FAR, ground floor windows, clear vs. spandrel panels, height, Modifications, Adjustments, etc.
- Responses to DAR (diagram)

3. GENERAL FORMATTING

- One staple in upper left corner (not bound)
- Label all sheets at lower right corner with the land use case number, which will be given to you when you submit your land use application, (i.e., **LU 12-345678 DZ**) and number each page/sheet as **Exhibit C.xx**, replacing the "xx" with a page number.
- Provide one electronic copy (flash drive or link via email)
- Review all color quality in submittal to ensure it accurately represent the colors intended.
- When returning for a 2nd hearing, revisions to the prior submittals should be illustrated and clearly marked in a side by side comparison.
- Conduct a thorough review before submitting your drawing packet.

III. REQUIREMENTS FOR HEARINGS

20 days before the hearing date submit:

- 10 sets of the Drawings ("C" Exhibits)
- 10 sets of the Supporting Information ("APP" Exhibits)
- 1 digital copy

D. NEIGHBORHOOD NOTIFICATION

When you apply for a Type III Land Use Review, all property owners within 400 feet, and all neighborhood associations and recognized organizations within 1,000 feet of your site will receive notification of your proposal.

- The site is located within the neighborhood association of Goose Hollow, contact planning@goosehollow.org.
- The site is located within 400/1,000 feet of None/Hillside, contact Kevin Kohstamm at kevin.kohstamm@comcast.net, Northwest District, contact John Bradley at 503-313-7574. neighborhood association.
- The site is located within the district neighborhood coalition of Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
- The site is located within the business association of Goose Hollow Business Association, contact Angela Crawford at 503-223-6376, Stadium Business District, contact Tina Wyszynski at Tina.wyszynski@gmail.com
- Contact information for neighborhood associations, neighborhood district coalitions, and business associations is available at www.portlandonline.com/oni/search/.

Land Use Review and Final Plat applications can be emailed to LandUseIntake@portlandoregon.gov. Please note that land use review applications that are emailed after 5 p.m. Monday through Friday or on weekends or holidays will be identified as "received" on the following business day. A Land Use Services technician will contact you within 3-4 business days with instructions for providing payment for emailed applications. All land use review and final plat applications must have documents broken up into the following separate documents:

1. **Application form and Written Narrative (The application form must be unlocked and able to be edited. Digital signatures are not required. An application will not be identified as "received" until it is unlocked.)**
2. **Plans (site plans, elevations and drawings, surveys)**
3. **Technical Reports**
4. **Other**

PBOT
PORTLAND BUREAU OF TRANSPORTATION
1900 SW Fourth Ave., Suite 5000 Portland, OR 97201 503-823-5185
Fax 503-823-7576 TTY 503-823-6868 www.portlandoregon.gov/transportation
Chloe Eudaly Commissioner Chris Warner Interim Director

Mayor Ted Wheeler has declared a State of Emergency for the City of Portland. While city offices are closed to the public to maintain social distancing guidelines from Oregon and federal health authorities, PBOT staff who are able to are currently working remotely to help keep the business of PBOT moving.

PBOT – Development Review

Pre-Application Conference Response

Date: July 14, 2020
To: Jean Hester, Conference Facilitator
503-823-7783, Jean.Hester@portlandoregon.gov]
From: Tammy Boren-King, PBOT Development Review
503-823-2948, Tammy.Boren-King@portlandoregon.gov
Case File: 20-153737-PC
Location: 731 SW KING AVE
R#: R198747
Proposal: A Pre-Application Conference to discuss exterior alterations to a building in the King's Hill Historic District. The proposed changes include the exterior stucco, roofing and the plumbing system.

Portland Transportation/Development Review staff has reviewed the pre-application conference materials to identify potential issues and requirements.

A. Key Issues and Submittal Requirements
A. Approval Criteria
B. Required Public Improvements, Dedication, and Driveways
C. Public Works Permit Process
D. Appeals (Alternative Review Committee Information)

A. Key Issues and Requirements

1. There are two triggers in Title 17 for when public right-of-way (ROW) improvements are required. The first trigger is an increase in trips. Per 17.88.020, alterations which increase the number of occupants of a site are required to provide a standard full width improvement, including sidewalks, and may require dedication to allow the full width improvement to be constructed. Standard improvements are based on the requirements of *Creating Public Streets and Pedestrian Connections through the Land Use and Building Permit Process* and the *Portland Pedestrian Design Guide*. The proposed project will not

alter then number of units in the building or add any new uses. As such, an increase in trips is not anticipated.

The second trigger is when a project is a "significant alteration" as defined in 17.88.010.C. "Significant Alteration" is defined as changes to property that are 35 percent or greater than the assessed value of all improvements on the site. Mandatory improvements for fire, life safety, and accessibility do not count toward the threshold." When this trigger is met, frontage improvements are required within the existing right-of-way.

The subject frontages currently have sidewalk corridors which meet or exceed the required widths as described in Section C of these notes. The corner curb ramps do not currently meet Americans with Disabilities Act (ADA) standards. **If the permit value as assigned by the Bureau of Development Services meets or exceeds the significant alteration threshold, the project will be required to rebuild the corner to current ADA standards. This will trigger a public works permit.**

2. Staff used assessment data available on Portlandmaps.com to calculate the significant alteration threshold based on the 2019 assessment data.

Condo Unit	2019 Assessed Value of Improvements
1	$ 313,230.00
2	$ 352,140.00
3	$ 354,560.00
4	$ 230,330.00
5	$ 397,030.00
6	$ 268,510.00
7	$ 274,540.00
8	$ 305,020.00
9	$ 230,330.00
10	$ 292,960.00
11	$ 268,510.00
12	$ 291,010.00
A	$ 205,710.00
14	$ 393,010.00
15	$ 230,330.00
16	$ 369,910.00
17	$ 316,850.00
18	$ 372,060.00
Total	$ 5,466,040.00
Significant Alteration Threshold	$ 1,639,812.00

3. Any sidewalk panels which are damaged or destroyed during construction will need to be replaced. If the significant alteration threshold is not reached, this can be achieved via a Minor Improvement Permit.

4. When proposed development will prohibit use of an area of within the public right-of-way, a separate Temporary Street Closure permit will be required. Additionally, closures that do not allow safe passage and unobstructed flow of normal public use in a partially open area or lane, will also require a City approved Traffic Control Plan. For information on obtaining a separate Temporary Street Closure permit, please contact: http://www.portlandoregon.gov/transportation/permitting (503-823-7611).
5. The Portland Bureau of Transportation (PBOT) has started a new initiative called Safe Streets to respond to the Covid-19 public health crisis. PBOT will make temporary changes to city streets to give people more space to walk, bike, roll, do business, and get around in their neighborhood. This initiative is a collection of independent programs that have the potential to modify the operation of the ROW abutting or in the vicinity of your site. If you would like to learn more about the Safe Streets Initiative or what may be planned in your area contact the PBOT Slow Streets team at safe@portlandoregon.gov or 503-823-7233. Additional information can also be found at: https://beta.portland.gov/transportation/safestreetspdx/what-safe-streets-initiative.

B. Approval Criteria and Land Use Submittal Requirements

The applicant shall submit a written narrative adequately addressing the applicable zoning code approval criteria listed below for the required reviews:

City Code Requirements	Code Citation and Link	Staff Notes
Creating Public Streets and Pedestrian Connections through the Land Use and Building Permit Process.	https://www.portlandoregon.gov/transportation/article/465731	Street width and sidewalk configuration standards
Pedestrian Design Guide	https://www.portlandoregon.gov/transportation/article/84048	Standards for pedestrian facilities including sidewalk corridors.
Sidewalk Standards for Furnishing Zone and Tree Wells	TRN 10.17	See Sections II.F and II.G of this policy for furnishing zone requirements.

C. Required Public Improvements, Dedication, and Driveways

TSP Classifications: At this location, the City's Transportation System Plan (TSP) classifies the abutting street(s) as follows:

SW King Ave. is inside the Central City Pedestrian District.

Street Name	Traffic	Transit	Bicycle	Pedestrian	Freight
SW King Ave	Local Service	Local Service	Local Service	Local Service	Local Service

SW Yamhill St	Local Service	Local Service	Local Service	Local Service	Local Service

Existing Improvements: At this location, according to the City's GIS data, the site's abutting rights-of-way are improved as follows:

Street Name	ROW Width*	Roadway Width*/Condition	Pedestrian Corridor Width*/Configuration			
			Curb	Furnishing	Sidewalk	Frontage
SW King Ave.	60-ft	36-ft paved	0.5-ft	4-ft	6-ft	1.5-ft
SW Yamhill St.	60-ft	36-ft paved	0.5-ft	4-ft	6-ft	1.5-ft

** The applicant is advised the information contained herein is derived from City GIS and other databases typically used by city staff, as well as information from the applicant. It has not been confirmed via a survey. It is the applicant's responsibility to provide a current survey to document the location of the abutting rights-of-way and to confirm or challenge any anticipated dedication amount.*

Standard ROW Improvements:

Street Name	Curb Location	Pedestrian Corridor Width	Pedestrian Corridor Configuration				Estimated Dedication
			Curb	Furnishing/ Stormwater	Sidewalk	Frontage	
SW King Ave.	No change	12-ft	0.5-ft	4-ft	6-ft	1.5-ft	None
SW Yamhill St.	No change	11-ft	0.5-ft	4-ft	6-ft	0.5-ft	None

The estimated dedication amount is based on the information available to City Staff. A site specific survey is necessary to determine the final dedication amount, which will be determined via the Public Works Permit process.

Excess Pedestrian Corridor Width Allocation: The amount of right-of-way available behind the curb on SW Yamhill St. exceeds the required pedestrian corridor width. In this case, the excess width should be added to the furnishing zone.

Commercial Sidewalk Standards require the entire sidewalk corridor to be hardscaped with tree wells. See TRN 10.17 Section II.F.2 at https://www.portlandoregon.gov/citycode/article/40993.

ADA Compliant Corner or Mid-Block Ramps: If the significant alteration threshold is met, then the corner is required to be reconstructed to meet current City and Federal ADA standards. Information regarding ADA curb ramp design and construction criteria can be found at https://www.portlandoregon.gov/transportation/article/727351. A public works permit will be triggered.

Driveways: None are existing or proposed.

D. Public Works Permit Process

If the Significant Alteration threshold is met, the Right-of-Way improvements will need to be designed by an Oregon licensed civil engineer and constructed under a Public Works Permit, which is separate from the Building Permit that will be necessary for construction of the proposed project.

Concept Development Phase plans must be submitted to Public Works Permitting in order to verify the type of PW Permit that is required and to determine the required performance guarantee amount.

PW Design Review will determine specific design elements including stormwater management, bus stop, curb-cuts, landscaping, location of signage, location of utility poles and street lights, as well as other design requirements.

The applicant is therefore encouraged to contact Public Works at (503) 823-1987 or at pwp@portlandoregon.gov to familiarize himself with the process and initiate the appropriate meetings/process. Additional information on the City's Public Works Permitting process can be found at the following link: http://www.portlandoregon.gov/publicworks. It is important for the applicant to understand the Public Works process and timeline to avoid any conflicts with the Land Use Review and Building Permit process.

Concept Development approval (30% design) including plans, fees, a contract (called the application for permit) and a performance guarantee for the estimated value of the improvement must be submitted prior to Building Permit approval. The performance guarantee may be in the form of a surety bond, irrevocable letter of credit, set-aside account, or cash deposit. Applicant should contact Public Works at (503) 823-1987 for appropriate forms and additional information.

E. Appeals (Public Works Alternative Review)

Per TRN 1.27, an applicant may request the Public Works Alternative Review Committee (ARC) consider alternatives to the requirements identified in this document. The applicant is encouraged to provide sufficient detail in the request to enable the Committee to make a qualified decision. The Committee may seek additional information from the applicant, provide advice to the applicant, seek additional information from other City Bureaus, or complete additional reviews before a final decision is rendered. Any proposed alternative frontage improvements must be approved through the alternative review process prior to PBOT making a recommendation on an associated land use review or building permit.

PWA decisions are valid for one year from the date of approval and are the first step in the Public Works Appeal Process. Additional information on the Public Works Alternative Review Process, fees, and application materials can be found at https://www.portlandoregon.gov/article/481371.

CITY OF PORTLAND
ENVIRONMENTAL SERVICES

1120 SW Fifth Avenue, Room 1000, Portland, Oregon 97204 ▪ Ted Wheeler, Mayor ▪ Michael Jordan, Director

Pre-Application Conference Response

Date: July 17, 2020
To: Jean Hester, Conference Facilitator
503-823-7783, Jean.Hester@portlandoregon.gov
From: Abigail Cermak, BES Systems Development
503-823-7577, Abigail.Cermak@portlandoregon.gov
Case File: EA 20-153737
Location: 731 SW KING AVE
R#: R198747
Proposal: A Pre-Application Conference to discuss exterior alterations to a building in the King's Hill Historic District. The proposed changes include the exterior stucco, roofing and the plumbing system.

The Bureau of Environmental Services (BES) has reviewed the submitted materials to identify potential issues and requirements and provide the following comments. Some references to Portland City Code (PCC) are included below; the applicant may refer to the Auditor's Office Online Charter and Code.

A. Key Issues and Requirements

Following is a brief summary of issues and requirements that may impact your proposed project or are submittal requirements that will require time to prepare prior to submittal of the application.

1. The applicant must submit a utility plan with the land use application.

B. Sanitary Service

1. *Sanitary Infrastructure*: According to available GIS data, the following sewer infrastructure is located in the vicinity of the project site:
   a. There is a public 12-inch vitrified clay (VSP) combined sewer in SW King Ave (BES as-built # 0795).
   b. There is a public 8-inch variable material combined sewer in SW King Ave (BES as-built #20199)
   c. There is a public 8-inch PVC combined sewer in SW Yamhill St (BES as-built #EP222).
2. *Existing Sanitary Service*: Historic plumbing records indicate the existing building had a sanitary connection to the 8-inch combined line with a lateral located approximately 84 feet north of the manhole in SW King Ave (ID AQD 070). However, recent TV inspection records (2014) show this lateral has been plugged. Those same inspection videos show another lateral from to the 8-inch combined sewer in SW King Ave located approximately 54 feet north of the manhole in SW King Ave (ID AQD 070) and a lateral from the 12-inch combined sewer in SW King Ave located approximately 73 feet north of the manhole in SW Yamhill St (ID ABK 796). It is unclear which lateral is serving this development.

   As significant work is proposed on the sanitary plumbing system for this development, BES recommends locating the existing lateral to ensure it is serviceable and meets current standards.
3. *Connection Requirements*: Connections to the City sewer system must meet the standards of the City of Portland's Sewer and Drainage Facilities Design Manual, PCC 17.32.090, administrative rules ENB-4.07 and ENB-4.17, and all other relevant City codes and rules. Sanitary sewage from private property must be separately conveyed to the property line and

connected through individual laterals for discharge to the City separate sanitary or combined sewer. Per ENB-4.07, sewer connection permits are required to make new connections to City mains and laterals, relocate or upsize existing laterals, and repair sewers in City right-of-way. The permittee is responsible for verifying the location, depth and size of an existing sewer lateral and for ensuring the lateral is clear of obstructions prior to connection.

C. STORMWATER MANAGEMENT

1. *Stormwater Infrastructure*: According to available GIS data, the following stormwater infrastructure is located in the vicinity of the project site:

   a. There are no public storm-only sewers available to this property. The combined sewers described above may provide the only offsite discharge location for stormwater from the development.

   b. Currently, stormwater from the public right-of-way discharges to combined sewer inlets in SW King Ave.

2. *General Stormwater Management Requirements*: Development and redevelopment sites that include any of the triggers listed in PCC 17.38.040 are subject to the policies and standards of PCC 17.38.035, Portland's Stormwater Management Manual (SWMM) and Source Control Manual (SCM). Projects must comply with the current adopted version of the SWMM as of the permit application date. A fundamental evaluation factor in the SWMM is the Stormwater Infiltration and Discharge Hierarchy (Section 1.3.1), which sets the framework that will be used to determine when a project's stormwater runoff must be infiltrated onsite and when offsite discharge will be permitted, and the parameters that must be met for either scenario. If tested infiltration rates on a property are greater than or equal to 2 inches per hour, onsite infiltration will be required unless the site falls under a specific exemption described in Section 1.3.3 of the SWMM. Note that maximum building coverage allowed by the zoning code does not exempt the applicant from stormwater requirements. Pollution reduction and flow control requirements must be met using vegetated facilities to the maximum extent feasible, though roof runoff and some paved impervious surfaces are exempt when discharging directly to a UIC (refer to Section 1.3.3 of the SWMM). The Hierarchy also includes impervious area reduction techniques (ecoroof, pervious paving and trees), which can mimic the passive treatment of pre-development conditions and help reduce the area of new development requiring stormwater management.

3. ***2020 SWMM Update*: Note that the SWMM is currently being revised with the new version expected to go into effect October 2020.** The draft 2020 SWMM is available for public comment until June 19th, 2020 at www.portlandoregon.gov/bes/2020SWMM. The applicant is also encouraged to review the additional information and summary of changes provided at the above link. There will be a grace period of three months during which either SWMM version can be used. Outside the grace period, each application will be reviewed under the manual in effect at the time of submittal. Specifically, land use reviews will be conducted under the manual in place at the time of application submittal (provided that the application is complete within 180 days of submittal), building permits will be reviewed against the manual version in effect at the time of permit "in date," and Public Works Permits will be reviewed against the manual version in effect on the date the Concept Development Submittal is accepted for review. Although staff will attempt to identify and describe potential impacts of the updated SWMM to this proposal, it is the applicant's responsibility to also review the provided information and revisions in the context of the development proposal.

4. *Public Right-of-Way Stormwater Management:* Stormwater runoff from the public right-of-way must comply with all applicable standards of the SWMM and Sewer and Drainage Facilities Design Manual and be conveyed to a discharge point along a route of service approved by the BES Director or the Director's designee.

   a. When PBOT requires new sidewalk construction in a pedestrian corridor where a curb and paved street already exist, constructing the sidewalk so that it slopes toward a

vegetated area and/or planting street trees will be a viable alternative to constructing stormwater management facilities.

b. ***2020 SWMM Update:*** Note that with the SWMM update expected in October 2020 (as described above), sidewalk and ADA improvement projects with existing curbs that create or replace 500 ft^2 or more of impervious area will no longer be automatically exempt from stormwater management requirements. If this project will be reviewed under the 2020 SWMM, the applicant should be aware that new or redeveloped impervious area behind the existing curb must meet SWMM requirements or will be subject to an Offsite Stormwater Management Fee in lieu of building a stormwater facility. Be aware that Public Works Projects will be reviewed based on the manual in effect at the time the Concept Development Submittal is accepted for review.

5. *Private Property Stormwater Management*: Stormwater runoff from this project must comply with all applicable standards of the SWMM and SCM and be conveyed to a discharge point along a route of service approved by the BES Director or the Director's designee.

   a. *SWMM Triggers:* Stormwater management requirements described in the SWMM are triggered for projects that develop or redevelop greater than 500 square feet of impervious area. Changes to paved or other impervious surfaces that expose 500 square feet or more of gravel, aggregate or soil and repave would trigger the requirements of the SWMM. In addition, expanding the footprint of existing structures or impervious area, or expansion of existing structures within the existing development footprint may trigger the SWMM. The applicant may refer to Section 1.2.1 of the SWMM and coordinate with BES staff for information of what qualifies as development and redevelopment for this project. Note that some or all of the proposed work may fall under an exemption as described in Section 1.2.4 of the SWMM. If stormwater management requirements of the SWMM are triggered, a stormwater report will be required.

D. General Public Works Permit Information

For questions related to the public improvements described throughout these notes, please contact Clayton Stahnke at (503) 823-7054 or clayton.stahnke@portlandoregon.gov or the BES Development Engineering hotline at (503) 823-7761, option 3.

1. *General Public Works Permit Information:* Information on the City's public works permit (PWP) process, including submittal requirements and review timelines, is available at www.portlandoregon.gov/publicworks. All submitted public works plans must meet the City's Sewer and Drainage Facilities Design Manual (SDFDM), SWMM, and public works permitting plan submittal requirements and drafting standards. Contact Public Works Permitting at (503) 823-1987 or pwp@portlandoregon.gov with questions related to the general public works permit process.
2. *Hazardous Substances Code:* The City's Hazardous Substances Code (PCC 17.24.067) requires the excavation and removal of disturbed contaminated soils from right-of-way access areas and utility corridors. The soils must be replaced with clean fill at a minimum depth of 5 feet. A demarcation/contaminant barrier is also required when it has been determined the soils are contaminated at depth. Erosion control measures for contaminated soils (Section 1.12 of the SCM) must be met. Soil stockpiles must be covered and contained with a barrier on all four sides, with an impervious layer underneath the stockpile to inhibit contaminants from leaching back into the soil.

E. Submittal Requirements for Land Use

1. Full land use plan set, including preliminary utility plan.

F. PERMIT INFORMATION

At the time of permit review the applicant should be aware of the following:

1. *Connection Fees*: Sewage system connection fees and system development charges are assessed at the time of building plan review and change every fiscal year on July 1st. For additional information on these fees, navigate here or call the BES Development Review Team at 503-823-7761.
2. *Connection Requirements*: Connection to public sewers must meet the standards of the City of Portland's Sewer and Drainage Facilities Design Manual.
3. *Source Control Manual Requirements*: Design requirements from the Source Control Manual (SCM) that may be pertinent to this project are briefly described as follows with the corresponding SCM section noted. BES recommends the applicant review the SCM to help recognize other requirements that may apply to this project at the time of building permit review.
    a. *Solid Waste and Recycling (SCM Section 1.6)*: If changes are proposed to the existing trash and recycling area, the area may need to come into compliance with current standards, if applicable. Please note that solid waste (including grease bins/drums/boxes) and recycling (plastic, paper, glass, etc.) areas require a structural cover with a paved surface beneath the receptacles, a bermed or graded isolated area beneath the cover to protect from stormwater run-on, and a drain to the sanitary sewer within the isolated covered area.

PORTLAND WATER BUREAU
FROM FOREST TO FAUCET

Amanda Fritz, Commissioner
Michael Stuhr, P.E., Administrator

1120 SW 5th Avenue, Room 600
Portland, Oregon 97204-1926
Information: 503-823-7404
www.portlandoregon.gov/water

An Equal Opportunity Employer

Water Bureau

Early Assistance Appointment Response

Date: July 10, 2020

From: Benjamin Kersens, 503-823-3805, Ben.Kersens@portlandoregon.gov

Case File: EA 20-153737

Location: SW KING AVE

Property ID: R198747

Proposal: A Pre-Application Conference to discuss exterior alterations to a building in the King's Hill Historic District. The proposed changes include the exterior stucco, roofing and the plumbing system.

The Water Bureau has reviewed the pre-application conference materials to identify potential issues and requirements.

A. WATER AVAILABILITY

1. Water is available to this site from the 10" CI water main in SW King Ave and the 6" CI main in SW Yamhill Street. The static water pressure is estimated as 46 - 85 psi at 165 feet in elevation
2. The site is currently served through a 1" meter on a 1" service. Services will be evaluated at the time of PWB permit review. If the services are found to be inadequate, they will be resized at the expense of the applicant. If an existing service is not used for the new development, it must be removed. All fees to remove services are the responsibility of the applicant.
   a. PWB recommends completing a W-3 at this early stage to determine the fixture count and evaluate whether a new service will be required.
   b. PWB also recommends that the applicant determine whether a new fire line will be required for the structure.

B. OTHER CATEGORY

1. All mixed-use/multi-tenant developments, certain occupancies, and services larger than 1.5" will require the installation of a backflow prevention assembly on private property. Water Bureau required backflow assembly installations can significantly impact property frontage development. Water Bureau required assemblies are typically required to be installed on private property at the property line, on the centerline of the city water service. Some installations are required to be installed above finished grade in an approved insulated outdoor enclosure. Please reference possible backflow assembly requirements for your project at https://www.portlandoregon.gov/water/article/326464 or call 503-823-7480 for more information.

To help ensure equal access to City programs, services, and activities, the City of Portland will provide translation, reasonably modify policies/ procedures and provide auxiliary aids/services/alternative formats to persons with disabilities. For accommodations, translations and interpretations, complaints, and additional information, contact 503-823-7404, use City TTY 503-823-6868, or use Oregon Relay Service: 711.

2. To obtain fire flow information fill out a "Fire Flow Request Form" found at our website, http://www.portlandonline.com/water/index.cfm?c=55128& or by calling 503-823-1408.

C. WATER CODE REQUIREMENTS

Topic	Code and Comments	Code Citation & Link
Title 21	City Water Code	Title 21 Water

D. PERMIT INFORMATION

At the time of permit review (following the land use review) you should be aware of the following:

1. To install a new sanitary lateral to the property you may need to cross an existing water main. PWB would require a Utility Protection Plan prior to construction. Refer to the Portland Guidelines for Utility Protection for more information.
2. All new domestic service taps and upsized meters will be assessed a **System Development Charge** (SDC). Fee is based on meter size. Meters will be sized during the building permit process. Sizing is based on total count of all fixtures supplied by the identified service. Applicant will provide an SDC Form, W-3, or W-4 for each service as part of the building permit submittal. There will be no reduction in meter size based on grey water usage or the installation of low-flow fixtures. SDC credit will be given for meters that are permanently removed. SDC credit is applied towards services within the same lot and is not transferrable.
3. Fire lines are excluded from Systems Development Charges.
4. The applicant can consider the use of a combination domestic and fire service for domestic services of 2" or less. In this circumstance PWB will require that the fire flow demand be provided prior to building permit approval.
5. Ordinance rates for service installations and water main extensions can be found in Exhibit A of the FY 19-20 Water Fee Schedule: https://www.portlandoregon.gov/water/article/735903None.

PORTLAND PARKS & RECREATION
Healthy Parks, Healthy Portland

Urban Forestry
1900 SW 4th Ave. Ste 5000, Portland, OR 97201
Tel: 503-823-TREE (8733) Fax: 503-823-4493
email: trees@portlandoregon.gov
web: portlandoregon.gov/trees

Urban Forestry
Early Assistance Response

Date: July 14, 2020
From: Casey Clapp
503-823-4467, Casey.Clapp@portlandoregon.gov
Case File: EA 20-153737
Location: SW KING AVE
Proposal: A Pre-Application Conference to discuss exterior alterations to a building in the King's Hill Historic District. The proposed changes include the exterior stucco, roofing and the plumbing system.

Portland Parks, Urban Forestry staff has reviewed the Early Assistance materials to identify potential issues and requirements in accordance with Title 11, Trees. This response identifies potential issues and/or impacts on existing street and heritage trees, and trees on city-owned or managed sites, if applicable. Trees on private property are subject to development standards from the Bureau of Development Services. See planner requirements for private property trees.

Please note that there may be other applicable tree requirements in Title 33 Planning & Zoning.

A. Response Summary

The development will be subject to Urban Forestry standards and requirements during the permit review process as detailed below.

The existing street trees must be preserved at all phases of construction. All of the existing street trees are healthy, non-nuisance species that are appropriate for their locations. The applicant must preserve tree per 11.60.030 Tree Protection Specifications. If the applicant wants to pursue removal, they must adequately demonstrate why the tree cannot be preserved while developing the site to City standards.

B. Tree Plan (11.50.060)

A tree plan must be submitted with each phase of review including land use reviews, building permit applications, and public works permits. A tree plan was not submitted with the EA application, so additional tree information is required. The plan must include the following information for street trees:

a. The size and location of street trees adjacent to the subject property.
b. Trees proposed to be preserved including tree protection specifications in accordance with 11.60.030.
c. Tree(s) proposed for removal.
d. Tree planting plan (tree species and location(s)).

C. Street Trees

1. *Existing Street Conditions*
    a. SW King Ave: The site has approximately 100 feet of street frontage. The right-of-way is improved with pavement, curbs, planting cutouts, and sidewalks. There are no overhead high voltage power lines. There are three street trees.
        i. Littleleaf linden (*Tilia cordata*), 20" DBH, good condition
        ii. Littleleaf linden (*Tilia cordata*), 6" DBH, good condition
        iii. Littleleaf linden (*Tilia cordata*), 18" DBH, good condition
        iv. There is a fourth street tree just off site to the north; please consider this tree when moving along with plans, and coordinate with the adjacent property owner if you need to prune this tree.
    b. SW Yamhill St: The site has approximately 62 feet of street frontage. The right-of-way is improved with pavement, curbs, planting cutouts, and sidewalks. There are no overhead high voltage power lines. There are two street trees.
        i. Littleleaf linden (*Tilia cordata*), 18" DBH, good condition
        ii. Littleleaf linden (*Tilia cordata*), 18" DBH, good condition

2. *Street Tree Preservation* (11.50.040)
Based on the proposed development it appears existing street trees may be impacted. Development proposals must be configured to avoid street trees.

    The existing street trees must be preserved at all phases of construction. All of the existing street trees are healthy, non-nuisance species that are appropriate for their locations. If the applicant believes the tree must be removed to facilitate development, the applicant must provide adequate technical analysis demonstrating why the tree cannot be preserved while developing the site to City standards.

3. *Street Tree Protection Specifications* (11.60.030)
Tree protection is required in accordance with Title 11 Trees, Protection Methods (11.60.030). Tree protection shall follow either the Prescriptive or Performance path. Protection methods must be shown on the tree plan. If using the Performance path, the alternate tree protection plan must be prepared by an arborist who has visited the site

4. *Street Tree Planting* (11.50.060.C)
The applicant has not provided a conceptual street tree planting plan. One street tree must be planted or retained for each full increment of 25 linear feet (11.50.060.C.1). Street trees must be planted at a minimum 2.5 caliper inches. Trees will be required to be planted through a building permit.

    a. SW King Ave: The site has approximately 100 feet of street frontage at this location requiring up to four trees to be planted or preserved.
    b. SW Yamhill St: The site has approximately 62 feet of street frontage at this location requiring up to two trees to be planted or preserved.

    Street tree planting may be exempt under 11.50.060.B when existing above or below grade utilities prevent planting street trees or when the existing planting strip is less than 3-feet wide.

    Due to the existing condition of the right-of-way, street trees may not be required unless PBOT requires frontage improvements.

D. Heritage Trees

1. *Heritage Trees* (11.20.060):

There are no Heritage Trees on or adjacent to this site currently.

PORTLAND PARKS & RECREATION
Healthy Parks, Healthy Portland

Urban Forestry
1900 SW 4th Ave. Ste 5000, Portland, OR 97201
Tel: 503-823-TREE (8733) Fax: 503-823-4493
email: trees@portlandoregon.gov
web: portlandoregon.gov/trees

URBAN FORESTRY TREE REQUIREMENTS
Early Assistance and Land Use Review

Portland Parks & Recreation Urban Forestry staff review Early Assistance and Land Use Review materials to identify potential issues and requirements in accordance with Title 11, Trees and Title 33, Zoning Code. The purpose of these reviews is to identify potential issues and/or impacts on existing street trees, heritage trees, and trees on City-owned or managed sites (if applicable), as well as to provide adequate areas for future street tree planting on existing and proposed public streets. Trees on private property are subject to development standards from the Bureau of Development Services. See planning requirements for private property trees or call the Zoning Hotline at 503-823-7526.

Tree Plan Submittal Requirements (11.50.070)

A tree plan must be submitted with each phase of review including land use reviews, building permit applications, and public works permits. The tree plan information may be combined with other relevant plan sheets. The tree plan submittal shall include the following information:

- existing improvements;
- proposed alterations;
- existing street trees ≥ 3” DBH including size and location;
- existing on-site trees ≥ 6” DBH within 15’ of the limits of disturbance;
- trees proposed for removal;
- tree planting proposal, including tree size, species and location; and
- trees to be retained and proposed tree protection measures meeting the specification in Chapter 11.60.

Any changes to an approved Tree Plan, including amending tree species must be approved by the City Forester. Please note that the City Forester may not approve revised tree planting plans based on the lack of species availability. To facilitate species availability, it is recommended that tree procurement occur approximately 6 months prior to installation.

Tree Mitigation (11.50.040.C.2)

Healthy street trees ≥ 6” DBH that are approved for removal shall be replanted with two trees in addition to trees required to be planted to meet Street Tree Planting Standards, below. When street improvements are to partially or fully unimproved streets, healthy street trees ≥12” DBH approved for removal shall be replanted with two trees, with trees planted to meet Street Tree Planting Standards credited towards meeting this requirement. Tree replacement for trees removed shall occur in the street planter strip, on site, or in the same watershed either by planting or by paying a fee in lieu of planting in accordance with table 60-1, below.

On City-owned or managed sites, healthy, non-nuisance trees ≥ 6” DBH that are approved for removal shall be replanted per the Administrative Rule for tree replacement standards, below:

Tree Replacement for Development on City Owned or Managed Sites

Size of tree to be removed (inches in diameter)	Number of trees to be planted
6 and up to 12	Up to 2
More than 12 and up to 20	Up to 3
More than 20 and up to 25	Up to 5
More than 25	Up to 6

Street Tree Planting Standards (11.50.050)

One street tree shall be planted or retained for each full increment of 25 linear feet per side of street frontage. Planting is exempt when existing above or below grade utilities prevent planting of street trees, or if the existing design of the street will not accommodate street tree planting because the planting strip is less than 3 feet wide, there is not a planting strip, or there is insufficient space to add tree wells. Trees planted to meet street tree planting standards are credited toward mitigation requirements when street improvements are to partially or fully unimproved streets. When the required number of trees cannot be planted, a fee in lieu of planting will be required, in accordance with Table 60-1, below.

Table 60-1 Broadleaf Tree Size Requirements

Development Type	Tree Size	
	On Site	Street
One and Two Family Residential	1.5”	1.5”
Multi Dwelling Residential	1.5”	2”
All others	1.5”	2.5”

Tree Planting Specifications

If there are fewer than 8 required trees, they may all be the same species. If there are between 8 and 24 required trees, no more than 40 percent can be of one species. If there are more than 24 required trees, no more than 24 percent can be of one species. Street tree species shall conform to the appropriate “City of Portland Approved Street Tree Planting List.” The City Forester may approve or require an alternate or unlisted species.

All required street trees shall be planted in-ground following Standard Drawing Number P-581 “Typical Street Tree installation,” except when in raised planters that are used to meet Bureau of Environmental Services storm water management requirements. Please include the Standard Drawing Number P-581 as part of the Public Works permit application. Plant materials shall be installed to current nursery industry standards and proper arboricultural practices [American National

Standards Institute, *ANSI A300 Part 6: Tree, Shrub, and Other Woody Plant Maintenance-Standard Practices (Planting and Transplanting)* 2012, Tree Care Industry Association, Inc. Londonderry, NH]. Plant materials shall be properly supported to ensure survival.

All trees required or approved to be planted by Title 11 shall be planted or payment in lieu of planting made prior to the expiration of the permit or City's final acceptance of the project, as applicable. However, it is encouraged that planting occur during the wet months or as per City Forester recommendations. Street tree planting may be deferred between May 1 and September 30 upon filing a performance guarantee as provided in Section 11.10.060 or other assurance deemed acceptable by the City Forester or BDS Director as applicable.

Tree Protection Specifications (11.60.030)

Trees to be retained shall be protected in accordance with Title 11 Trees, Protection Specifications (11.60.030.C). Tree protection shall be shown on the tree plan and include the distance from the trunk of the tree to the fence. A standard root protection zone is established as follows; a minimum of 1 foot radius (measured horizontally away from the face of the tree trunk) for each inch of tree diameter. Protection fencing shall be a minimum 6-foot high metal chain link construction fence, secured with 8-foot metal posts established at the edge of the root protection zone and permissible encroachment area.

Sign In Sheet 20-153737

Abigail Cermak Environmental Services: abigail.cermak@portlandoregon.gov: 503-823-7577

Tammy Boren-King, PBOT tammy.boren-king@portlandoregon.gov, 503-823-2948

Casey Clapp, Urban Forestry; casey.clapp@portlandoregon.com, 503-823-8768

Megan Sita Walker, Design/ Historic Resource Review. MeganSita.Walker@portlandoregon.gov

Ben Kersens. Water, ben.kersens@portlandoregon.gov

James Riley, jriley@certasolutions.com

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

May 5, 2021

James Riley
CERTA BUILDING SOLUTIONS
1510 SE 44th Ave #102
Portland, OR 97215

Re: Land Use Review LU 21-033674 HR – *King's Hill Building Envelope Replacement*

Dear James:

The Bureau of Development Services received your application for a Historic Resource Review located at 731 SW KING AVE on April 6, 2021. Your case has been assigned to me, Megan Sita Walker. In order to continue to review your application, additional information is needed. Once you submit this information, your application will be considered complete, and I will proceed with a full review of your proposal. Up to this point, your application has been reviewed only to determine if all required information has been submitted. The application has not been fully reviewed to determine if it meets the relevant approval criteria, however some issues to address are identified in Section II below.

I. Information Necessary to Complete Application
The following information must be submitted before your proposal can be evaluated:

1. **Response to Pre-Application Summary Memo.** Please provide a detailed response describing how the current proposal is responding the issues raised in the Pre-Application Summary Memo for EA 20-153737 PC dated August 26, 2020 (specifically the Historic Resource Review Planner Response on pages 7-13 with design related feedback on pages 8-9).

2. **Response to Approval Criteria.** Please provide an updated project description/ narrative that includes detailed responses describing how the proposal meets the applicable approval criteria, the *King's Hill Historic District Guidelines*.

3. **Assessment of existing/original systems & options to limit impact on historic material.** As noted in Section A, Item 2.a of the Pre-Application Conference Historic Resource Review planner response, the approval criteria listed in the *King's Hill Historic District Guidelines* speak to preserving historic materials and architectural features. The removal of original material is generally not supportable unless significant damage has occurred, and repair is determined to be infeasible. This documentation is critical for staff and the Historic Landmarks Commission to adequately review the proposed cladding replacement relative to the applicable approval criteria. In order to adequately review the proposal, an assessment of existing/original systems is required (i.e., original windows, doors, and cladding) documenting the conditions of all original material proposed to be removed.

   Additionally, in order to understand how the design team reached the conclusion that the proposed intervention would have the least impact on historic material, please provide an analysis of alternatives considered, as well as the evidence studied in those analyses. Please see attached examples of a cladding assessment and diagrammatic alternatives analysis that was used as documentation for the

wholesale stucco replacement on a contributing resource in the Irvington Historic District approved by the Historic Landmarks Commission in 2018.

4. **Additional Section Details.** Additional to-scale detail drawings showing existing and proposed conditions side by side are required to adequately review the proposal. All details should clearly show the dimension from the framing wall to the exterior face of cladding for both existing and proposed conditions.

   The to-scale **Existing** and **Proposed** Details should have dimensions labeled and materials called out. Enlarged Wall Section Details should be provided documenting existing and proposed conditions at the following locations:
   i. Eaves (showing distinct conditions);
   ii. Typical head, sill, and jamb conditions for windows and doors;
   iii. Base of wall;
   iv. Typical intrusions to accommodate accessory components (vents, pipes, etc.)

5. **Manufacturer's Cut Sheets.** Manufacturer's cut sheets must be provided for all manufactured elements with proposed colors and materials identified.

6. **Pictures of Material Samples/ Mock Ups.** Please provide photos of material samples and/or Mock-Ups for Staff to review so that Staff can determine whether or not the proposed alterations are supportable. Ideally, these would be provided in advance of the Staff Report before the first Land Use Review hearing with the Historic Landmarks Commission so that staff can respond to the materials provided in the Staff Report.

Applications for additional reviews will not be accepted unless accompanied by the required fees. Please note that failure to submit the needed application with the required fee may result in a denial of your proposal.

II. Issues to Address

While not necessary to determine the application complete, additional information may be needed to show that your proposal meets the applicable approval criteria. You are encouraged to address the following issues regarding the approvability of your proposal:

Additional feedback relative to the applicable approval criteria may be forthcoming once the information requested in Section I above, needed to deem the application complete, has been provided.

a. **Removal of Original Material.** The subject property is listed as a contributing resource in the King's Hill Historic District. As mentioned above and at the Pre-Application Conference, the current proposal includes the proposed removal of a significant amount of original/ historic material and the removal of original material is generally not supportable unless significant damage has occurred and repair is determined to be infeasible. In addition to providing the additional information requested in Section I, documentation of options that have been explored for repair of the existing system rather than replacement should be provided. Based on the information provided, the proposal does not meet the approval which speak to the retention of original material and respecting the integrity of the historic resource (see King's Hill Historic District Guidelines: A1, A2, A3, A4, A5, D1, D2, D3, D5, and D11). If the cladding assessment shows that repair is possible, alternatives that result in the retention of historic material should be further explored in order to meet the applicable approval criteria.

III. Time to Complete Application
The Portland Zoning Code allows you up to 180 days to complete your application. Since the 180-day period began on the day we received the application, the deadline to make your application complete is **Monday October 4, 2021.**

IV. Determination of a Complete Application
The application will be determined complete when you have submitted:

1. All of the requested information included in Section I, above. If you cannot provide all of the requested information at one time and intend to submit additional information, please include a written statement with each separate submittal indicating that you still intend to provide the additional missing information by the **Monday October 4, 2021** deadline, **or**

2. Some of the requested information included in Section I, above, and a written statement that no additional information will be provided; **or**

3. A written statement that none of the requested information included in Section I, above, will be provided.

Please be aware that not submitting the requested information may result in your application being denied. The information is needed to demonstrate the approval criteria are met. Once the application is deemed complete, review of your application can proceed using the information you have provided.

Your application will be approved if it meets the relevant land use review approval criteria. It is your responsibility to document how the approval criteria are met. The items listed above will help provide that documentation.

Voiding of Application
If your application is not complete by **Monday October 4, 2021**, it will be voided, and the application fee will not be refunded. The City's land use review procedures are outlined in Chapter 33.730 of the Portland Zoning Code.

Please contact me if you have any questions about this letter. My telephone number is **503-865-6515**, and my e-mail address is MeganSita.Walker@portlandoregon.gov. Requested information noted above should be emailed to me. Please e-mail me for file dropbox instructions if document or drawing file sizes are greater than 5MB. Please label all correspondence and materials you submit with the case number LU 21-033674 HR.

Sincerely,

Megan Walker

Megan Sita Walker, Planner
Land Use Services Division

cc: (deedholder/owner/applicant if different from addressee)
Application Case File

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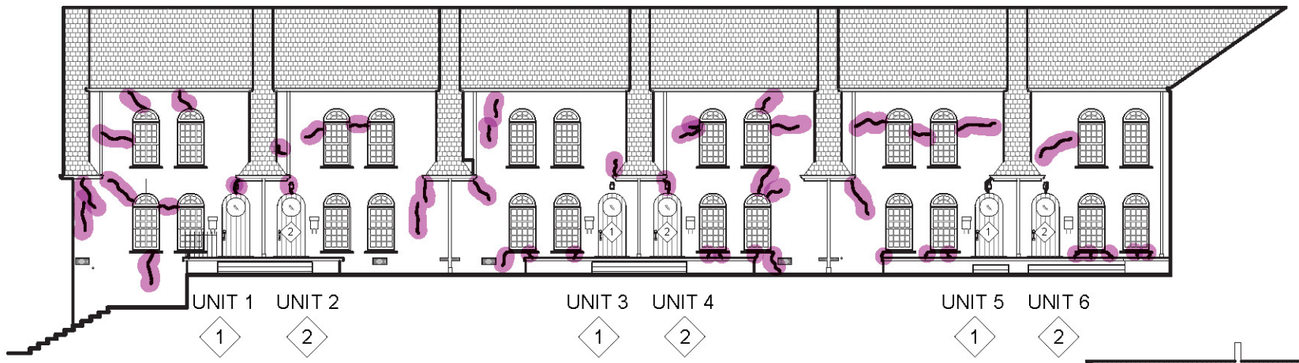

1 C.7B (E)WEST COURTYARD ELEVATION
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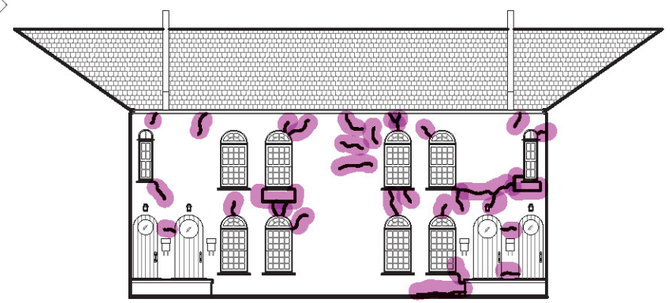

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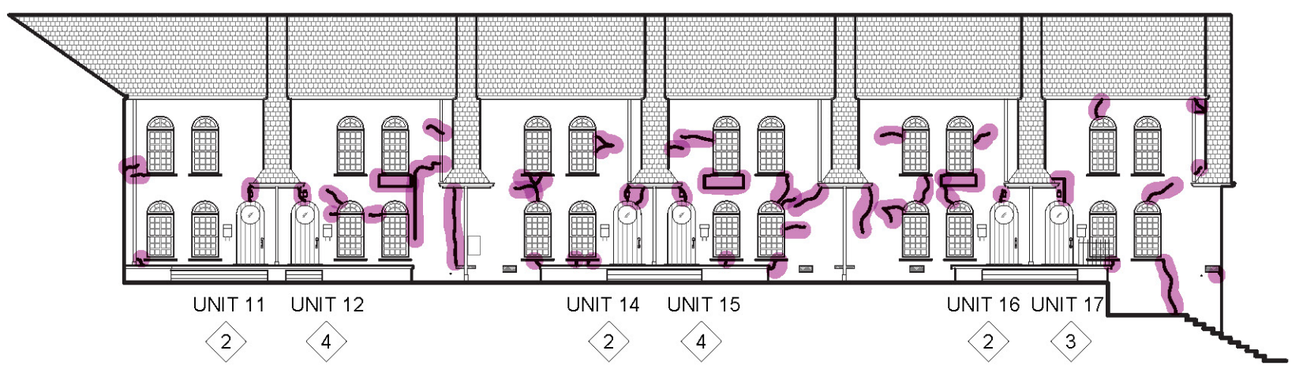

3 C.7B (E)EAST COURTYARD ELEVATION
SCALE: 1/16" = 1'-0"

LEGEND
1. CRACKING
2. EXTENT OF STUCCO REPAIR FOR CRACK REPAIR

ENTRY DOOR REPAIR KEY
1. 1 OF 6 PANELS TO REPLACE
2. 2 OF 6 PANELS TO REPLACE
3. 3 OF 6 PANELS TO REPLACE
4. 4 OF 6 PANELS TO REPLACE
5. 5 OF 6 PANELS TO REPLACE
6. 6 OF 6 PANELS TO REPLACE

Version	Description	YYYY-MM-DD
04.03	HISTORIC REVIEW SET_R2	2018-03-15
04.02	HISTORIC REVIEW SET_R1	2018-02-02
04.01	HISTORIC REVIEW SET	2017-12-22
03.01	PERMIT SET	2017-06-21
02.01	DESIGN PACKACKGE	2017-04-07
01.01	PRE-APP CONFERENCE	2017-03-08

Stamp

MORRISON HERSHFIELD

AVON MANOR
ENVELOPE REHABILITATION
909 NE BRAZEE STREET
PORTLAND, OR 97212
LAND USE REVIEW No. 17-196976 MH: P160234.00

EXISTING CRACKING SURVEY
1 OF 3

Scale
PER DETAIL

DWG No.	Version	Date
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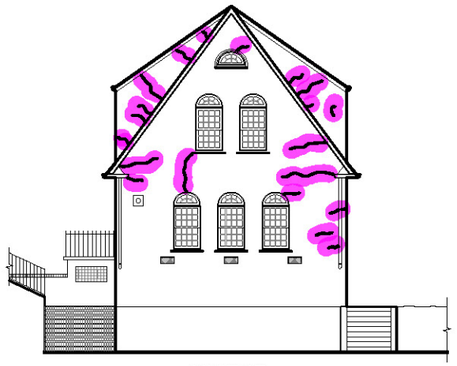


UNIT 17

1 C.7C (E)SOUTH GABLE ELEVATION, EAST WING

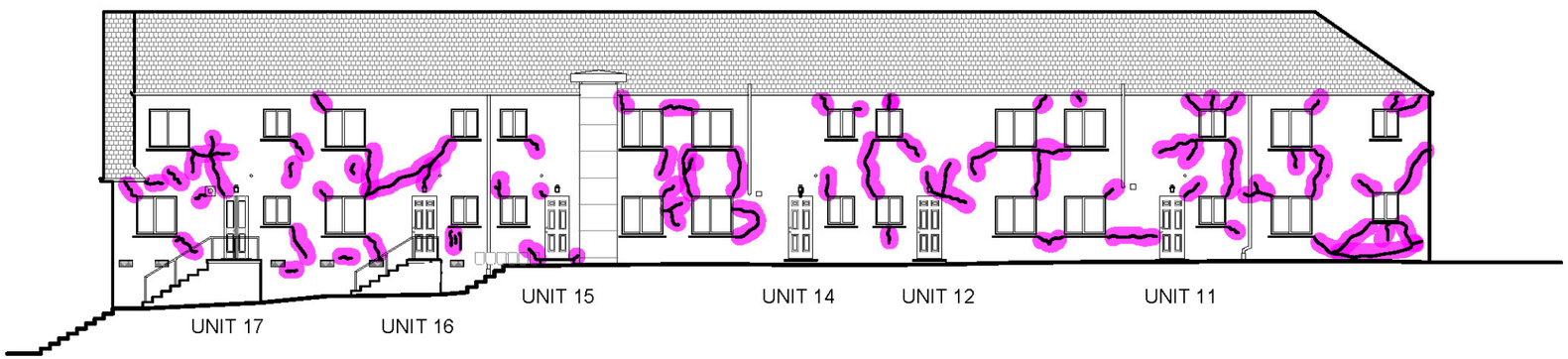
SCALE: 1/16" = 1'-0"



UNIT 10 UNIT 9 UNIT 8 UNIT 7

2 C.7C (E)NORTH ELEVATION

SCALE: 1/16" = 1'-0"



UNIT 17 UNIT 16 UNIT 15 UNIT 14 UNIT 12 UNIT 11

3 C.7C (E)EAST ELEVATION

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LEGEND

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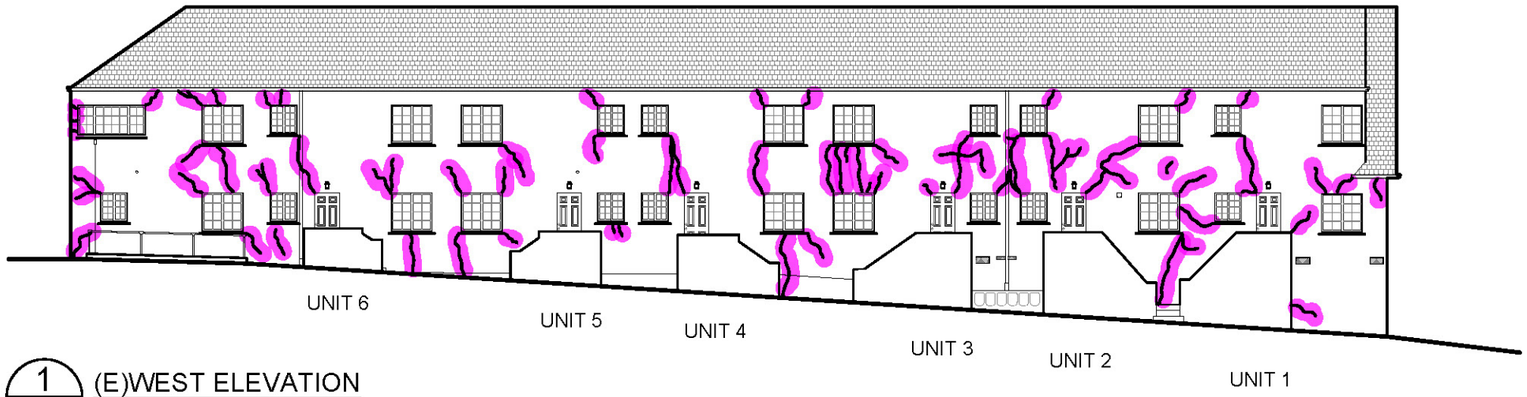

1 / C.7D (E)WEST ELEVATION
SCALE: 1/16" = 1'-0"



2 / C.7D (E)SOUTH GABLE ELEVATION, WEST WING
SCALE: 1/16" = 1'-0"

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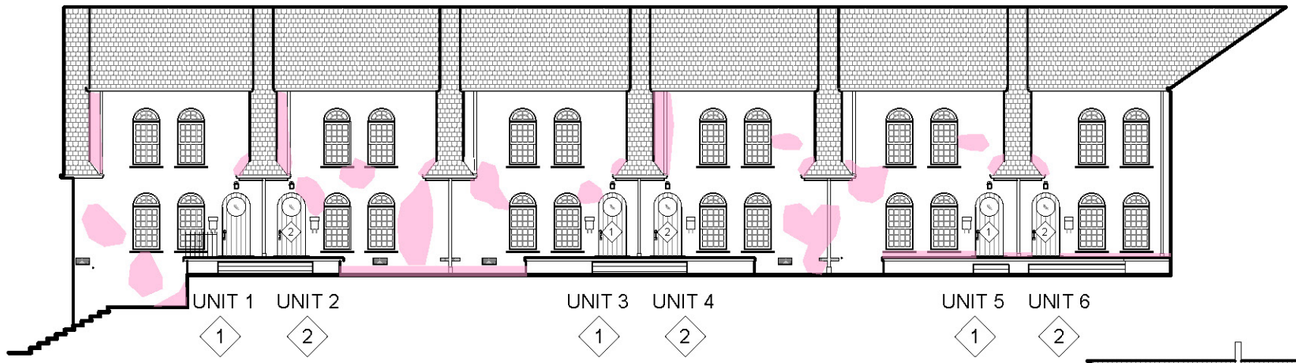

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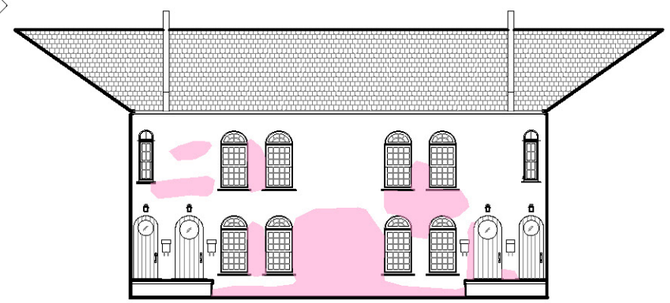

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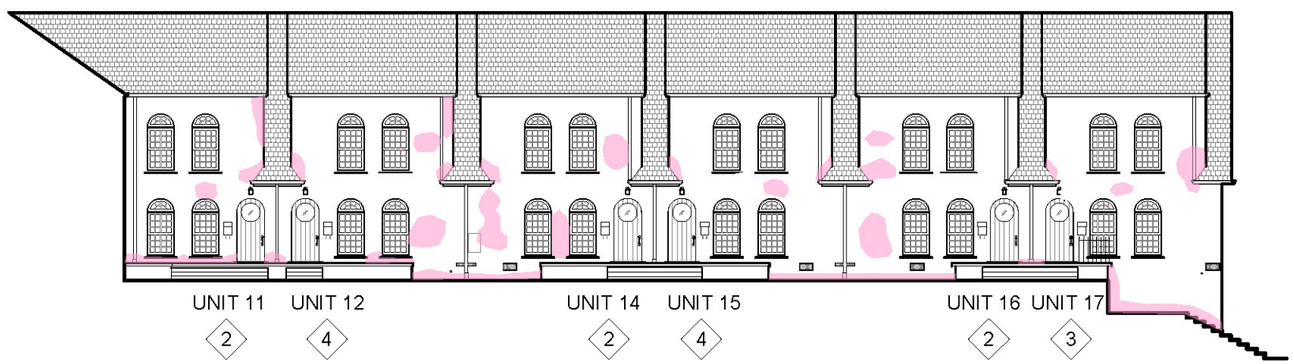

3 C.7E (E)EAST COURTYARD ELEVATION
SCALE: 1/16" = 1'-0"

LEGEND
1. EXTENT OF STUCCO REPAIR FOR BULGING CONDITIONS

ENTRY DOOR REPAIR KEY
1. 1 OF 6 PANELS TO REPLACE
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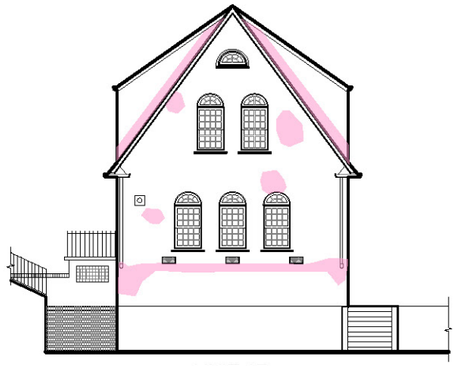

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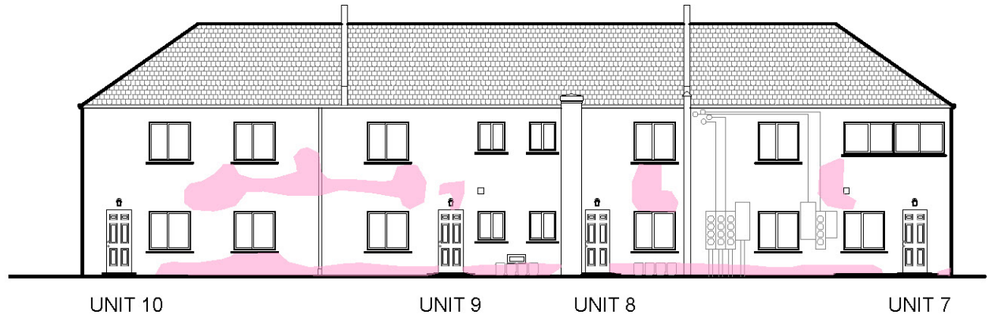

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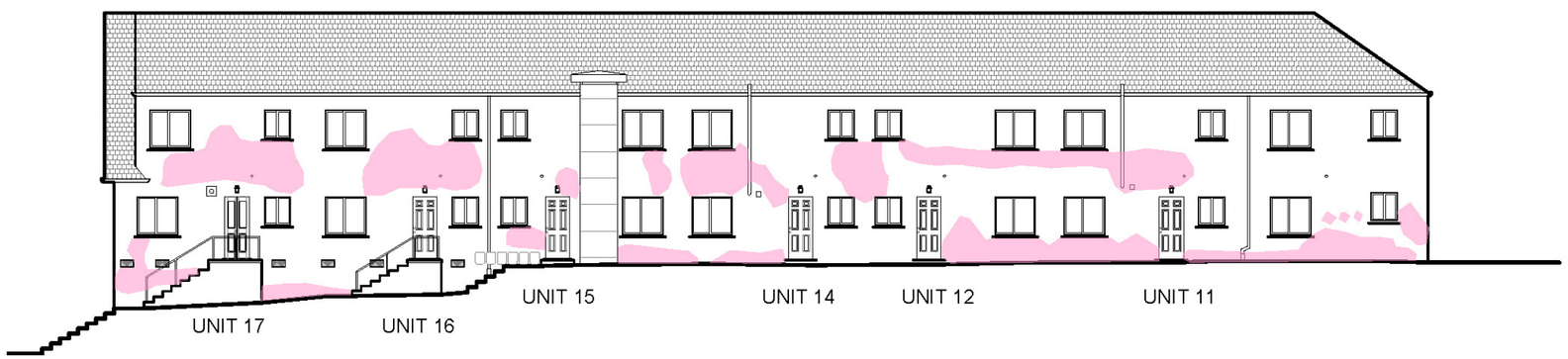

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LEGEND
1. EXTENT OF STUCCO REPAIR FOR BULGING CONDITIONS

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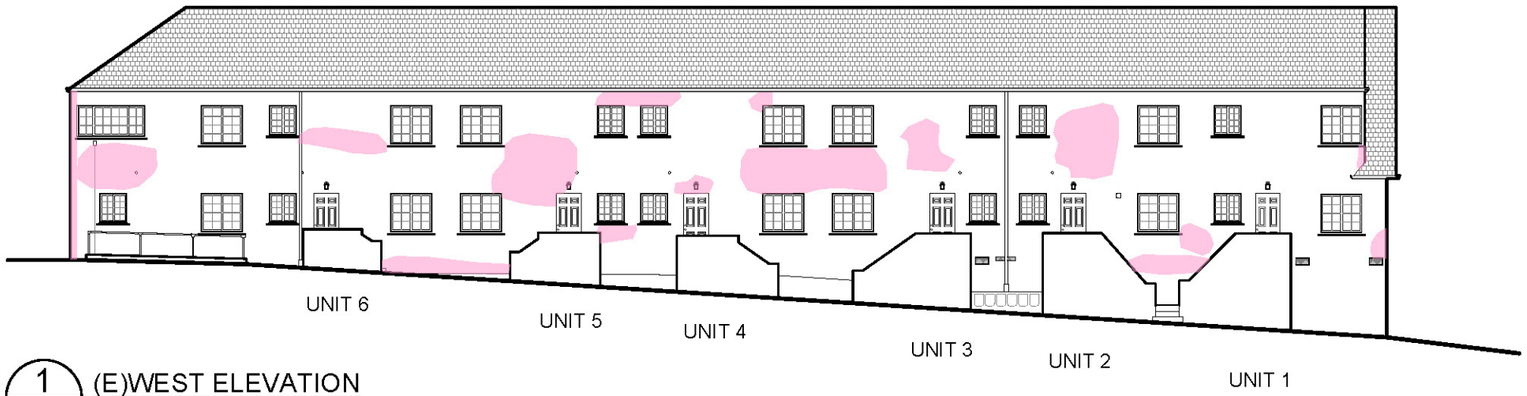

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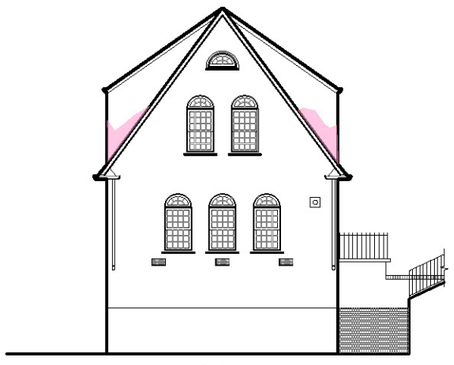

2 / C.7G (E)SOUTH GABLE ELEVATION, WEST WING
SCALE: 1/16" = 1'-0"

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1. EXTENT OF STUCCO REPAIR FOR BULGING CONDITIONS

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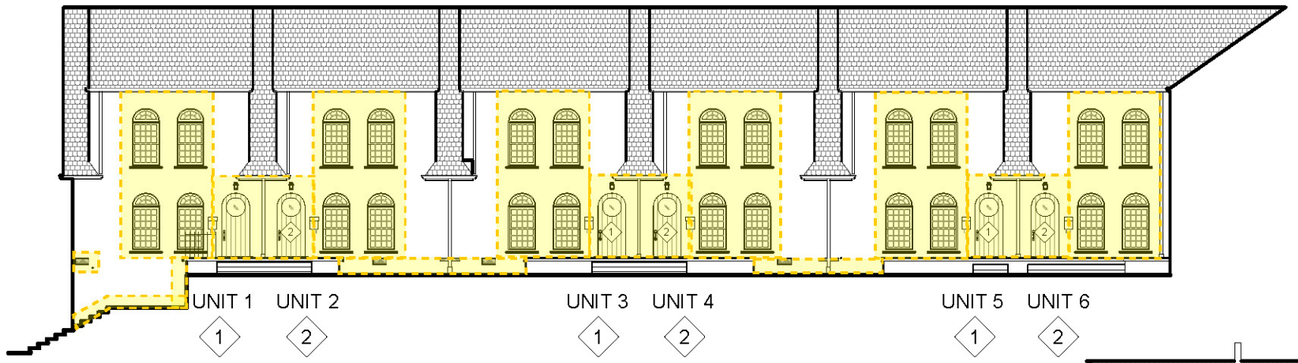

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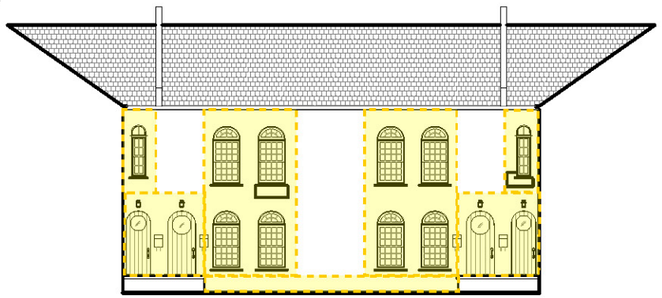

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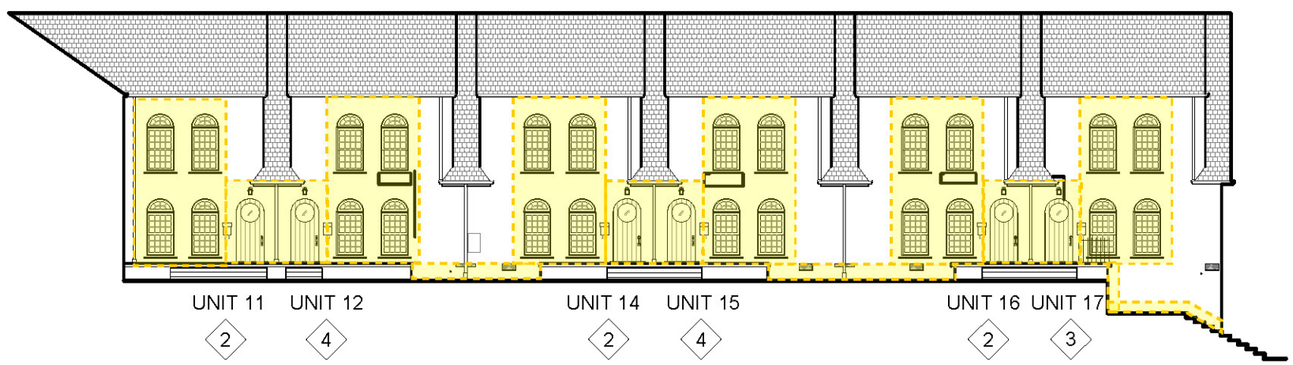

3 C.7H (E)EAST COURTYARD ELEVATION
SCALE: 1/16" = 1'-0"

LEGEND
1. EXTENT OF STUCCO REPAIR FOR TIE-INS

ENTRY DOOR REPAIR KEY
1. 1 OF 6 PANELS TO REPLACE
2. 2 OF 6 PANELS TO REPLACE
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Stamp

MORRISON HERSHFIELD

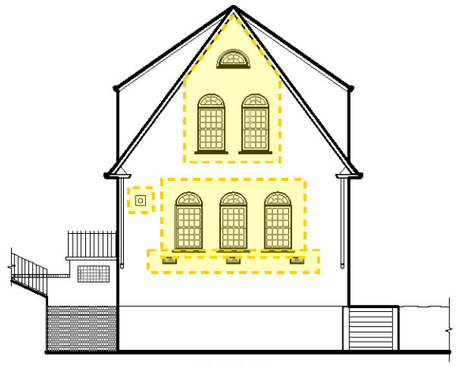
AVON MANOR
ENVELOPE REHABILITATION
909 NE BRAZEE STREET
PORTLAND, OR 97212
LAND USE REVIEW No. 17-196976 MH: P160234.00

PROPOSED TIE-IN REQUIREMENTS
1 OF 3

Scale
PER DETAIL

DWG No.	Version	Date
C.7H	04.03	2018-03-14

\\POR01FP\Data1\Shared\Proj\P160234 Avon Manor Condo Rehab\10. Drawings & GIS\2. Design\1. Current\LU 010.dwg



1 C.7I (E)SOUTH GABLE ELEVATION, EAST WING
SCALE: 1/16" = 1'-0"

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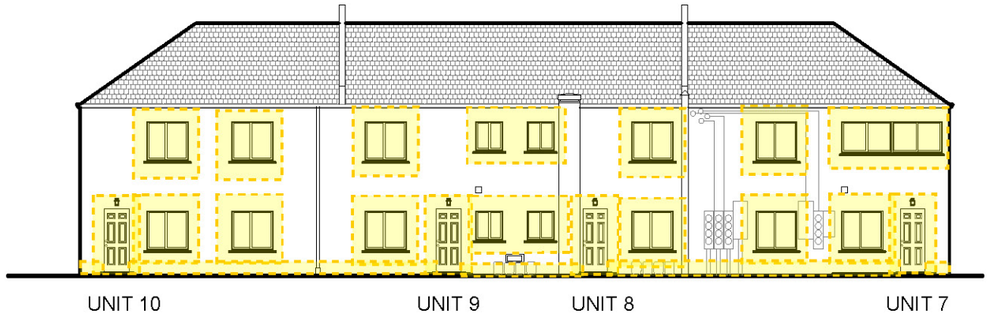

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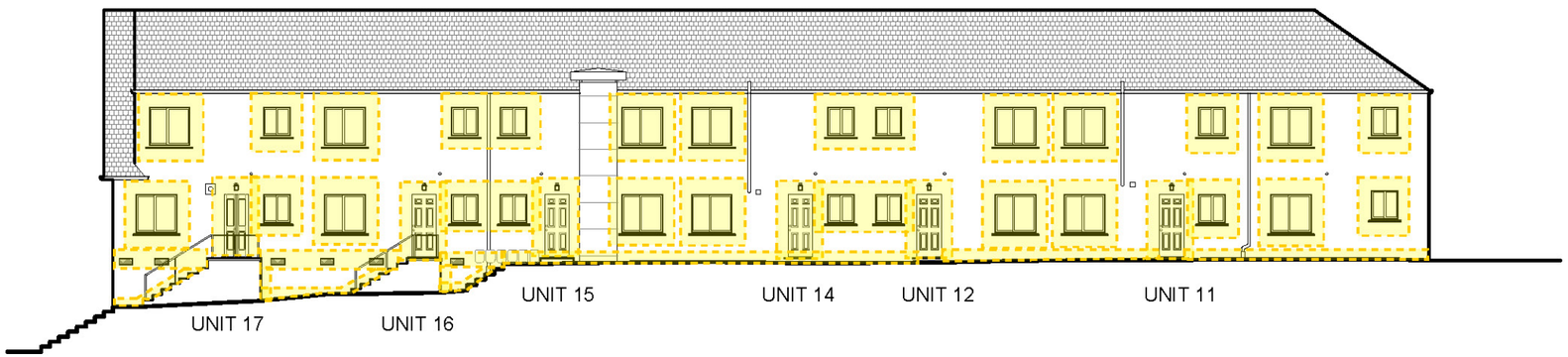
SCALE: 1/16" = 1'-0"



3 C.7I (E)EAST ELEVATION
SCALE: 1/16" = 1'-0"

LEGEND
1. EXTENT OF STUCCO REPAIR FOR TIE-INS

04.03	HISTORIC REVIEW SET_R2	2018-03-15
04.02	HISTORIC REVIEW SET_R1	2018-02-02
04.01	HISTORIC REVIEW SET	2017-12-22
03.01	PERMIT SET	2017-06-21
02.01	DESIGN PACKACKGE	2017-04-07
01.01	PRE-APP CONFERENCE	2017-03-08
Version	Description	YYYY-MM-DD

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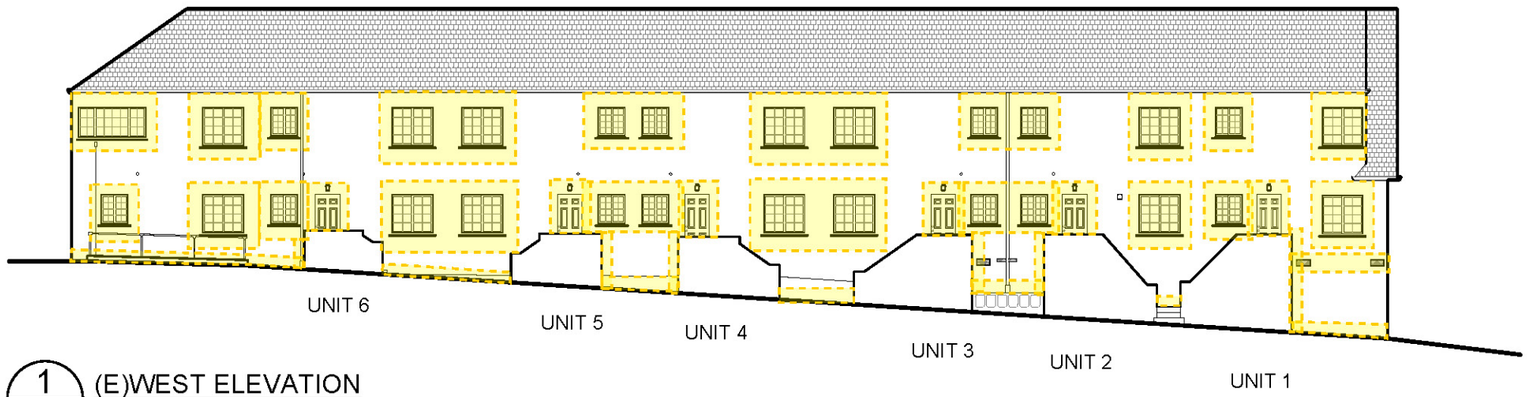
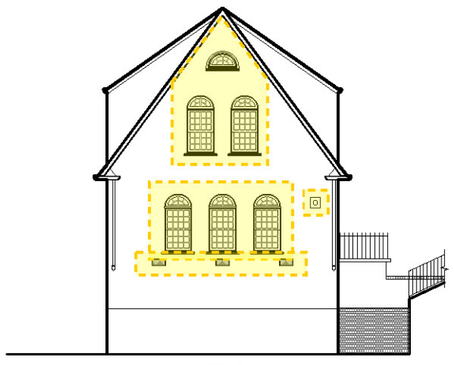


1 / C.7J (E)WEST ELEVATION
SCALE: 1/16" = 1'-0"



2 / C.7J (E)SOUTH GABLE ELEVATION, WEST WING
SCALE: 1/16" = 1'-0"

LEGEND
1. EXTENT OF STUCCO REPAIR FOR TIE-INS

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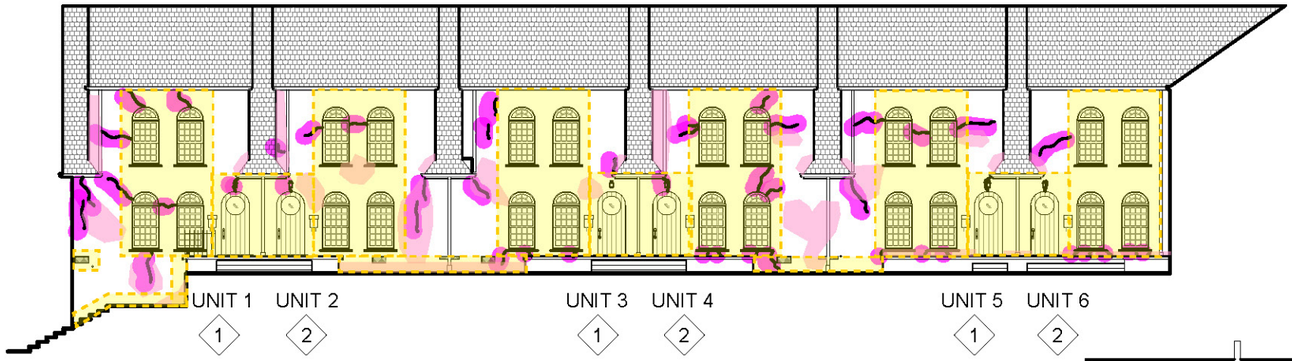
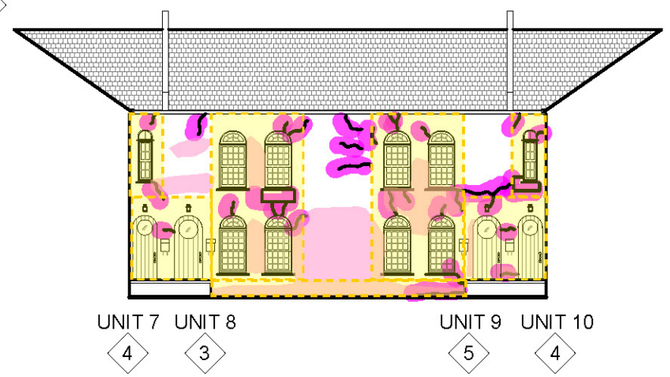


1 C.7K (E)WEST COURTYARD ELEVATION
SCALE: 1/16" = 1'-0"



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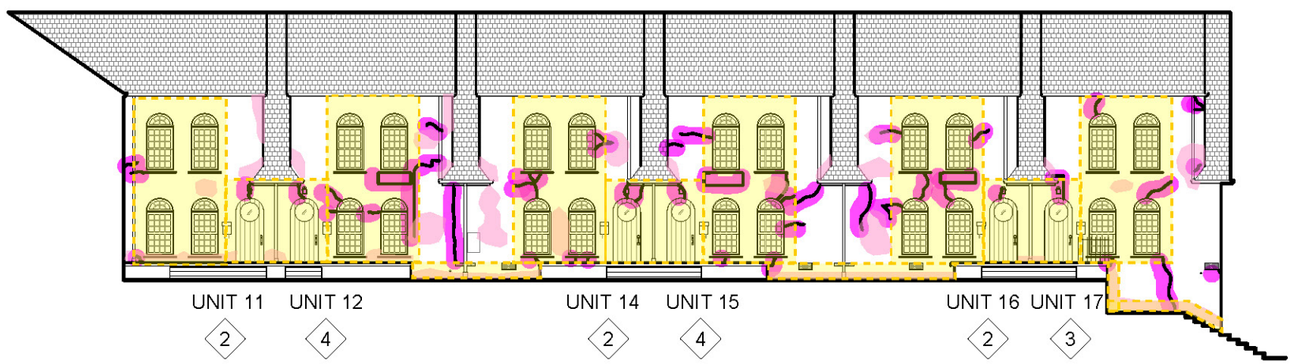
SCALE: 1/16" = 1'-0"



3 C.7K (E)EAST COURTYARD ELEVATION
SCALE: 1/16" = 1'-0"

LEGEND
1. CRACKING
2. EXTENT OF STUCCO REPAIR FOR TIE-INS, CRACK REPAIR, OR BULGING CONDITIONS

ENTRY DOOR REPAIR KEY
1. 1 OF 6 PANELS TO REPLACE
2. 2 OF 6 PANELS TO REPLACE
3. 3 OF 6 PANELS TO REPLACE
4. 4 OF 6 PANELS TO REPLACE
5. 5 OF 6 PANELS TO REPLACE
6. 6 OF 6 PANELS TO REPLACE

04.03	HISTORIC REVIEW SET_R2	2018-03-15
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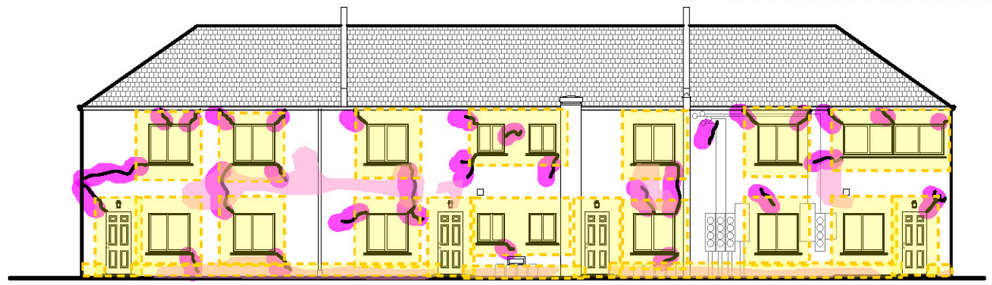
UNIT 17

1 C.7L (E)SOUTH GABLE ELEVATION, EAST WING

SCALE: 1/16" = 1'-0"

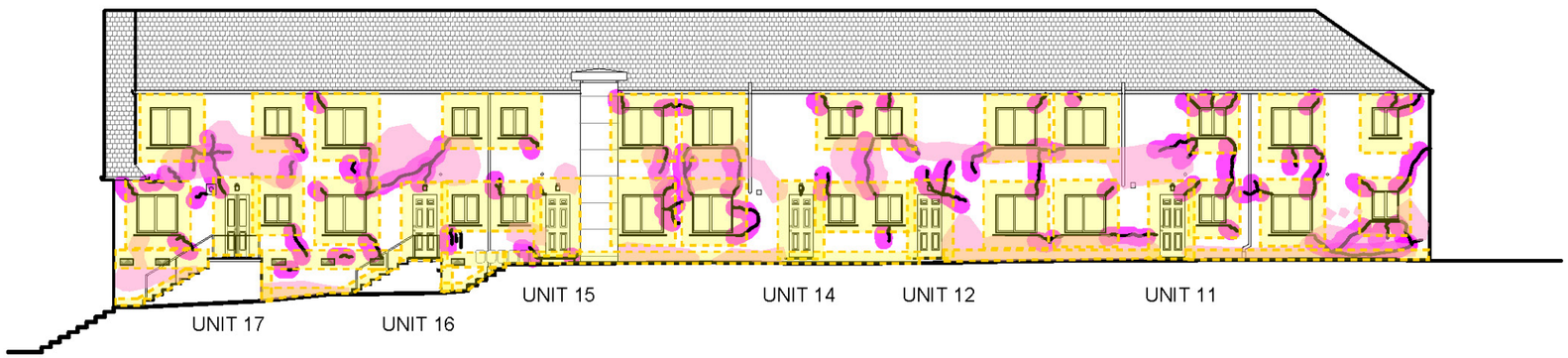
2 SHEET IS NEW IN ENTIRETY.



UNIT 10 UNIT 9 UNIT 8 UNIT 7

2 C.7L (E)NORTH ELEVATION

SCALE: 1/16" = 1'-0"



UNIT 17 UNIT 16 UNIT 15 UNIT 14 UNIT 12 UNIT 11

3 C.7L (E)EAST ELEVATION

SCALE: 1/16" = 1'-0"

LEGEND

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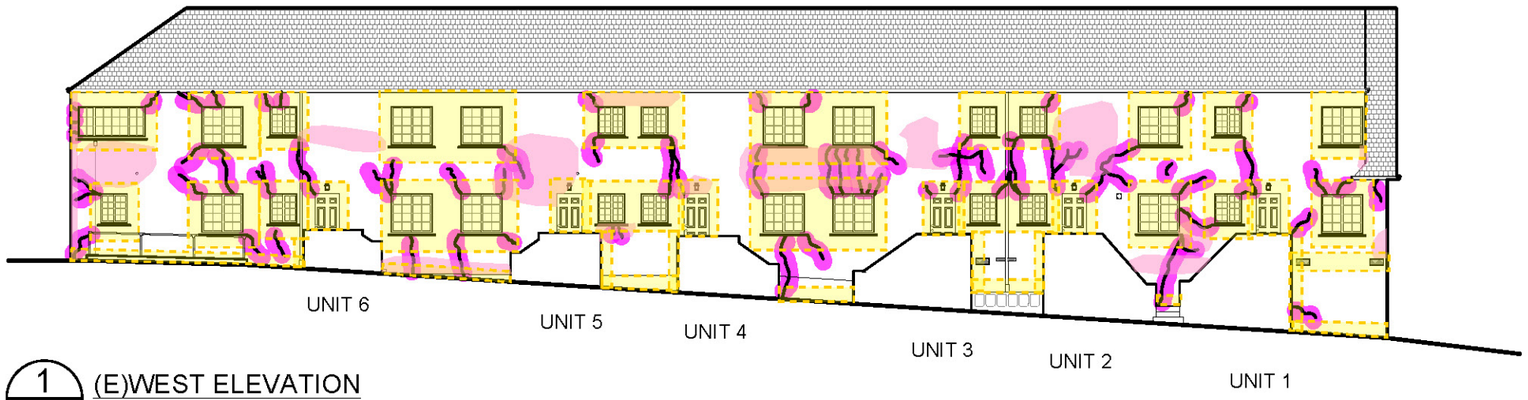

1 / C.7M (E)WEST ELEVATION
SCALE: 1/16" = 1'-0"



2 / C.7M (E)SOUTH GABLE ELEVATION, WEST WING
SCALE: 1/16" = 1'-0"

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MORRISON HERSHFIELD

Historic Resource Review LU17-196976

Avon Manor Façade Alterations

(Building Envelope Rehabilitation)

Portland, Oregon

February 02, 2018

Morrison Hershfield | 5100 SW Macadam Avenue, Suite 500, Portland, OR 97239, USA | Tel 503 595 9128 Fax 503 595 9136 | morrisonhershfield.com

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1. PROPOSAL NARRATIVE

Morrison Hershfield (MH) was first retained by the Owners at Avon Manor Condominiums on August 23, 2016 to provide building envelope consulting services for the building located at 909 NE Brazee Street, Portland, Oregon.

Following an in-depth condition assessment of the existing building envelope at Avon Manor Condominiums (Avon Manor), the results of which are included later in this submission, the Owners have elected to complete an envelope rehabilitation and restoration project to address expanding damages, improve overall durability, and to uphold the value of their homes while maintaining the historic nature of the property. The following summarizes the findings of that condition assessment, the subsequent development of a design to address the issues discovered, and details on how the design has been developed to respond to and maintain the historic aesthetic of the original building. A detailed Scope of Work and a copy of the Building Envelope Condition Assessment report are also provided in the enclosed design package and have been revised as requested following the original project submission.

Originally constructed in 1928, Avon Manor consists of a single U-shaped building that contains 17 residential units. The building is a two-story wood-framed structure built over a single story partially sub-grade parking garage with a landscaped courtyard over. The building underwent a conversion from apartments to condominiums in 1998, at which time vinyl, single-hung windows were installed in place of the original steel-framed casement windows. The sloped roofing is comprised of modern asphalt shingles, which were placed approximately 10 years ago.

By investigating conditions at known problem areas and at representative samples of typical details, MH was able to see a pattern of regular water ingress through the building enclosure. Three overarching issues have been identified as contributing to damage from water ingress at Avon Manor: poor installation of newer vinyl windows in the 1990's; lack of maintenance of the wood entry doors in the courtyard; and limited potential for drainage from the original cladding details throughout.

Windows and Stucco Cladding

The vinyl windows were inadequately set into the original openings, with no membrane detailing protecting framing at interfaces with the adjacent building paper and no provision for drainage. The adjacent patched stucco was poorly blended with the original, direct-applied three-coat system. This configuration has resulted in regular cracking of the exterior cladding, both new and old, creating multiple points of potential water ingress. When opened for exploration, the underlying wall components were found to be heavily deteriorated in a number of locations corresponding with the cracked and patched detailing at the windows.

The underlying building paper was missing or extremely degraded throughout, no longer able to provide the robust weather shedding plane it once did. Metal angles supporting

the glazing were typically found to be heavily corroded, and supporting wood framing commonly observed to be decayed.

Because of these conditions, the original stucco was found to be self-supporting and, where ingress had been occurring, had begun to fall away from the building. Gaps of up to 1 ½" behind the original stucco were observed, while gaps of less than ¼" would be expected in a direct applied stucco assembly.

Because the windows were shifted outwards at conversion, the materials changed, and the operations switched from casement to single hung, the existing windows at Avon Manor no longer represent the original aesthetic of the building's period of significance. The intended repair will reclaim the original inset at the windows, the metal framing and mullion layout, as well as window operation, restoring the historic relevance of the building.

The windows will be removed and replaced with new, metal framed replica windows offered by Winco Windows, in the Aluminum 3250 Series, with profiles to match the original steel and putty fenestration. New membrane detailing will be tied in to new weather barriers underlying repaired stucco. The windows will be restored to their original aesthetic but with improved performance, a cut sheet for which is attached in the enclosed revised drawing package. We have also provided a sample window section and examples of completed installations

Originally, the design included replacement of the existing windows with a similar, cost effective but high performance vinyl profile to match. However, in response to feedback from the pre-application conference and research into the historical materials used at the building, vinyl was removed from the project altogether and replaced with metal windows.

Because of the poor detailing between new stucco and original during the window replacement upon conversion, areas of original stucco cladding have been substantially weakened, leading to the cracking and water ingress noted during the assessment. Tying future patches into this cladding is more likely to result in further extensive and continued ingress unless the stucco can be re-applied in continuous fields with adequate support. As such, the walls are intended to be re-clad at the same time as the windows are to be replaced, with stucco finish and overall depth matched to the original construction. Where ever possible, new materials will use historic content and be colored to match.

Originally, the team and the Owners had hoped that we might be able to add continuous exterior insulation to the existing cladding assembly, dramatically improving the energy efficiency and occupant comfort over the existing uninsulated walls, however, in order to do so, the exterior profiles would be noticeably changed. Following discussions with the city and the Irvington Community Association Land Use Committee, the design was adapted to instead focus on improved water management and durability, maintaining the original aesthetic of the building. As such, the renewed stucco will be a traditional three-coat system, with the finish coat pigmented to match existing materials. To ensure drainage and to allow for the best detailing at window, door, and other penetrations, a relatively thin drain mat will be added to the space behind the stucco, creating a durable assembly with minimal impact on the existing wall depth. A cut sheet for the drain mat is also included in the enclosed design package.

Best practices dictate that control joints should be employed to limit stucco panels to 144 sqft in stucco cladding to control unwanted cracking. However, we feel modern systems would substantially alter and detract from the historic character of the building. In order to achieve a visually clear wall, while still providing the best performance for the new cladding, an adapted control joint will be employed that allows the finish coat to be applied across the joint. Thus, both capacity for expansion and contraction can be accommodated while maintaining the appearance of a clear wall.

Wooden Entry Doors

The existing wood entry doors, consisting of laminated plies of wood with circular clear glazing have been subject to extensive weathering over the years. Individual owners have, over time, attempted to improve performance of the doors by adding, to varying degrees, weather stripping, metal strike plates, sealant, and various wood repairs, with little to no success in reducing the peeling of paint and delamination of the doors, drafts, and wind-driven rain through the door sills.

In order to properly address aesthetic and occupant comfort while improving performance and durability, MH originally considered replacement with a high performance fiberglass unit to mimic the existing wood doors. However, because the aesthetic would shift somewhat dramatically and would delete original construction materials, the project has been developed to include the restoration of the doors instead, favoring custom wood construction to match existing components precisely. In order to facilitate better water resisting performance, the detailing of weather barriers and drainage planes at the door openings will be enhanced, while maintaining the profile, finish, and appeal of the current openings.

To complete the restoration of the doors, the project team has identified a local tradesperson with extensive historical restoration experience, recommended by the Irvington Historic Committee.

Drainage from the Wall Assembly

The swing doors, both curved-top in the courtyard, and rectangular on all other elevations, are generally situated above raised concrete stoops. The cladding adjacent to the doors and next to the stoop stairs is not consistently drained, and instead typically passes into the interstitial space between the stoop and the wall, creating a capture point for any moisture travelling down the wall behind the stucco. This was particularly apparent at the outer east and west elevations, where the walls bear the brunt of the weather but are not afforded much capacity for drying.

As we observed, numerous days after the last precipitation event, the underlying framing was saturated with water and was soft to the touch, suggesting that without repair in the near future, problems arising from damaged wood framing would only grow. In most areas where the framing was not wet, evidence of dry rot, a result of continued wetting and drying over long periods of time, was found.

As such, the design intent is to largely maintain the clean lines of connection along the base of the walls, while providing a means for water to be shed to avoid it being captured in the framing, in conjunction with repairs to water damaged and dry rotten materials with

like products. Separation of cladding from grade and concrete stoops and stairs will allow for the walls to dry more readily, preserving the original materials in place both at the interior but also at the structure supporting the renewed enclosure.

Any metal flashings used to aid detailing and drainage will be limited in their visual impact on the walls, and where visible will be pre-finished to match adjacent materials, typically the stucco.

Roofing Interface

The current scope of repairs does not impact the roofing assembly, aside from new fascia boards and a small area on the east elevation where impact damage appears to have caused an opening in the roof, resulting in water ingress to the unit below. As a result of that ingress in conjunction with an unfortunate burst pipe, substantial repairs were triggered at the interior of the unit, revealing paths of ingress and extensive damage to the outer wall framing; if left in place, interior finishes will continue to be subject to such damages, rendering repairs costly and recurring for the owners. Otherwise, all cladding assemblies will intercept roofing components at their current alignment, limiting aesthetic disruption.

It is the intent of the design to re-use all existing accessories, such as lights, door numbers, post-boxes, and historic decoration, all of which will be removed, protected, and stored for reinstallation or left in place and carefully protected to avoid potential damages. For elements that are to be replaced with new, their aesthetic will be matched to the original building, as informed by historical photographs included in the attached design package.

1A. ZONING SUMMARY

Address: 909 NE BRAZEE ST
PORTLAND, OR 97212

Property ID# (R110838-R110853)

Year Built:	1928
Description:	Condominium, Residential
Quarter Section:	2831
Neighborhood:	Irvington Community Association
Jurisdiction:	Portland/Multnomah
Zoning:	R5 – Residential 5,000
Elevation:	173 ft (approximate)

1B. RESPONSE TO DESIGN GUIDELINES

The following statements are provided in response to items 1-10 under Chapter 33.846.060.G “Other Approval Criteria” of the City of Portland’s code for Planning and Zoning. Refer to attached documents and product information.

1. The historic character of this 1928 complex will be retained and preserved where existing elements contributing to that historic character remain in place. Extensive stucco cracking and patches exist at the vinyl windows and has occurred in the most recent 20 years, following conversion. Removal of the existing vinyl windows and replacement with historic replica metal windows will restore the historical character of the building. New stucco, consistent across the repair areas, will be applied with finishes tailored to match existing.

2. This building will remain a physical record of its time, with exterior finishes and glazing profiles and function characteristic of the 1928 apartments. Unsuitable vinyl windows and poorly maintained wood doors will be retrofitted with custom glazing and wood doors to match the original aesthetic of the building.

3. Adaptations and changes that may have acquired historical significance over time will be preserved. The renewed stucco cladding will match existing in color, finish, and scale. Control joints in the new stucco will be blended in to adjacent materials to eliminate visual impact of the modern assembly. As suggested by the Irvington Community Association Land Use Committee, the windows that were added in 1998 will be removed and replaced with windows to match the original form, function and aesthetic, as the modern vinyl windows are not considered to have attained historic significance.

4. The historic features of the building will be preserved. The new windows will be custom-built to exactly match original windows on the building, in style, depth, and profile. The curved top wood doors will be repaired if possible, but custom built to match if repair is not feasible. Stucco cladding will match the original in color and texture.

5. All retained materials will be protected and no products or treatments will be used that might damage them. Delicate care will be taken to preserve original materials both in and around the work area. All new material will be carefully tailored to match the existing components and finishes.

6. No significant archaeological resources are known to be present at this site, however if any should be encountered, the City would be notified and findings would be preserved to the extent practical and any disturbance mitigated.

7. The replacement windows & doors will not destroy characterizing historic materials, however, because of the failing cladding caused by the vinyl window installations, poor detailing, and lack of maintenance at the wood doors, some elements will be replaced and restored. All replacement materials will be matched to original components. As-built documents will be submitted and kept on file with the Owners.

8. All restoration and rehabilitation work will be in keeping with the existing architectural aesthetic, alignment, scale and finish where the original aesthetic has been retained. At the windows, the depth, profile, and operation will be restored to match original materials. No changes in the building's massing to accommodate new accessibility needs are included, with all original massing to be maintained.

9. No addition or adjacent new construction is occurring, as such preserving the form and integrity of the historic resource.

10. All work done will be consistent in style with the original architectural details of the building, prioritizing its period of significance. It will remain compatible with neighboring properties, as well as the rest of the Irvington Historic District.

2. ASSESSMENT OF ORIGINAL MATERIALS

2A. BUILDING ENVELOPE CONDITION ASSESSMENT REPORT

Avon Manor Condominiums
Condition Assessment and Invasive Opening Review
REV. 1 for submission to Portland BDS
909 NE Brazee Street, Portland, Oregon



Presented to:

Mary Lockhart
C/O Ms. Kate Dormer
Noah and Associates
12550 SE 93rd Avenue, Suite 300
Portland, OR 97015

November 10, 2016 MH Ref.: P160234.00

Mary Lockhart
C/O Kate Dormer
Noah and Associates
12550 SE 93rd Avenue, Suite 300
Portland, OR 97015

Re: Condition Assessment and Invasive Opening Review
Building Envelope Consulting Services – Rehabilitation Project
Avon Manor Condominiums
909 NE Brazee Street, Portland, Oregon 97212

Dear Mrs. Dormer,

Morrison Hershfield (MH) was retained by the Owners at Avon Manor Condominiums on August 23, 2016 to provide building envelope consulting services for the complex located at 909 NE Brazee Street, Portland, Oregon. The following letter report includes a summary of our findings during our recent condition assessment and invasive opening review, and further provides opinions of priority and possible phasing of repairs recommended to be undertaken at the exterior of the building.

Morrison Hershfield's assessment includes observations of the exterior stucco and underlying components, flashing and sealants (where present), wood and metal doors, and the vinyl framed windows. The primary focus of this assessment was to provide options to either repair or replace all 16 front entry swing doors and reinstalling or replacing all existing windows. However, the assessment was also completed to ascertain the conditions of adjacent and intersecting assemblies to determine the extent of repairs required to complete repairs to the windows and doors.

Component conditions reported herein are based on our visual observations both in general and at a series of 8 invasive, or exploratory, openings. The following does not provide a complete listing of any deficiencies or repairs required, but may be considered to be representative of the building as a whole. MH does not claim to have uncovered every existing deficiency or problematic condition.

We have divided this report into the following sections:

- **Building Description and Background**
- **Summary of Field Work**
- **Observations**
- **Discussion and Recommendations for Repair**

Exploratory openings created to review the existing conditions are summarized in the attached **Appendix A**. A photographic record of observations was made using digital photos; representative samples of which are included in **Appendix B**. All photos taken at the time of the assessment can also be provided digitally for the Owners' future reference, upon request.

The occupants at Avon Manor were provided with a survey to assist in compiling information regarding ongoing issues related to the windows, doors and exterior walls. A summary of the survey results can be found in the attached **Appendix C**.

Building Description and Background

Avon Manor consists of a single U-shaped building that contains 17 residential units. The building is a two-story wood-framed structure built over a single story partially sub-grade parking garage. The plaza deck area has pavers and landscaping over waterproofing and a concrete deck. We understand that the complex was originally constructed in 1928 as apartments before being converted to condominiums.

The exterior cladding throughout consisted of direct applied traditional 3-coat stucco over the framed wall assemblies. Repairs have been performed at the majority of the cracks within the past year, however some cracks appear to have re-opened. MH understands that the south elevation on the west wing was repaired and was reinstalled with an uninsulated stucco finish over a drainage mat; blended to match the existing finish.



Photo 1: South Elevation, West Wing

The windows throughout consist of newer single-hung, vinyl-framed units that were installed into the original built-out rough opening. The original wood-framed swing doors provide access to the unit entries which each contain a circular glass lite. Each unit also has another swing door at the rear for secondary egress. The rear egress doors have been recently replaced with steel doors in a wood framed opening. The swing doors are generally situated above raised concrete stoops. All wood swing doors are assumed to be historical and are intended to be restored.

The roofs and canopies are all pitched and are clad with a composite asphalt shingle roofing system. The roofs are vented through strip vents at the eaves and continuous ridge vents. We

assume the roof structures are constructed over pre-fabricated wood truss framing. The roofs drain into gutters and down rainwater leaders, where we assume they drain into the city storm water system. A review of the attics was beyond the scope of this assessment, however in order to ascertain the detailing at the wall transitions to the foundation, MH did perform a cursory review of the crawl spaces under both the east and west wings. The wood framed walls sit directly on a cast in place concrete foundation wall. Batt insulation has been installed within the floor joists.

It is our understanding from information provided to us from the Owners, that significant ingress is occurring during precipitation events at the original curved top wood doors. Damages to the doors and surrounding components have been noted to varying degrees throughout.

Summary of Field Work

Bryan Costa, Sam Chipperfield, and Caroline Segsworth, Building Science Consultants from Morrison Hershfield, attended site on September 13, 2016 to perform the assessment with the help of GreenPointe Construction. The weather during the assessment was sunny with temperatures ranging from 60° to 80° F.

Observations

During our time on site, Morrison Hershfield performed a visual review of the building, including the exterior wall assemblies, doors, and windows. As noted, we also completed a survey of 8 exploratory openings at key details involving those components.

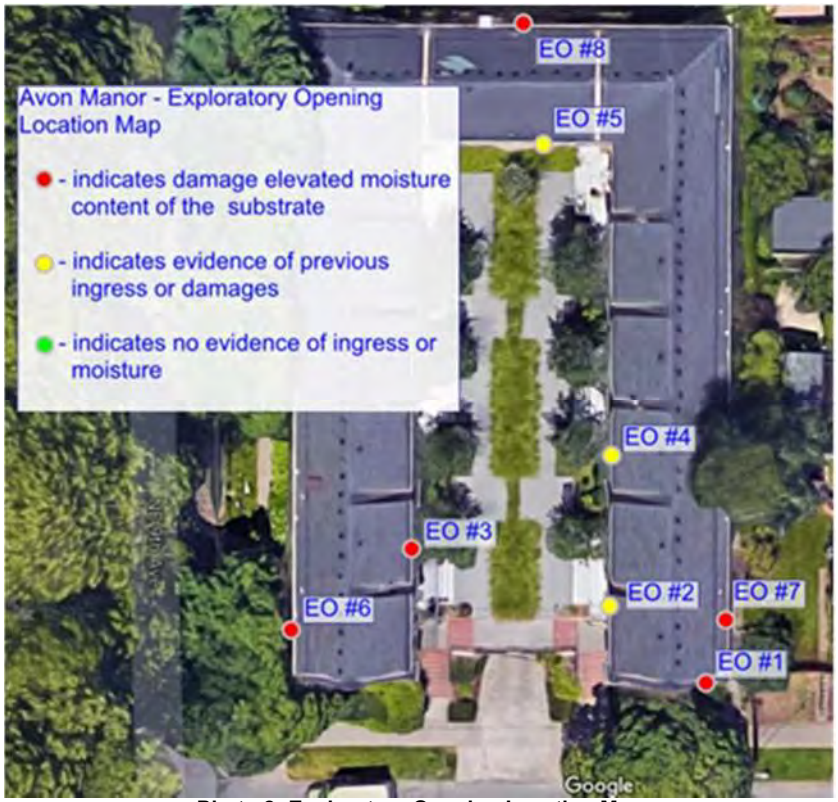

Photo 2: Exploratory Opening Location Map

A summary of our observations follows, divided by component.

1. Direct-Applied Stucco Cladding: The main field of the stucco cladding was generally found to be in good condition, however a number of cracks were observed propagating from penetrations, such as windows and doors, throughout. Where removed for the exploratory openings, the cladding was found to be hanging off of the wall, with large gaps between the cladding and the underlying sheathing (gaps typically measured 1"). In some instances, the wire mesh of the stucco was noted to be corroded. The stucco cladding was regularly observed to be terminated directly to penetrating objects (door heads, light boxes, etc) with no provision for drainage from the cladding assembly. In modern construction, metal flashings and adhered membranes with weep holes at the base of the cladding are typically installed to provide water shedding capacity; limiting potential damage due to bulk water ingress to structural elements beneath. At the unit entries, the cladding extends past the concrete landings, with no provision for drainage from the assembly.

   Refer to photos: 4, 6, 7, 10 and 18, and exploratory opening photos: 2B, 2C, and 8B.

2. Building Paper: The existing building paper behind the stucco cladding was observed in each opening, and noted to be significantly deteriorated. The paper was often noted to be stained, indicating that it has handled significant wetting. While the intent of the building paper is generally to provide a weather resistive barrier and act as the primary water-shedding plane (behind the stucco), its capacity to do so is limited due to the extensive deterioration observed. The building paper will function better if it can be lapped onto elements at the base of the wall as noted above.

   Refer to exploratory opening photos: 2B, 4C, and 5B.

3. Existing Shiplap Cedar Sheathing: Large plank cedar shiplap sheathing was observed in all locations where exploratory openings were made. The wood was often noted to be stained, indicating previous water ingress. In some locations, the wood was noted to be heavily decayed, crumbling to the touch, while in others retained its structure. Fasteners use to support the sheathing and wire mesh of the stucco, as well as windows and doors were typically noted to be corroded; indicating that the overlying building paper was not providing adequate protection from bulk water over the wall's surface.

   Refer to exploratory opening photos: 1A and 1B, 2C, 3C, 5B and 7A.

4. Framing at Floor to Foundation: During a cursory review from the crawl space below the east and west wings of the building, MH observed most wood framing elements to be in good condition. However, adjacent to penetrations, such as those used to provide ventilation to the subgrade space, signs of water ingress were observed. At one location, on the south elevation of the east wing below the first exploratory opening, a floor beam is supported at a notch in the concrete wall, and appeared to be slightly decayed. Cracking in the foundation wall was minimal and there was little sign of direct ingress through it to the earthen crawl space. At exploratory openings at the base of the wall, framing elements were observed to be wet in multiple locations. Decay of wood studs and sill plates was minimal; though should conditions persist to allow continued wetting of those elements, increased damages would be likely. MH notes that the exterior walls did not appear to contain any insulation.

Refer to photos: 17 thru 21, and exploratory opening photos: 1C, 3B, 3C, 6A, 6C, 6D and 7A.

5. Doors: During the review, MH observed extensive damage at the base of multiple entry doors, primarily focused at the base of the curved-top wooden doors on the courtyard elevations. MH notes that rectangular doors on the outer elevations appear to have been replaced with steel doors, and that these doors appear to be performing well. A number of doors were missing weather stripping, and others, where it had been applied, were noted to be damaged. No membrane or metal flashings, or clearances for drainage, were observed at transitions from the wall assembly to the windows as noted above.

   Refer to photos: 4, 5, 8, and 11 thru 15, and exploratory opening photos: 2C, 3B, and 7A.

6. Windows: The windows at Avon Manor were noted to be in generally good condition, however the supporting rough opening details were in poor condition throughout. The flanged vinyl windows appear to have been installed into the rough opening over a built-up wood frame, and supported by a small metal angle. The angle and fasteners were heavily corroded in most locations where observed, and built up wood frames were decayed. Original wood sills sloping away from the windows were observed to be decayed in some locations. No membrane or metal flashings, or clearances for drainage, were observed at transitions from the wall assembly to the windows as noted above.

   Refer to photos: 4, 6, 9 10 and 18, and exploratory opening photos: 1B, 3D, 4C, 4D, 5B, and 8B.

Discussion and Recommendations for Repair

While the stucco cladding at Avon Manor appears to be in fair condition considering its age, the tie in detailing to adjacent components of the structure, including simple penetrations for lighting and larger penetrations for doors and windows, prevent the assembly from properly draining incidental water. Further, as the cladding appears poorly supported at the wall, any extensive cracking or possible impact damage may result in a large patch of cladding falling from the wall. As such, MH is of the opinion that the cladding, and associated detailing, has reached the end of its service life and replacement should be planned in the near future. Touching up cracked areas may prolong the need for replacement, however MH recommends limiting this as much as possible in favor of full scale repairs.

Additionally, the existing configuration of the cladding and base of wall details at the door and window installations is not in keeping with best practices, and without repair is likely to continue to result in water ingress to the interior and further degradation of local framing.

Though most decay observed was found on the existing sheathing and at the window openings, it is likely that during repairs of the above noted items, some structural work will also be required to address conditions uncovered at the wood studs, joists, beams and other framing elements.

MH understands that ongoing ingress at the wooden courtyard doors is a top repair priority for the Owners. Full repair of the doors should entail that the adjacent cladding is removed at the same time to allow for proper detailing and tie-ins to ensure a robust final product. However, we

anticipate that that scope of repair will be associated with a substantial cost, and as such we outline some phasing options below, which include temporary measures to provide a degree of protection at the existing doors until such a time as a full repair can be undertaken. Note that completing only partial repairs to the stucco will result in a patchy appearance in the final product and will elevate costs to ensure tie-ins between different applications are well installed. Additionally, because the existing doors are set back into the stucco, approximately 2" to the frame and 4" back from the face of the cladding, it may be difficult to achieve the same aesthetic while also achieving a robust detail. On that note, the repairs recently completed on the south elevation of the west wing have not maintained the original aesthetic of the building, in favor of enhanced detailing.

The above scope represents what Morrison Hershfield believes to be the necessary level of repair to address areas of building envelope concern identified during this condition assessment and through conversations with the Owners. It does not indicate scope regarding framing repair, however based on the conditions observed during the assessment, MH anticipates that approximately 20% of framing will require repair as conditions are uncovered. Further conditions may be discovered during a repair program which may change the scope of work needed or present new considerations.

MH is available to discuss the contents of this letter and the attached Appendices as needed.

Sincerely,
Morrison Hershfield Corporation

Reviewed by:

Caroline Segsworth
Building Science Consultant

Bryan Costa, PE
Building Science Consultant

2B. BUILDING ENVELOPE CONDITION ASSESSMENT PHOTO OPENING APPENDIX

APPENDIX A:
Exploratory Openings

Exploratory Opening No. 1.

Location	South elevation, Unit 17
Detail Addressed	Window sill conditions, transition to foundation, and crawlspace vent housing



Photo 1A

Overall view of opening location.

Vinyl flanged window observed to be installed over built up wood frame and set on metal angle. Shiplap sheathing extends over the foundation rim joist.

Wood Moisture Content (M.C.): 7%



Photo 1B

View of the underside of the window sill and supporting metal angle.

Decayed wood and corrosion of the metal angle noted at the sill.



Photo 1C

General view of the existing shiplap sheathing and cut edges of stucco.

Extensive decay was noted in the existing sheathing. Fasteners were noted to be corroded. A large gap was observed between the back of the stucco and the sheathing. The building paper was noted to be in tact but deteriorated (removed from opening).

Exploratory Opening No. 2.

Location	At base of roof over entry, west courtyard elevation, Unit 17
Detail Addressed	Base of sloped roof over entry door head and at exterior light



Photo 2A

Overall view of opening location.

Shingled roof tie-in to main wall and transition details at the top of the existing entry door. The stucco cladding was noted to be terminated into the door opening, with no provision for drainage from the cavity.

Wood Moisture Content (M.C.): 7%



Photo 2B

Detailed view of the exposed sheathing and transition conditions.

Batt insulation was observed at the door head. Some fasteners and the exterior light housing were noted to be corroded, while no flashing or membrane had been installed around the penetration. Some staining was noted on the sheathing immediately behind the base of the sloped roof, however the roofing tie in detailing and cricket installation were noted to have been recently completed, and the staining is suspected to be a result of pre-existing conditions.

The building paper was deteriorated and a large gap was observed behind the stucco cladding.



Photo 2C

Detail view of the stucco termination at the head of the entry door.

The stucco has been carried across a gap in the exterior sheathing and terminated in a sealant joint at the door perimeter. No provision for drainage from the wall or continuity of the building paper was observed.

Exploratory Opening No. 3.

Location	Base of wall, east courtyard elevation, Unit 2
Detail Addressed	Door jamb to sill, landing and window sill detailing



Photo 3A

Overall view of opening location.

Vinyl flanged window observed to be installed over built up wood frame and set on metal angle. Stucco and sheathing noted to extend behind the concrete landing. No base of wall flashings or transition details were observed, preventing drainage from the wall cavity at this location.

Wood Moisture Content (M.C.): 7-12%



Photo 3B

Detailed view of the stucco cladding return to the door jamb at the entry step, including wall framing.

The stucco was noted to return to a sealant joint at the door jamb, and no weather stripping was observed at the door sill. The door and adjacent framing were noted to be decayed in some locations, though the framing was in generally good condition otherwise. MH notes that there is no insulation in the wall cavity.



Photo 3C

Detail view of wall bypass at outer edge of the concrete landing.

Decayed and water stained sheathing was observed. No diverter, base of wall detailing or membrane saddle was observed at the corner of the landing at the main wall.



Photo 3D

Detailed view of the window jamb to sill transition.

Framing was noted to be decayed and the metal angle at the window perimeter was observed to be corroded.

Exploratory Opening No. 4.

Location	West courtyard elevation from second floor window sill to window head below, Unit 15
Detail Addressed	Window sill and head conditions



Photo 4A

Showing overall view of opening location.

This location was selected in part due to an existing crack in the stucco cladding which appeared to be partially resulting from the stucco hanging from the wall.

Wood Moisture Content (M.C.): 7%

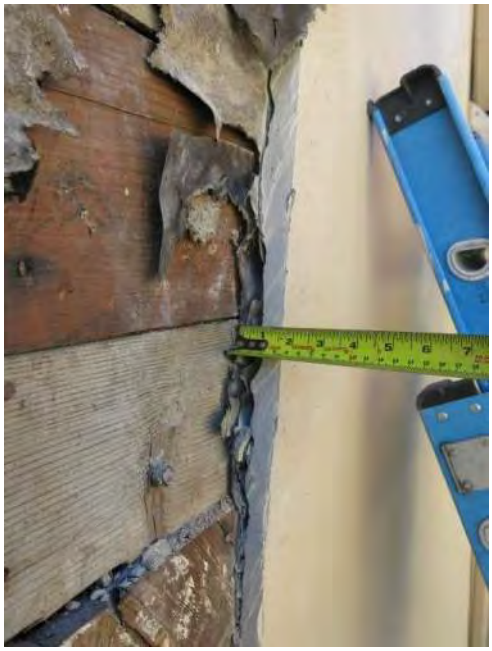

Photo 4B

Detailed view of the existing sheathing and cut stucco edge.

The sheathing appeared to be in generally good condition, though some fasteners were noted to be corroded. A large gap between the backside of the stucco and building paper and the sheathing was observed (~1”).



Photo 4C

Detailed view of conditions at the window sill.

Some staining was observed on the framing below the window sill and the building paper was noted to be deteriorated.



Photo 4D

Detailed view of the window head.

The stucco has been carried across a gap at the base of the sheathing and terminated in a sealant joint at the window perimeter. No provision for drainage from the wall or continuity of the building paper was observed.

Exploratory Opening No. 5.

Location	Window sills, south courtyard elevation, Unit 9
Detail Addressed	Window sill conditions



Photo 5A

Showing overall view of opening location.

Wood Moisture Content (M.C.): 8-10%



Photo 5B

Detail view at the window sill.

Sheathing was noted to be decayed below the window sills, and a large gap was observed between the stucco and sheathing. Fasteners were corroded.

Exploratory Opening No. 6.

Location	Base of wall, west elevation Unit 1
Detail Addressed	Base of wall conditions at stairs, landing and door jamb to sill transition.

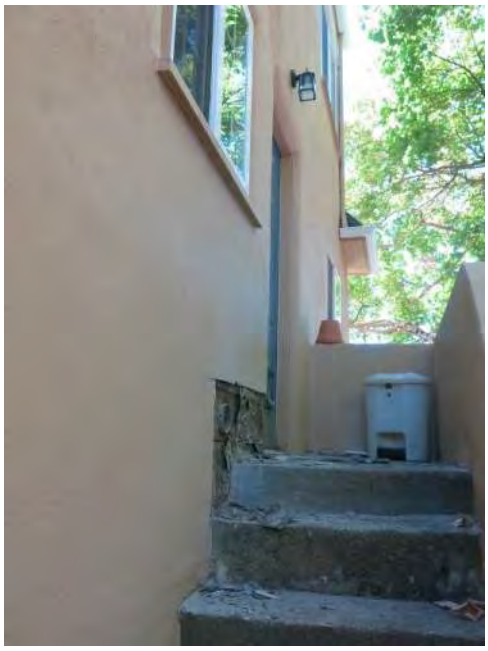

Photo 6A

Showing overall view of opening location.

Previous repairs to the concrete landing were observed, as well as sheathing conditions at the door jamb and sill, and at the stair bypass. Elevated moisture content was noted in the exposed elements.

Wood Moisture Content (M.C.): 18-40%



Photo 6B

Detail view showing the infill concrete repair between the landing and the wall.

MH understands that additional concrete was placed to fill a growing void between the stair landing and the main wall. Cladding continues behind the concrete landing.



Photo 6C

Detail view of the base of the wall at the return to the door jamb.

Framing elements and sheathing were noted to be decayed and wet to the touch. Fasteners were corroded.



Photo 6D

Detail view of the base of the wall at the return to the door jamb, showing moisture content reading of probed elements.

Exploratory Opening No. 7.

Location	Base of wall, east elevation, Unit 17
Detail Addressed	Base of wall conditions at landing



Photo 7A

Showing overall view of opening location.

Sheathing was exposed along the base of the wall. Elevated moisture content was noted in the exposed elements. No base of wall flashings or transition details were observed, preventing drainage from the wall cavity at this location.

Wood Moisture Content (M.C.): 16%



Photo 7B

Detailed view of the sheathing and moisture content reading of the wood.

Staining and some fastener corrosion were noted on the existing elements of the assembly and the cladding was noted to carry behind the concrete landing.

Exploratory Opening No. 8.

Location	Window head, north elevation, Unit 8
Detail Addressed	Window head conditions

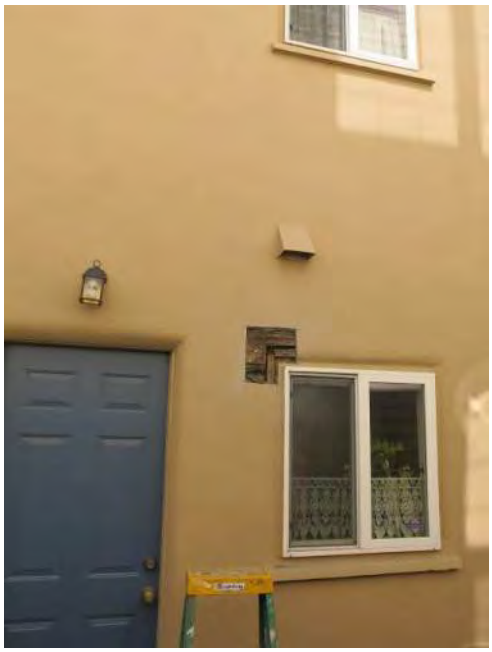

Photo 8A

Showing overall view of opening location.

Built up framing at the flange-mounted vinyl window was observed.

Wood Moisture Content (M.C.): 7.5-9%



Photo 8B

Detail view of framing at window head to jamb transition.

Wood elements were observed to be decayed, but in moderate condition. Fasteners and the metal angle at the window perimeter were noted to be corroded.

2C. BUILDING ENVELOPE CONDITION ASSESSMENT PHOTO APPENDIX

APPENDIX B:
Photographs



Photo No. 9.

General view of the courtyard elevations and planted areas.



Photo No. 10.

General view of the south elevation and east courtyard elevation of the west wing. The south elevation was recently re-clad.



Photo No. 11.

General view of the west elevation.



Photo No. 12.

General view of the north elevation. Patch repair of stucco cracking is visible between multiple windows.

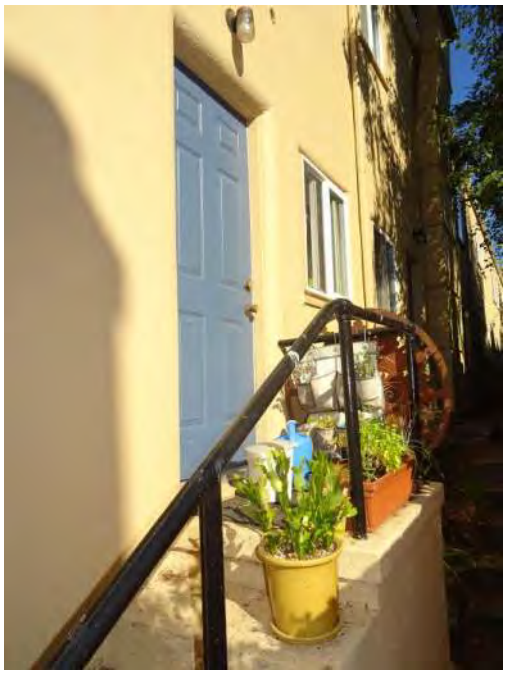

Photo No. 13.

General view of the east elevation.



Photo No. 14.

Typical photo showing windows, window sills and cracked stucco. MH understands that the crack at this location, on the west courtyard elevation has been repaired numerous times and continues to re-open.



Photo No. 15.

General view showing typical crack locations.



Photo No. 16.

Detail view showing typical crack location and door head detailing.



Photo No. 17.

Typical view of the window sill and jamb detailing.



Photo No. 18.

Evidence of previous patching on the east elevation, east wing.



Photo No. 19.

General view of a typical steel door on the north elevation.



Photo No. 20.

General view of damaged doors, south courtyard elevation.



Photo No. 21.

Typical photo showing windows, window sills and cracked stucco. MH understands that the crack at this location, on the west courtyard elevation has been repaired numerous times and continues to re-open.

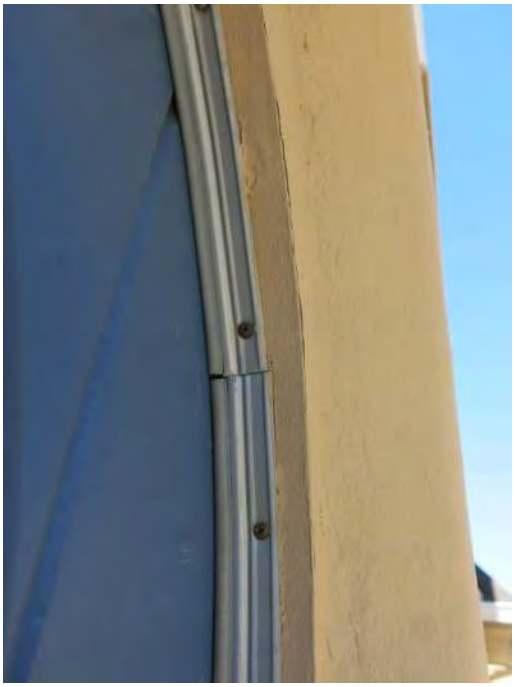

Photo No. 22.

Detail view of the stucco return at a curved door head, west courtyard elevation.



Photo No. 23.

Detail view of the stucco return at an original wood door, east elevation.



Photo No. 24.

Detail view of typical base of sloped roof detail at gutter and stucco tie-in, east courtyard elevation.



Photo No. 25.

General view of the typical configuration of the courtyard entrance landings.



Photo No. 26.

Photo showing typical west elevation entry, including concrete steps and landing, windows, and cracked stucco (patched).



Photo No. 27.

Detail photo showing vents and penetrations at the rim joist at the main floor level. Venting is provided from the crawl space.



Photo No. 28.

General view of the underside of the first floor from the crawl space, showing new batt insulation in places and the effects of air leakage/ventilation at the wall opening.



Photo No. 29.

Detail view of slightly decayed floor beam at support on the south elevation of the east wing.

2D. UNIT 11 FINDINGS

The following memo is a record of the correspondence that occurred between Morrison Hershfield and residents of Avon Manor who are identified below. The purpose of the correspondence was to report the observed conditions and potential repair solutions that resulted from an emergency investigation at Unit 11 on March 14, 2017 and March 20, 2017. Morrison Hershfield and Tatley Grund received notice from Avon Manor that moisture was visibly entering Unit 11 near the bathroom window on the East elevation. Attached to this memo is a copy of the email. Following the email is an appendix of photos that depicts the conditions observed at Unit 11. This information is provided as supplemental information to the Historic Land Use Review (LU 17-196976).

From: Caroline Segsworth
Sent: Wednesday, March 22, 2017 5:09 PM
To: Dormer, Kate <kate.dormer@noahandassociates.net>; 'marylock@comcast.net' <marylock@comcast.net>; Donoughe, Lisa <lisa@watershedcom.com>; Armitage, EV <evarmitage@gmail.com>
Cc: Portland Filing <PortlandFiling@morrisonhershfield.com>; Bryan Costa <BCosta@morrisonhershfield.com>
Subject: Avon Manor - Unit 11 Follow-up Review

Hello all,

Following our review of the exterior conditions of the roof and interior leaks noted at Unit 11, we report the following:

There appear to be multiple points of ingress occurring at Unit 11, including through the window head, jambs and sill, but also through the roof at the base of the slope at transition to gutter. As discussed the findings and photos provided to you last week, and here with some new additions, confirm some of the observations we noted during the BECA. However, there was also a substantial amount of water ingress observed at the top of wall/base of roof slope. During our review yesterday, the window jambs and stucco returns were again noted to be wet, and we focused our attention on the roof to wall transition.

In general, the sloped roof was found to be poorly lapped at the roof edge, with a very minimal overlap with the gutter below (~1/2"). The gutter was also noted to be sitting about ½" below the roof edge, which exposed the fascia board behind. There was no lapping of the roofing underlay into the gutter, nor any drip edge flashing. The shingles could be lifted gently which exposed a direct path to the framing of the roof and wall below. *Simply, a repair to this condition would involve tying the new wall assembly into the roofing and adding membrane and flashing along the base of the roof slope to shed water properly into the gutters (which may also be replaced). We would recommend that this repair be completed in conjunction with envelope repairs to the wall area below.*

Of more specific consequence, the roof directly above the Unit 11 bathroom was observed to have a slight slump and the gutter adjacent to the area was dented. This suggests that there was possibly some historical impact damage that may have led to the failure of the roof. Yesterday, with a higher ladder and from the interior, we were also able to observe that daylight was visible through the base of the roof slope over a small section of the area above the bathroom. We believe this to be a point source contributing a large amount of water to the leaks occurring at the unit, and the wood elements surrounding the breaches were noted to be saturated. *As a very temporary measure, we recommend that Tatley Grund add a section of flashing, extending approximately two feet beyond the noted source on both sides, between the shingles and roof sheathing, to direct any runoff into the gutter. To make repairs more permanent, we recommend including this wall area (either the full east elevation, or a defined grade-to-roof section of the wall) in the forthcoming Phase 1 repairs. This repair will be necessary to repair the water ingress issues related to the window and top of wall. This would involve completing tie-ins as noted above in conjunction with the broader envelope repair.*

In general, we do not recommend reinstalling interior finishes on this outer wall until such time as repairs can be completed to mitigate the ongoing ingress, as new materials would be expected to suffer damages as a result of premature installation. It may be feasible to reinstall finishes to adjacent areas while leaving the exterior wall open.

Please provide any questions or feedback you have. Please also consider the suggested repairs and provide approval for us to pursue Tatley Grund to price and install the noted temporary flashing. We look forward to discussing these findings and the results of the upcoming Irvington Community Association meeting with you in the near future.

All the best,

Caroline Segsworth

Building Science Consultant

csegsworth@morrisonhershfield.com

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morrisonhershfield.com

JLM/crs

Avon Manor – P160234 (MH)

Leak Investigation at Unit 11 – March 14 and 20, 2017



Photo 1: General view of the window and adjacent framing



Photo 2: Water intrusion at the top of wall/base of roof slope, and at the window head



Photo 3: Water intrusion at the window sill



Photo 4: Detail view of the water intrusion at the top of wall/base of roof slope



Photo 5: Detail view of the window sill showing the stucco return at the jamb and deterioration of the framing and trim



Photo 6: General view of the floor at the main level base of wall, moderately elevated moisture content



Photo 7: Detail view of the gutter along the base of slope, showing a gap with the fascia behind



Photo 8: General view of the roof over the Unit 11 washroom, showing the slump and dented gutter



Photo 9: Detail view of the interior of the base of the roof slope, showing daylight through the roof assembly

3. CLARIFICATION OF SCOPE OF REVIEW

3A. REVISED SCOPE OF WORK

To further clarify the intended design and scope of repair, we have revised the Scope of Work previously submitted in the enclosed design package. Refer to Sheet C.2, enclosed.

3B. PHASING OF THE REPAIRS

The intent of the building envelope rehabilitation, as stated, is to enhance performance of the walls in order to extend the life of the building, all while restoring the original and existing aesthetic of the building. In so doing, the Owners hope to restore the value of their homes and contribute to the character of the neighborhood that surrounds them. It is our opinion that because of the poor detailing completed at conversion, specifically at the vinyl window interfaces, lack of maintenance at the wood doors, and lack of drainage from the wall cavities, continued wetting and increased damages are inevitable at Avon Manor. Without repair, we expect that within 10 years, substantial deterioration will trigger emergency repairs that may end up being more costly and difficult to complete while maintaining the current aesthetic. Further, completing emergency repairs would likely be beyond the financial means of the Avon Manor Home Owners.

In order to address the concerns with the building envelope in a cost-sensitive manner, the repairs described are planned to be completed with a phased approach. The design package here-in describes a complete repair that could be accomplished as one project, however, given the high cost of undertaking such a large scope of work at one time, the Owners desire to phase the repairs, and to comply with City requirements will plan to complete the full repair within three years of receiving approval. The first phase would include full cladding and window repairs at the south elevation of the east wing and at the east elevation of Unit 11. It is also intended to include restoration of the wooden entry doors and base of wall details to improve drainage and alleviate ongoing ingress while the Owners undertake special assessments and planning to complete the remaining repairs. It is the intent to have the full design reviewed at this time to facilitate the later phase repairs under the same approval. General cost breakdowns for both the complete scope of work and for the initial phase are provided in the following pages. These values have been derived as part of an in-depth bid process with the general contractor on the project, Tatley Grund, which is based on the described materials and configurations described.

The project costs reflected on the following pages outline anticipated costs to complete the noted work, with a second breakdown showing the costs of the first phase to be completed.

4. ITEMIZED PROJECT VALUATION

The following identifies the schedule of values as provided by the contracted General Contractor, Tatley Grund, which are based on the phasing described in the previous section.

4A. TOTAL PROJECT COSTS

Summary of Complete Project Costs (Full Rehab)

	SCOPE ITEM	VALUE
1	General Conditions	$110,679
2	Demolition & Staging	$186,628
3	WRB & Drainage Medium	$105,704
4	Gutters & Downspouts	$9,689
5	Windows	$366,163
6	Swing Doors	$166,704
7	Sheet Metal Flashings	$77,391
8	Stucco	$316,810
9	**Total Stipulated Price**	**$1,339,768**
10	Allowances for framing and dry rot repair	$91,701
11	**Total with Allowances**	**$1,430,839**

4B. PHASE THE PROJECT COSTS

Summary of Phase 1 (High Priority Repairs)

	SCOPE ITEM	VALUE
1	General Conditions	$23,025
2	Demolition & Staging	$24,779
3	WRB & Drainage Medium (excludes unit 11)	Included w/ Stucco
4	Gutters & Downspouts	$1,106
5	Windows (excludes unit 11)	$22,565
6	Swing Doors (excludes unit 11)	$44,239
7	Sheet Metal Flashings (excludes unit 11)	Included w/ Stucco
8	Stucco (excludes unit 11)	$58,696
9	Concrete Repairs & Coatings Base of Wall (East and West Outer elevations)	$38,649
10	Concrete Repairs & Coatings Base of Wall (Courtyard Elevations)	$36,558
11	*Total of combined repairs at **Unit 11***	$26,756
12	**Total Stipulated Price**	**$276,373**
13	Allowances for framing and dry rot repair	$5,000
14	**Total with Allowances**	**$281,373**

5. ADDITIONAL AND REVISED DRAWINGS

Drawings as requested have been included in the enclosed design package and include:

a) **Scaled site plan** Sheet C.7

b) **Existing and Proposed Elevations** depicting extent of anticipated repairs. Sheets C.8 thru C.14

c) **Additional Section Details** comparing existing and proposed profiles. Sheets C.15 thru C.36

5A) HISTORIC SITE PLANS

The following site plans reflect previous surveys and show adjacent properties. These are included for reference and additional background information but are not intended to replace the Project Site Plan included in the enclosed design package.

5A. HISTORIC SCANNED SITE MAPS

BOOK 1238, PAGE 29

AVON MANOR CONDOMINIUM

LOCATED IN
LOTS 11, 12, 13 OF BLOCK 103, "IRVINGTON"
IN THE SOUTHWEST 1/4, SECTION 26, TOWNSHIP 1 NORTH, RANGE 1 EAST, W.M.
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

PREPARED BY
RESOURCE MANAGEMENT INTERNATIONAL / ROBERT E. MEYER CONSULTANTS
4915 S.W. GRIFFITH DRIVE, #300
BEAVERTON, OREGON 97005
PH (503)643-7531
PROJECT NO. 83000.08

DATE OF MONUMENTATION JULY 31, 1997

LEGEND

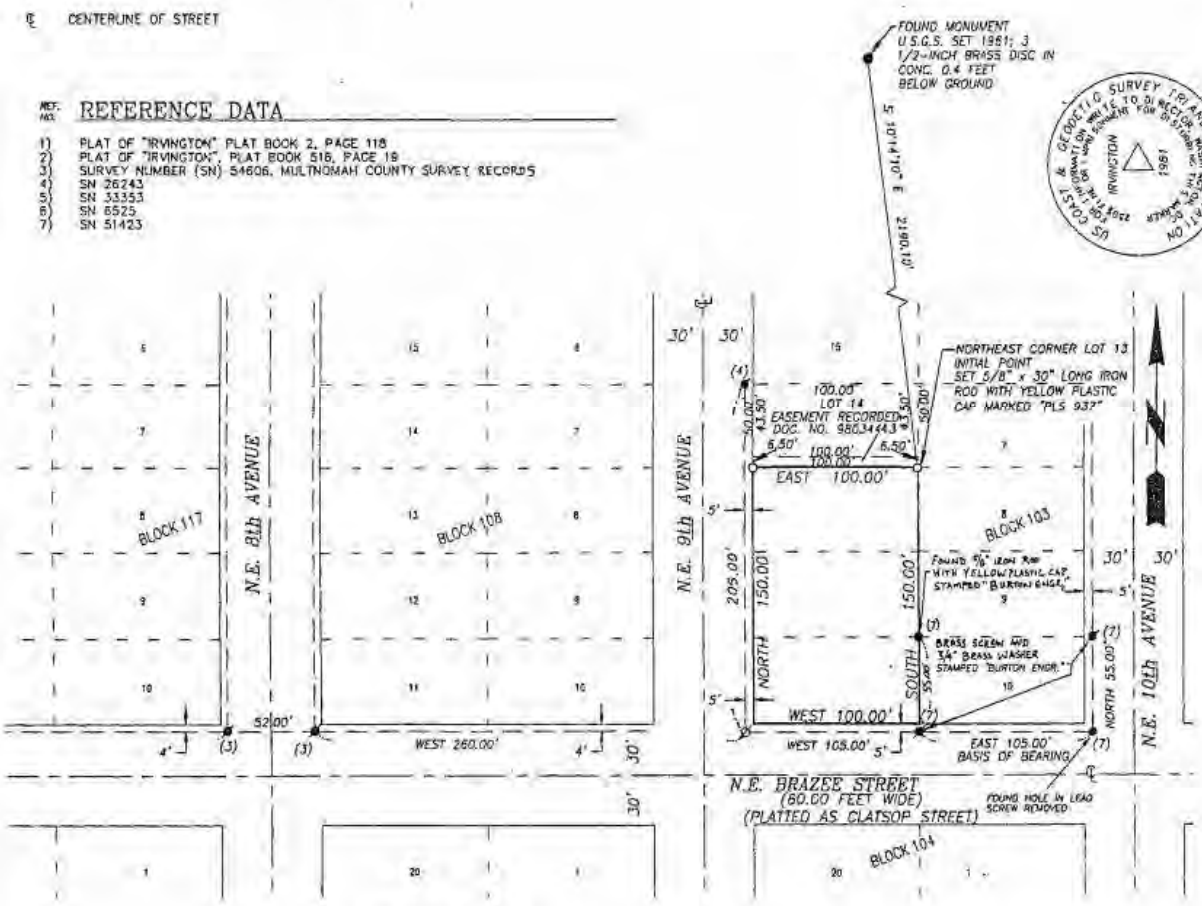
- FOUND BRASS SCREW
- FOUND MONUMENT AS NOTED
- SET BRASS SCREW WITH 1" BRASS WASHER MARKED "PLS 937"
- SET 5/8" x 30" LONG IRON ROD WITH YELLOW PLASTIC CAP MARKED "PLS 937"
- (7) REFERENCE NUMBER
- ℄ CENTERLINE OF STREET

INDEX

SHEET 1 – BOUNDARY, NARRATIVE, SURVEYOR'S CERTIFICATE
SHEET 2 – BUILDING LOCATION & PARKING
SHEET 3 – UNIT DETAILS
SHEET 4 – APPROVAL, DECLARATIONS & ACKNOWLEDGMENTS

REFERENCE DATA

REF. NO.
1) PLAT OF "IRVINGTON", PLAT BOOK 2, PAGE 118
2) PLAT OF "IRVINGTON", PLAT BOOK 518, PAGE 19
3) SURVEY NUMBER (SN) 54606, MULTNOMAH COUNTY SURVEY RECORDS
4) SN 26243
5) SN 33353
6) SN 6525
7) SN 51423



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

NARRATIVE

I, G. ROBERT TAYLOR, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THIS MAP REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AT THE REQUEST OF PORT WEST PROPERTIES, INC. THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE BOUNDARY OF LOTS 11, 12, 13 AND THE INCLUSION AND USE OF AN EASEMENT OVER LOT 14 AS RECORDED IN DOC. NO. 9803443, MARCH 5, 1998, MULTNOMAH COUNTY DEED RECORDS IN BLOCK 103, OF THE RECORDED PLAT OF "IRVINGTON" FOR USE IN PREPARING A CONDOMINIUM PLAT, HEREBY KNOWN AS "AVON MANOR CONDOMINIUM". AS A BASIS OF BEARING I HELD EAST AS CALLED FOR ALONG THE NORTH LINE OF N.E. BRAZEE STREET IN SURVEY NUMBER (SN) 54606, TO ESTABLISH THE NORTH LINE OF BRAZEE STREET I HELD A FOUND BRASS SCREW IN CONCRETE LOCATED 5.00 FEET SOUTH OF THE SOUTHEAST CORNER OF SAID LOT 11 AND A FOUND HOLE IN LEAD AT 5.00 FEET SOUTH OF AND 5.00 FEET EAST OF THE SOUTHEAST CORNER OF LOT 10 BLOCK 103. FURTHER I HELD THE PLAT DISTANCES OF SAID "IRVINGTON" FOR THE BOUNDARY OF LOTS 11, 12, 13 AND THOSE DISTANCES OF SAID EASEMENT RECORDED IN DOC. NO. 9803443, MARCH 5, 1998 MULTNOMAH COUNTY DEED RECORDS, AND SHOWN ON THIS PLAT.

SURVEYOR'S CERTIFICATE

I, G. ROBERT TAYLOR, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS A TRACT OF LAND REPRESENTED ON THE ANNEXED MAP OF "AVON MANOR CONDOMINIUM", LOCATED IN THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, IN THE CITY OF PORTLAND, MULTNOMAH COUNTY, STATE OF OREGON, AND BEING FURTHER LOCATED IN LOTS 11, 12, 13, BLOCK 103 OF THE PLAT OF "IRVINGTON" AS RECORDED IN PLAT BOOK 518 AT PAGE 19 OF THE MULTNOMAH COUNTY PLAT RECORDS AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT WHERE I SET A 5/8-INCH BY 30-INCH LONG IRON ROD WITH A YELLOW PLASTIC CAP MARKED "PLS 937", SAID INITIAL POINT BEING THE NORTHEAST CORNER OF LOT 13 OF BLOCK 103 OF "IRVINGTON" AND BEING NORTH 150.00 FEET FROM THE SOUTHEAST CORNER FROM SAID LOT 11, SAID CORNER BEING REFERENCED BY A FOUND BRASS SCREW WITH 3/4-INCH BRASS WASHER MARKED "BURTON ENGR." ON A 5.00 FOOT SOUTHERLY OFFSET; THENCE ALONG THE EAST LINE OF SAID LOTS 11, 12 AND 13 SOUTH 150.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 11; THENCE ALONG THE SOUTH LINE OF LOT 11 WEST 100.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 11; THENCE ALONG THE WEST LINE OF LOTS 11, 12 AND 13; NORTH 150.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 13; THENCE EAST 100.00 FEET ALONG THE NORTH LINE OF SAID LOT 13 TO THE INITIAL POINT. CONTAINS 0.34 ACRE.

REGISTERED PROFESSIONAL LAND SURVEYOR
G. Robert Taylor
OREGON
JULY 17, 1970
G. ROBERT TAYLOR
1937
RENEWAL DATE JUNE 30, 1998

I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
G. Robert Taylor

NOTE:

1) BUILDING WALLS ARE PERPENDICULAR TO EACH OTHER.

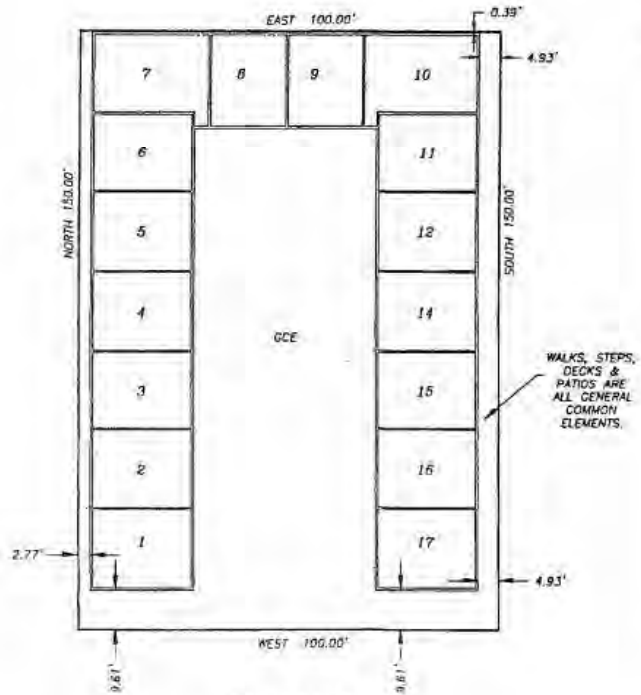
BOOK 1238 , PAGE 30

AVON MANOR CONDOMINIUM

LOCATED IN
LOTS 11, 12, 13 OF BLOCK 103, "IRVINGTON"
IN THE SOUTHWEST 1/4, SECTION 26, TOWNSHIP 1 NORTH, RANGE 1 EAST, W.M.
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

PREPARED BY:
RESOURCE MANAGEMENT INTERNATIONAL / ROBERT E. MEYER CONSULTANTS
4915 S.W. GRIFFITH DRIVE, # 300
BEAVERTON, OREGON 97005
PH: (503)643-7531
PROJECT NO. 83000.08

DATE OF MONUMENTATION JULY 31,1997



1ST FLOOR



UNDERGROUND PARKING

LEGEND

●	FOUND BRASS SCREW
●	FOUND MONUMENT AS NOTED
Ø	SET BRASS SCREW WITH 1" BRASS WASHER MARKED "PLS 937"
○	SET 5/8" x 30" LONG IRON ROD WITH YELLOW PLASTIC CAP MARKED "PLS 937"
(7)	REFERENCE NUMBER
———	OFFSET REFERENCE LINE
℄	CENTERLINE OF STREET
GCE	GENERAL COMMON ELEMENT
LCE	LIMITED COMMON ELEMENT
(5)	PARKING SPACES NUMBER

SURVEYOR'S CERTIFICATE OF COMPLETION

I, G. ROBERT TAYLOR, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE PLAT OF "AVON MANOR CONDOMINIUM" FULLY AND ACCURATELY DEPICTS THE BOUNDARIES OF THE UNITS OF THE BUILDINGS AND THAT THE CONSTRUCTION OF THE UNITS AND BUILDINGS, AS DEPICTED ON SAID PLAT, HAS BEEN COMPLETED.

DATED THIS 17th DAY OF APRIL 1998

I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

G. Robert Taylor

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON JULY 15, 1970 G. ROBERT TAYLOR 937
RENEWAL DATE: JUNE 30, 1998

(IN FEET)
1 inch = 20 ft.

SHEET 2 OF 4

	TOTAL SQ. FT.
	886
	908
	908
	906
	904
	885
	1095
	816
	812
	1080
	888
	904
	908
	904
	905
	892

BOOK 1238, PAGE 31

AVON MANOR CONDOMINIUM

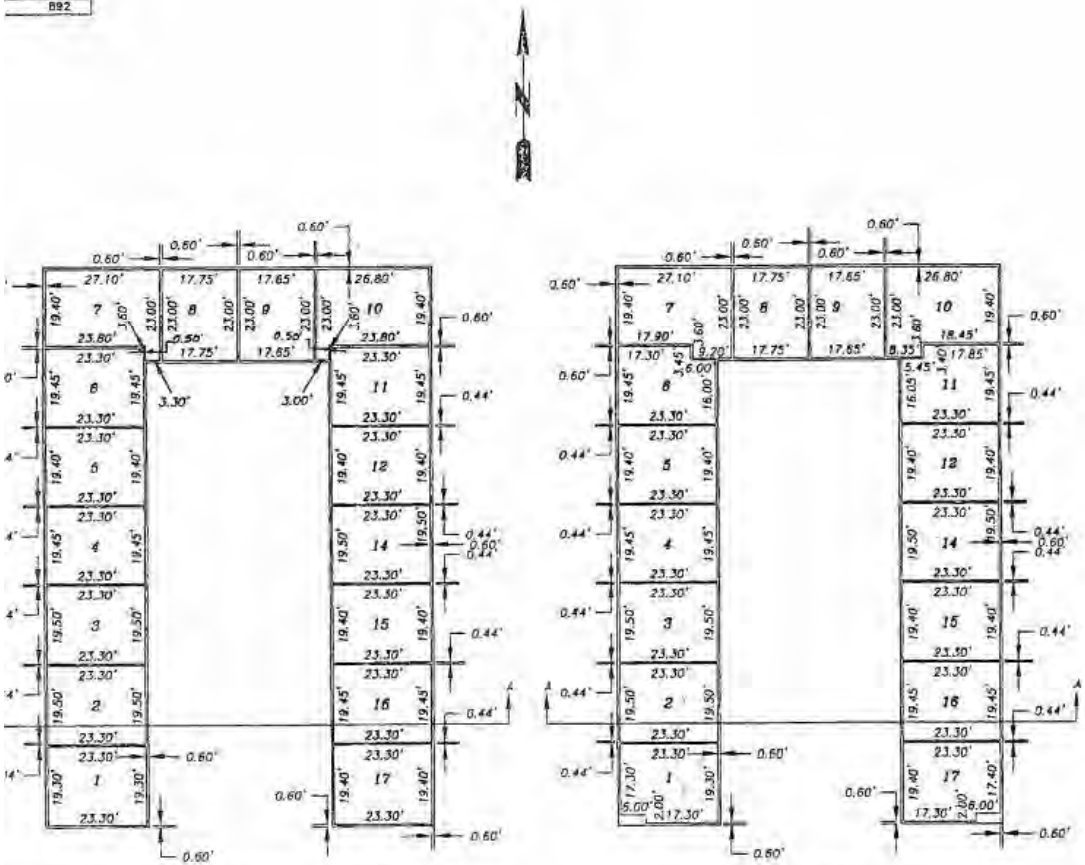
LOCATED IN
LOTS 11, 12, 13, OF BLOCK 103, "IRVINGTON"
IN THE SOUTHWEST 1/4, SECTION 26, TOWNSHIP 1 NORTH, RANGE 1 EAST, W.M.
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

PREPARED BY
RESOURCE MANAGEMENT INTERNATIONAL / ROBERT E. MEYER CONSULTANTS
4915 S.W. GRIFFITH DRIVE, # 300
BEAVERTON, OREGON 97005
PH (503)643-7531
PROJECT NO. 83000.06

DATE OF MONUMENTATION JULY 31, 1997

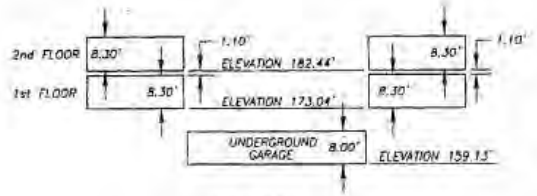
LEGEND

S-# STORAGE UNIT
GCE GENERAL COMMON ELEMENT
LCE LIMITED COMMON ELEMENT



BENCHMARK

CITY OF PORTLAND BENCHMARK #2441 ELEVATION 150.302
BRASS DISK IN CURB AT SE CORNER OF NE THOMPSON
AND 8TH AVENUE.



SECTION AA
SCALE 1"=20'

I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

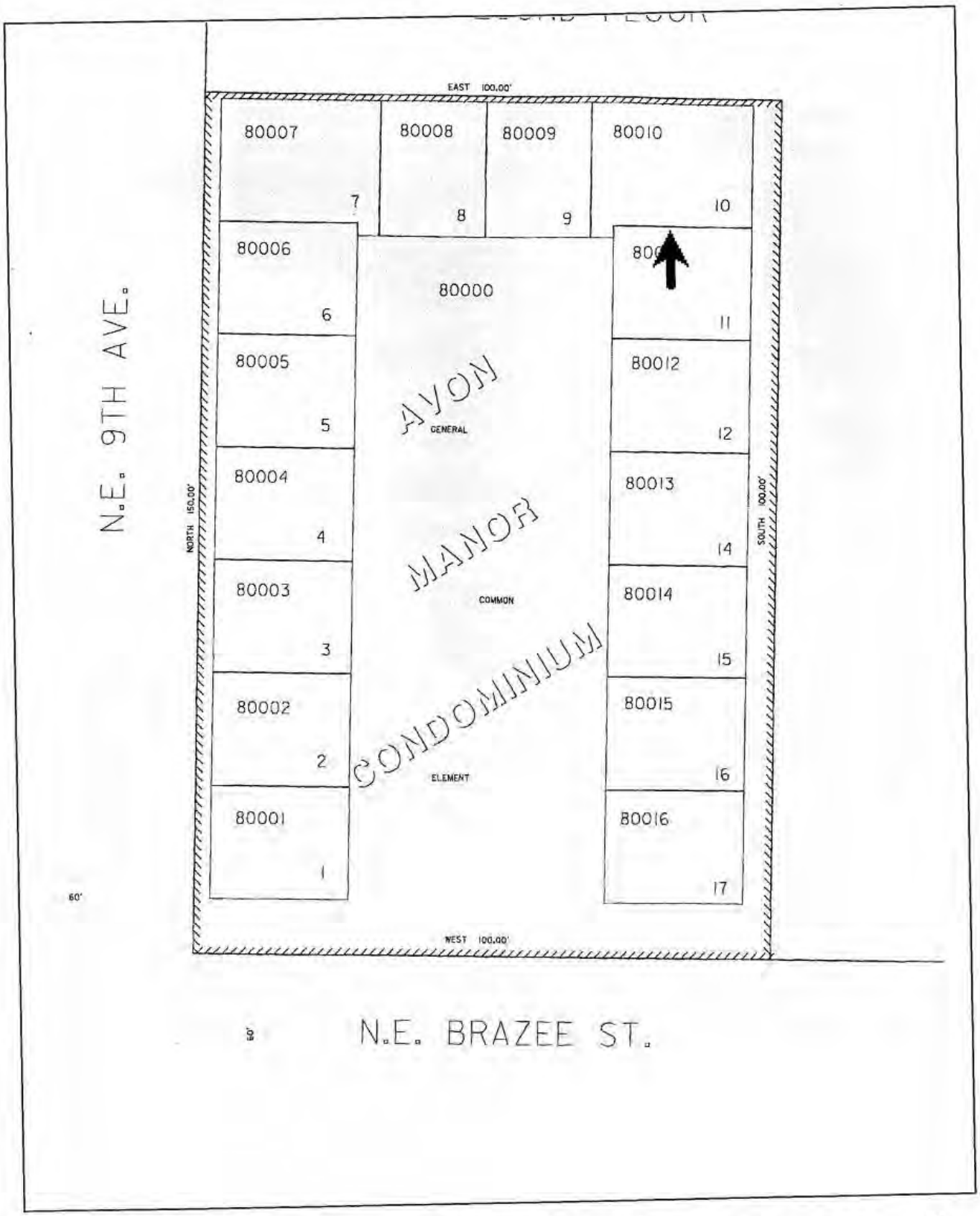
G. Robert Taylor

REGISTERED PROFESSIONAL LAND SURVEYOR
G. Robert Taylor
OREGON
JULY 17, 1975
G. ROBERT TAYLOR
RENEWAL DATE: JUNE 30, 1998

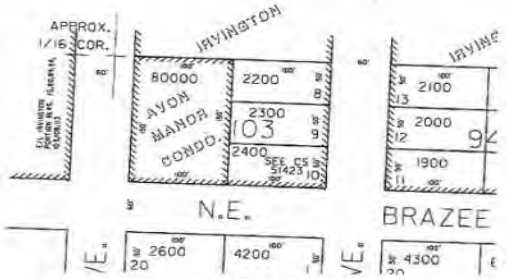
SURVEYOR'S CERTIFICATE OF COMPLETION

I, G. ROBERT TAYLOR, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE PLAT OF "AVON MANOR CONDOMINIUM" FULLY AND ACCURATELY DEPICTS THE BOUNDARIES OF THE UNITS OF THE BUILDINGS AND THAT THE CONSTRUCTION OF THE UNITS AND BUILDINGS, AS DEPICTED ON SAID PLAT, HAS BEEN COMPLETED.

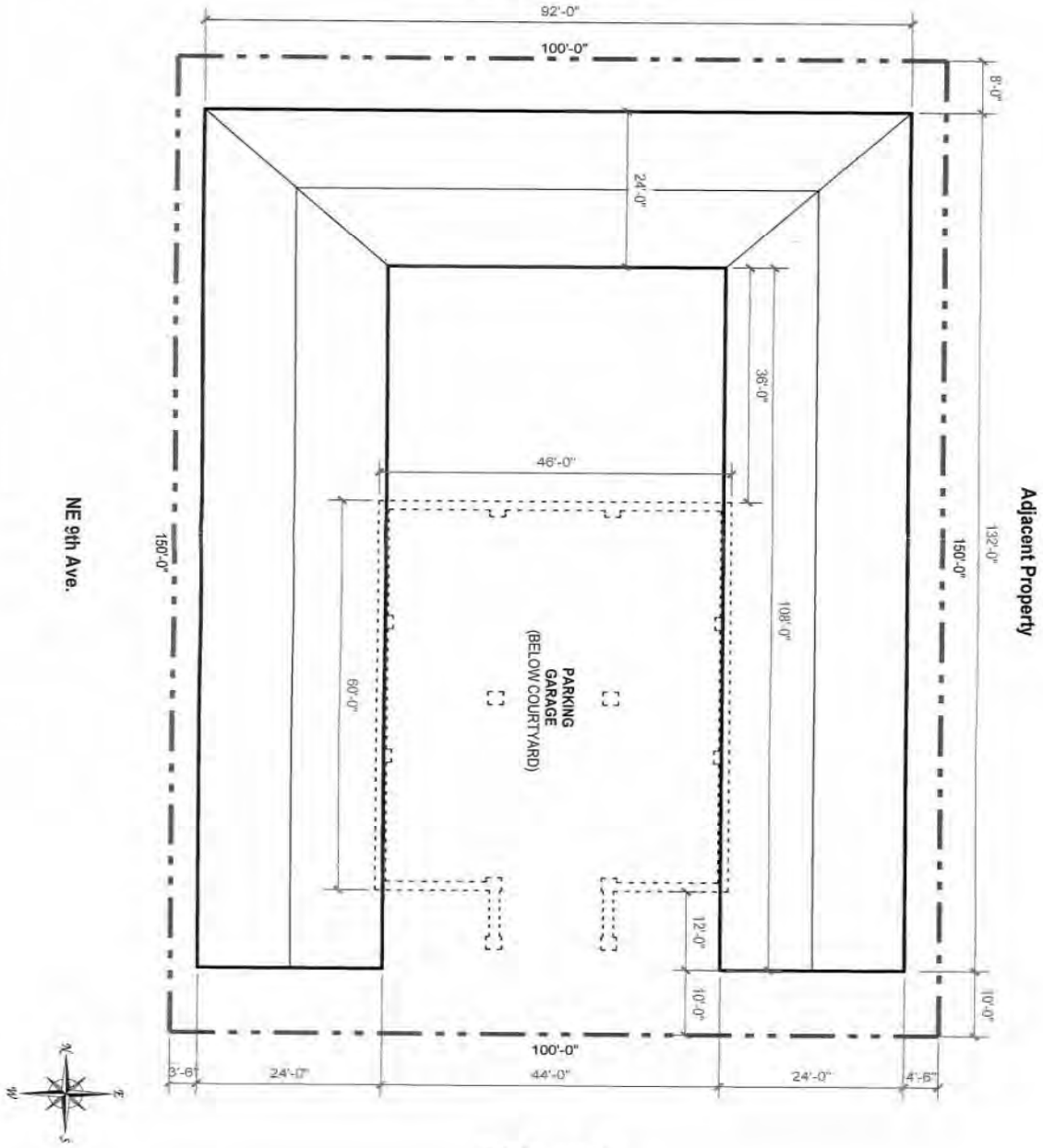
DATED THIS 17th DAY OF APRIL, 1998



THIS MAP IS MADE SOLELY FOR THE PURPOSE OF ASSISTING IN LOCATING SAID PREMISES, AND THE COMPANY ASSUMES NO LIABILITY FOR VARIATIONS, IF ANY, IN DIMENSIONS, AREAS, AND LOCATIONS ASCERTAINED BY ACTUAL SURVEY.



Adjacent Property



NE Brazee St.

1 WP1

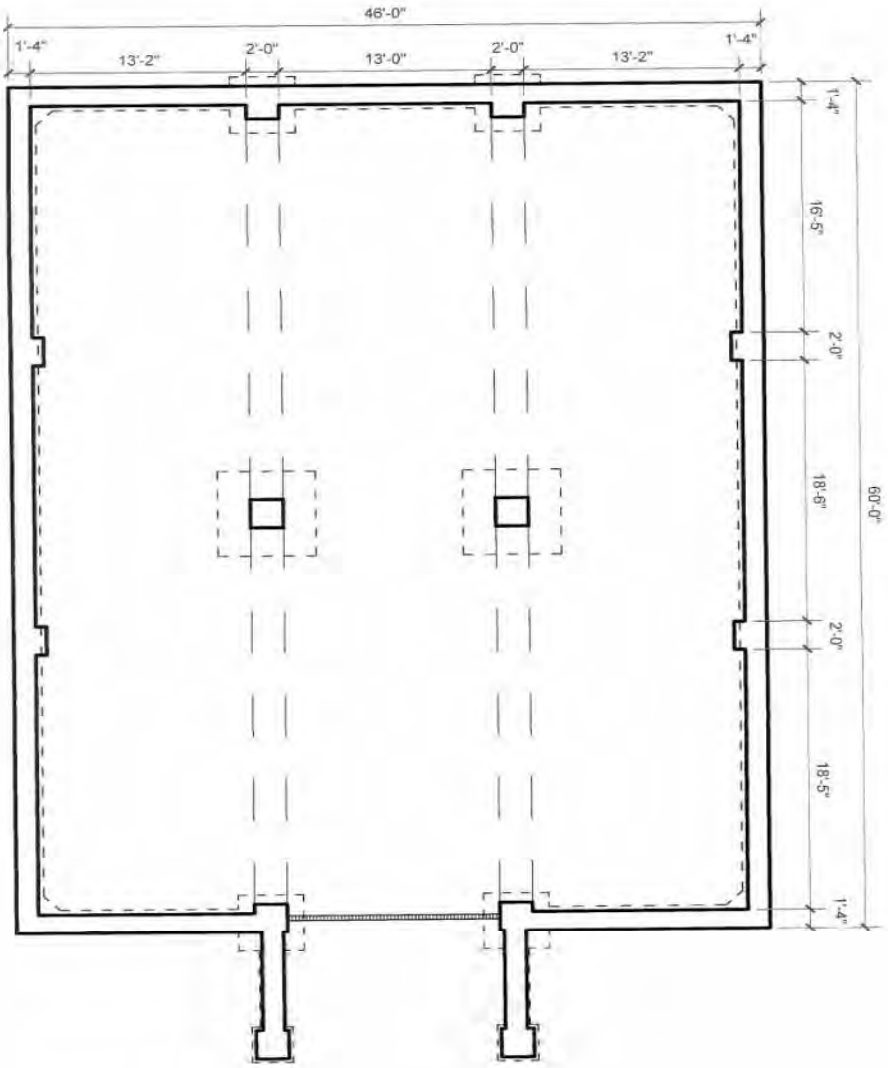
Site Plan

Scale: 1/16"=1'-0" (Do not scale drawing. For reference only)
NOTE: Verify all Dimensions, Distances & Existing Conditions

Project: 06-141
Avon Manor
Date: 03.28.07

FORENSIC
WATERPROOFING CONSULTANTS

Forensic Waterproofing Consultants, LLC 105 SE Taylor Street, Suite 307 - Portland OR 97214 Office: 503.772.1114 - Fax: 503.772.4039
Visit us at www.forensicwp.net or email us at info@forensicwp.net CCB# 155496



WP1 1

Parking Garage Plan

Scale: 1/8"=1'-0" (Do not scale drawing. For reference only)
NOTE: Verify all Dimensions, Distances & Existing Conditions

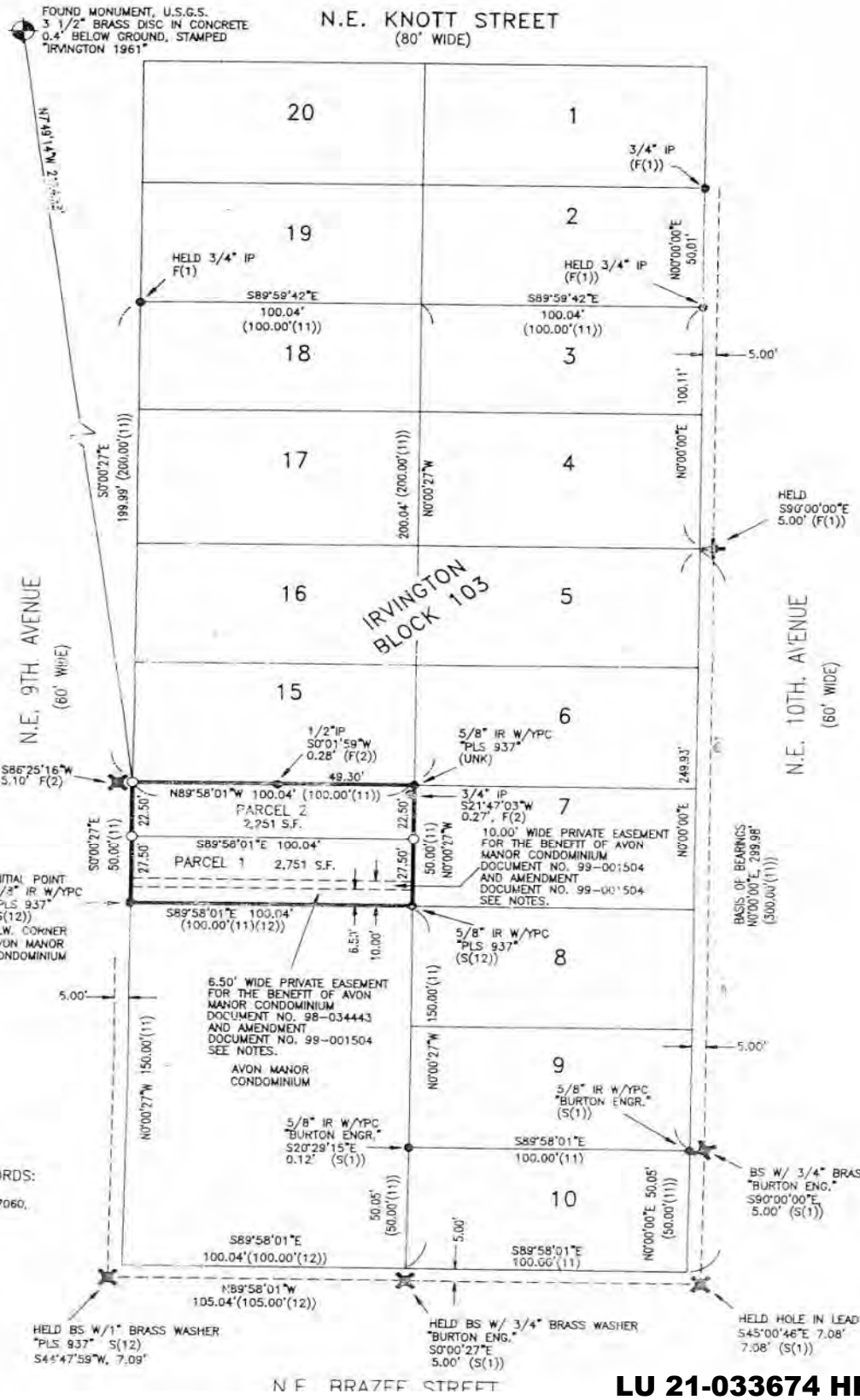
Project: 06-141
Avon Manor

Date: 03.28.07

FORENSIC
WATERPROOFING CONSULTANTS

Forensic Waterproofing Consultants, LLC 105 SE Taylor Street, Suite 307 - Portland OR 97214 Office: 503.772.1114 - Fax: 503.772.4039
Visit us at www.forensicwp.net or email us at info@forensicwp.net CCB# 155496

THIS PLAT IS SUBJECT TO THE CONDITIONS OF THE CITY OF PORTLAND CASE FILE NO. LUR 98-[illegible] MP VZ



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SUZANNE C. GLE

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33353, (4)33379, (5)54606, (6)7060,
018, (10)154566,
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E PG. 871, NOV. 5, 1979,
28, 1987,
7, 1973,
15, 1972,
4443, (20)99-001504

I HER
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N.E. BRAZEE STREET

6. MANUFACTURER'S CUT SHEETS

Cut sheets for the manufactured components to be installed during the building envelope restoration are included in the enclosed design package and show the following:

a) Drain Mat – to be installed behind the three coat stucco system

b) Windows – Including performance data, cross sectional profiles, and examples of completed installations.

7. MATERIAL SAMPLES AND MOCK-UPS

Samples of the drain mat is included with this package, while a sample of the stucco cladding will be delivered independently. A sample of the proposed window profile will also be delivered independently of this design package, and will provide visual clarification of the intended products to be used.

DO NOT REMOVE FROM TABLE

AVON MANOR CONDOMINIUMS

BUILDING ENVELOPE REHABILITATION



Approved
City of Portland - Bureau of Development Services
Planner _____ Date 4.9.18
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

* APPROVED SET

* APPROVED PER CONDITIONS B-F

PORTLAND, OR

MH PROJECT No. P160234.00

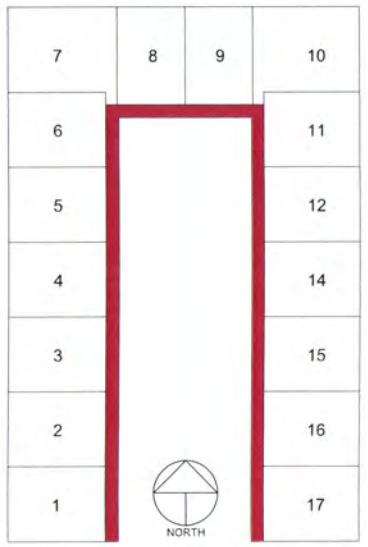
LAND USE REVIEW No. 17-196976

Exh C-1

MORRISON HERSHFIELD
ARCHITECTS

LU 21-033674 HR EXH G-4

Approved
City of Portland - Bureau of Development Services
Planner _____ Date 4.9.18
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



KEY PLAN WITH UNIT NUMBERS

REPAIR KEY:

A - REPLACE EXISTING STUCCO CLADDING WITH NEW, RAINSCREEN ASSEMBLY, REFER TO C.21

B - REPLACE EXISTING VINYL WINDOWS WITH NEW ALUMINUM, TO MATCH ORIGINAL, REFER TO C.31-33

C - COMPLETE BASE OF WALL WATERPROOFING TRANSITION DETAIL, REFER TO C.22-23

~~D - REPLACE EXISTING WOOD DOORS WITH NEW MILLED WOOD DOORS, TO MATCH ORIGINAL~~. REMOVE AND REINSTALL METAL DOORS. REFER TO C.34-36

E - REMOVE AND REINSTALL OR REPLACE EXISTING ACCESSORY COMPONENTS, SUCH AS LIGHTS, RAIN WATER LEADERS, VENT COVERS, ETC. REFER TO C.24-29



1/C.4 - TYPICAL COURTYARD ELEVATION


2/C.4 - COURTYARD CONTEXT

04.03	HISTORIC REVIEW SET_R2	2018-03-15
04.02	HISTORIC REVIEW SET_R1	2018-02-02
04.01	HISTORIC REVIEW SET	2017-12-22
03.01	PERMIT SET	2017-06-21
02.01	DESIGN PACKACKGE	2017-04-07
01.01	PRE-APP CONFERENCE	2017-03-08
Version	Description	YYYY-MM-DD

Stamp

MORRISON HERSHFIELD

AVON MANOR
ENVELOPE REHABILITATION
909 NE BRAZEE STREET
PORTLAND, OR 97212
LAND USE REVIEW No. 17-196976 MH: P160234.00

GENERAL OVERVIEW OF REPAIR AREAS - COURTYARD

Scale
NTS

DWG No.	Version	Date
C	04.03	2018-03-14

\\POR01FP\Data1\Shared\Proj\P160234 Avon Manor Condo Rehab\10. Drawings & GIS\2. Design\1. Current\LU.000.dwg

LU 21-033674 HR EXH G-4

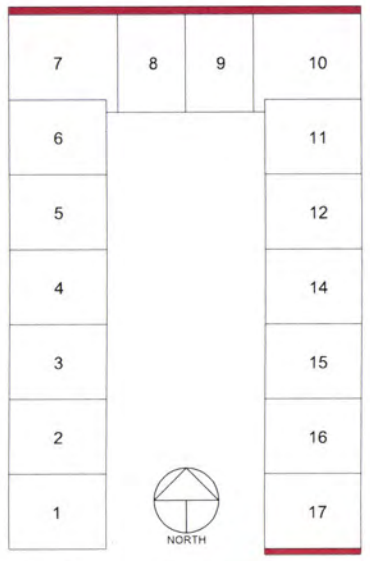
EXH C-2



1/C.5 - SOUTH ELEVATION CONTEXT



2/C.5 - NORTH ELEVATION CONTEXT



KEY PLAN WITH UNIT NUMBERS

REPAIR KEY:

A - REPLACE EXISTING STUCCO CLADDING WITH NEW, RAINSCREEN ASSEMBLY, REFER TO C.21

B - REPLACE EXISTING VINYL WINDOWS WITH NEW ALUMINUM, TO MATCH ORIGINAL, REFER TO C.31-33

C - COMPLETE BASE OF WALL WATERPROOFING TRANSITION DETAIL, REFER TO C.22-23

D - ~~REPLACE EXISTING WOOD DOORS WITH NEW MILLED WOOD DOORS, TO MATCH ORIGINAL~~. REMOVE AND REINSTALL METAL DOORS. REFER TO C.34-36

E - REMOVE AND REINSTALL OR REPLACE EXISTING ACCESSORY COMPONENTS, SUCH AS LIGHTS, RAIN WATER LEADERS, VENT COVERS, ETC. REFER TO C.24-29

GENERAL NOTE:

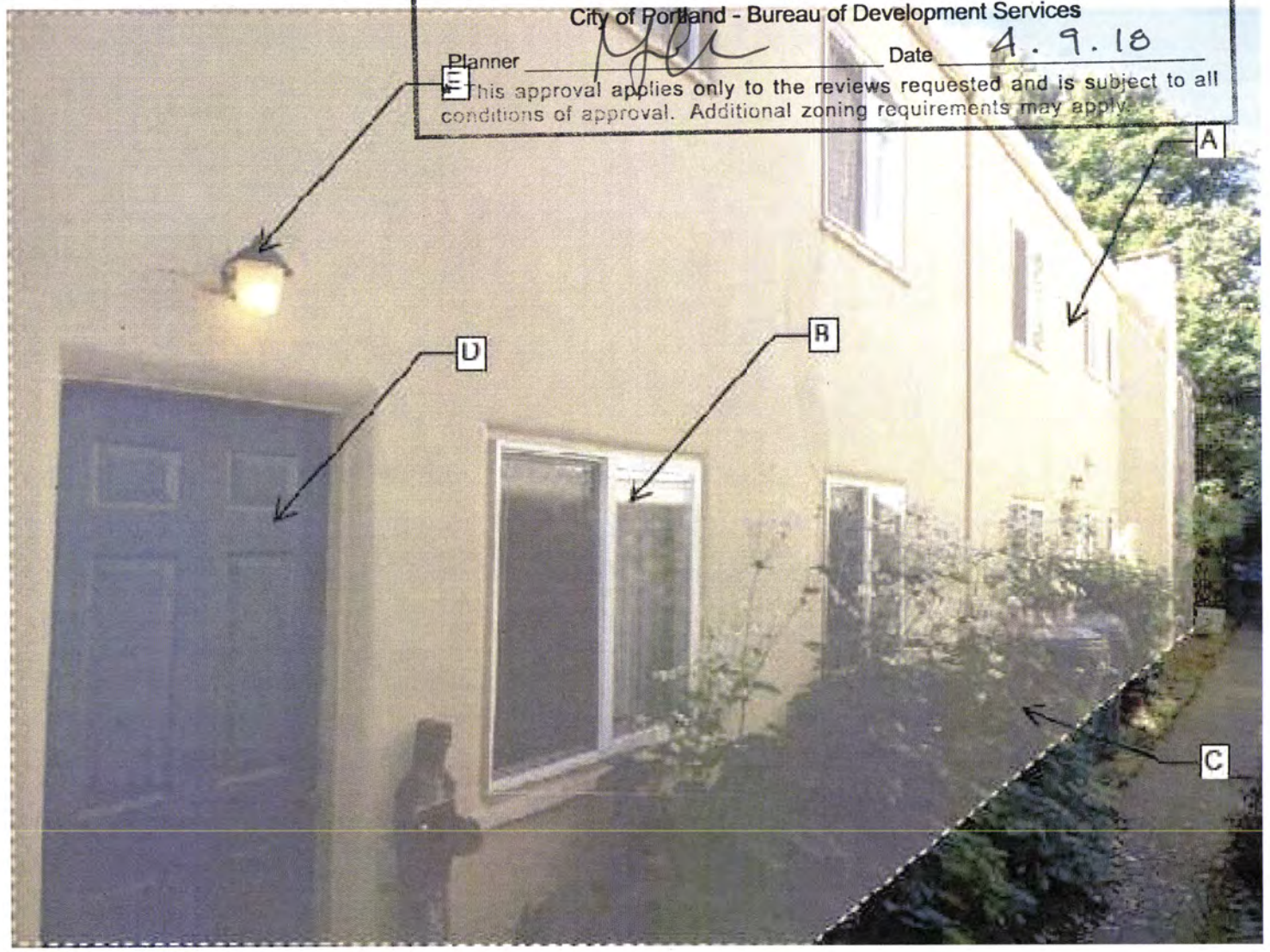
1. NO REPAIRS TO BE COMPLETED AT THE SOUTH ELEVATION OF THE WEST WING, AS REPAIRS WERE COMPLETED IN 2015/2016.

STUCCO

WINDOWS TO BE REPLACED CPER EXH'S



3/C.5 - TYPICAL SOUTH ELEVATION



4/C.5 - TYPICAL NORTH ELEVATION

Approved
City of Portland - Bureau of Development Services
Planner _____ Date 4.9.18
This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

04.03	HISTORIC REVIEW SET_R2	2018-03-15
04.02	HISTORIC REVIEW SET_R1	2018-02-02
04.01	HISTORIC REVIEW SET	2017-12-22
03.01	PERMIT SET	2017-06-21
02.01	DESIGN PACKACKGE	2017-04-07
01.01	PRE-APP CONFERENCE	2017-03-08
Version	Description	YYYY-MM-DD

Stamp

MORRISON HERSHFIELD

AVON MANOR
ENVELOPE REHABILITATION

909 NE BRAZEE STREET
PORTLAND, OR 97212

LAND USE REVIEW No. 17-196976 MH: P160234.00

GENERAL OVERVIEW OF REPAIR AREAS - SOUTH AND NORTH

Scale
NTS

DWG No.	Version	Date
	04.03	2018-03-14

\\POR01FP\Data1\Shared\Proj\P160234 Avon Manor Condo Rehab\10. Drawings & GIS\2. Design\1. Current\LU.000.dwg

LU 21-033674 HR EXH G-4

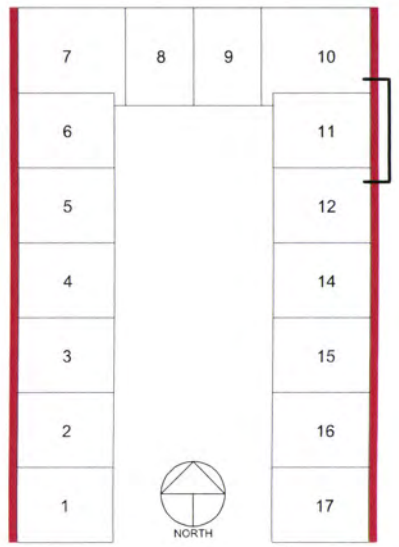
EXH C-3



1/C.6 - EAST ELEVATION CONTEXT



2/C.6 - WEST ELEVATION CONTEXT



KEY PLAN WITH UNIT NUMBERS

REPAIR KEY:

A - REPLACE EXISTING STUCCO CLADDING WITH NEW, RAINSCREEN ASSEMBLY, REFER TO C.21

B - REPLACE EXISTING VINYL WINDOWS WITH NEW ALUMINUM, TO MATCH ORIGINAL, REFER TO C.31-33

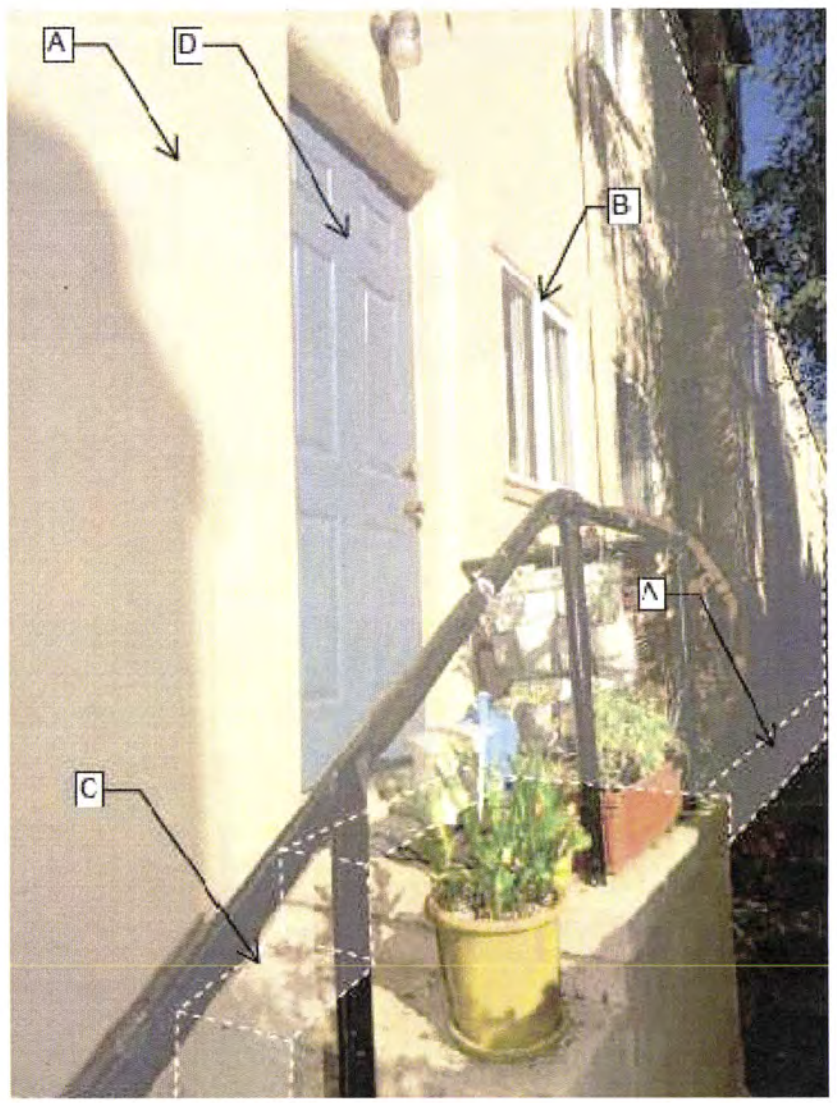
C - COMPLETE BASE OF WALL WATERPROOFING TRANSITION DETAIL, REFER TO C.22-23

~~D - REPLACE EXISTING WOOD DOORS WITH NEW MILLED WOOD DOORS, TO MATCH ORIGINAL~~. REMOVE AND REINSTALL METAL DOORS. REFER TO C.34-36

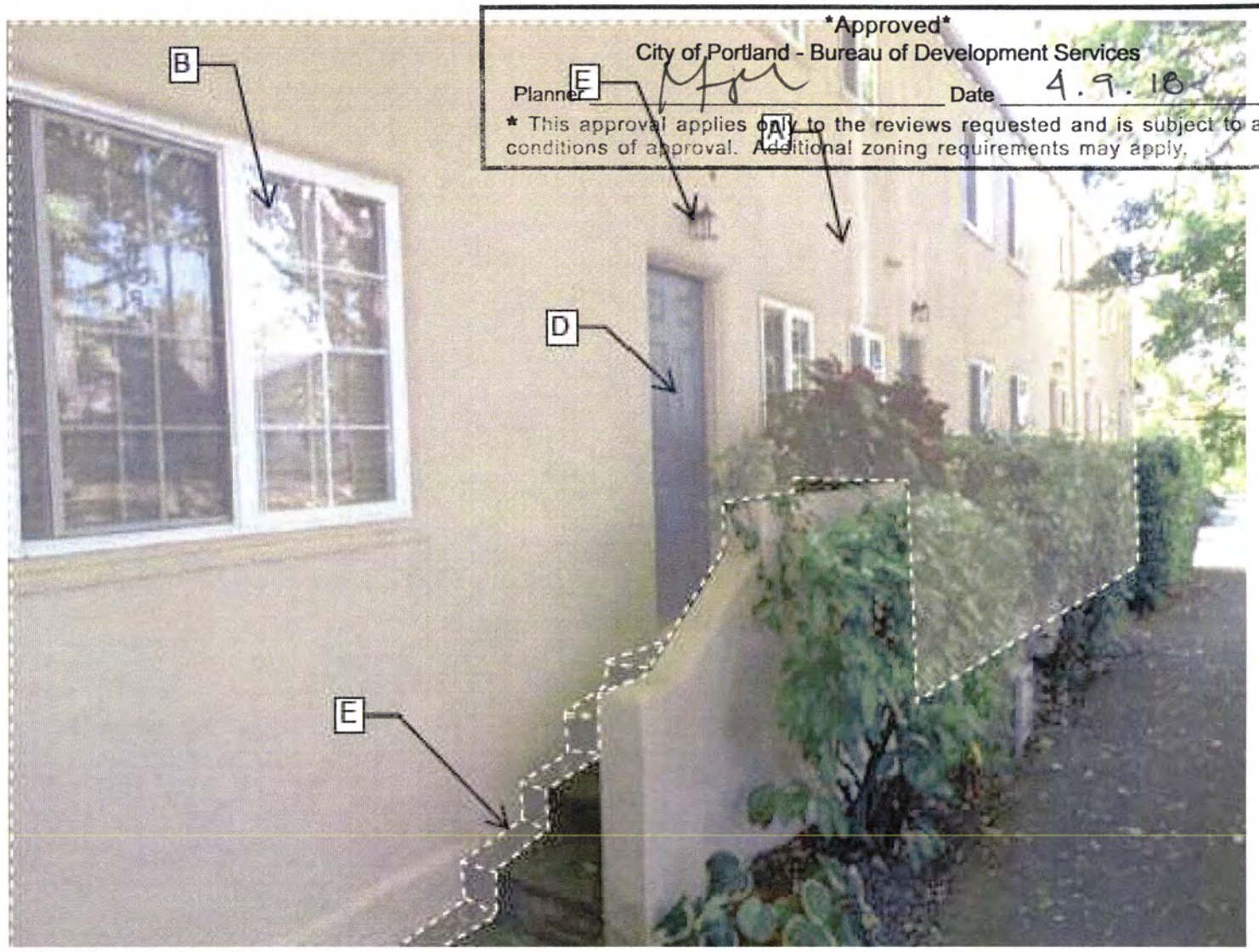
E - REMOVE AND REINSTALL OR REPLACE EXISTING ACCESSORY COMPONENTS, SUCH AS LIGHTS, RAIN WATER LEADERS, VENT COVERS, ETC. REFER TO C.24-29

GENERAL NOTES:

1. ~~UNIT 11 REPAIRS, LOCATION INDICATED, TO BE AN ALTERNATE TO PHASE 1 - TARGETED REPAIRS.~~
NO PHASING PROPOSED



4/C.6 - TYPICAL EAST ELEVATION



4/C.6 - TYPICAL WEST ELEVATION

Approved
City of Portland - Bureau of Development Services
Planner F Date 4.9.18
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Version	Description	YYYY-MM-DD

Stamp

MORRISON HERSHFIELD

AVON MANOR
ENVELOPE REHABILITATION
909 NE BRAZEE STREET
PORTLAND, OR 97212
LAND USE REVIEW No. 17-196976 MH: P160234.00

GENERAL OVERVIEW OF REPAIR AREAS - EAST AND WEST

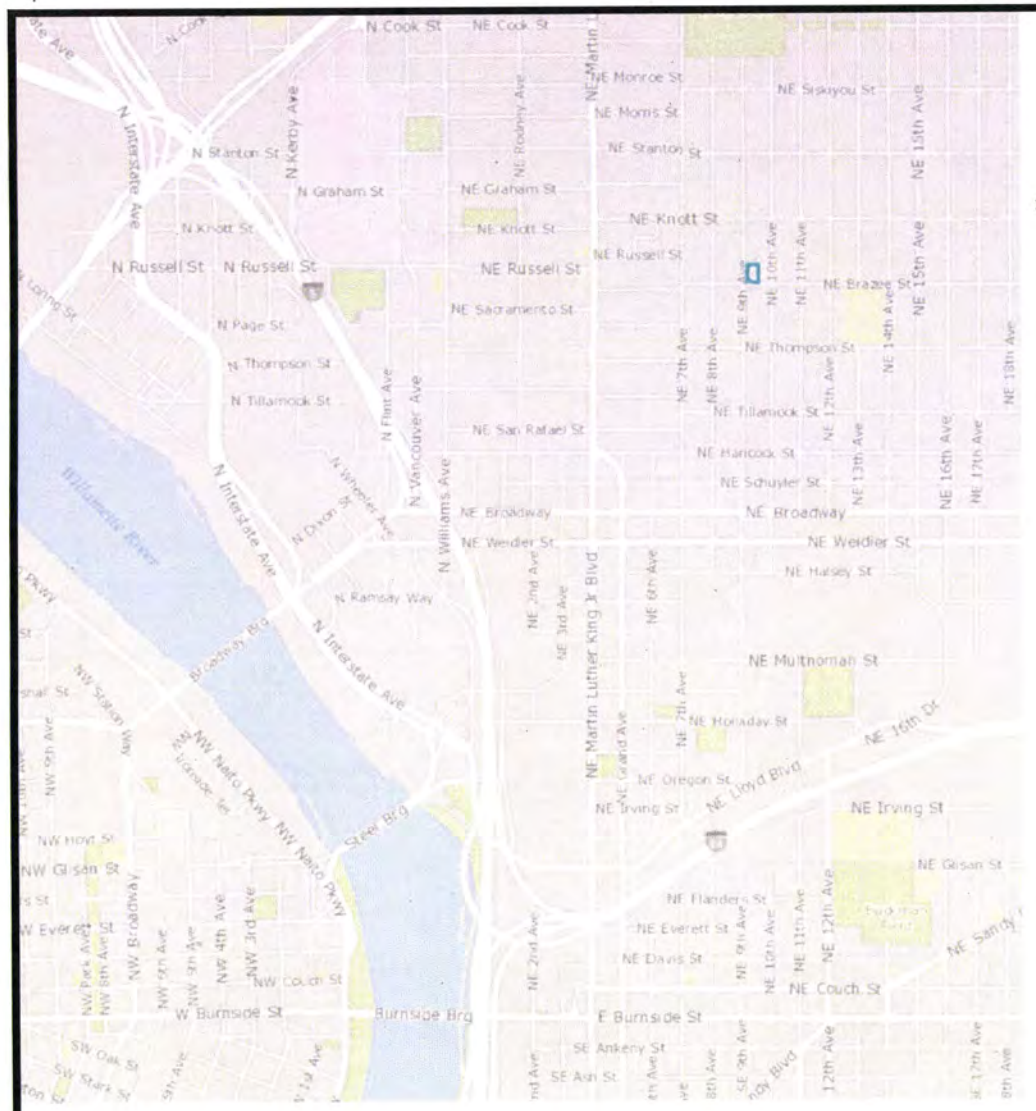
Scale
NTS

DWG No.	Version	Date
[redacted]	04.03	2018-03-14

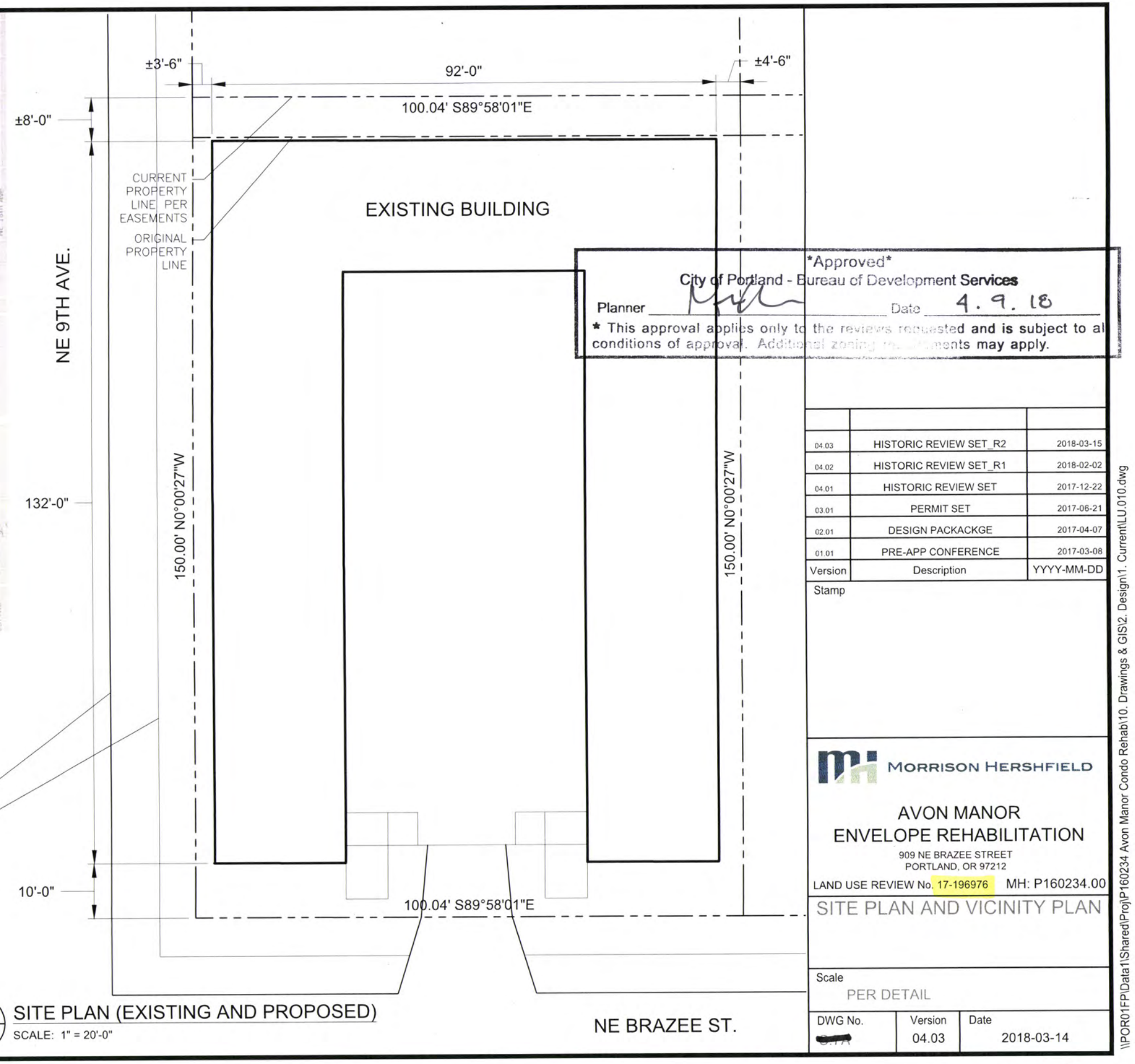
\\POR01FP\Data1\Shared\Proj\P160234 Avon Manor Condo Rehab\10. Drawings & GIS\2. Design\1. Current\LU.000.dwg

LU 21-033674 HR EXH G-4

Exh C-9



1 C.7 VICINITY MAP
SCALE: NTS



2 C.7 SITE PLAN (EXISTING AND PROPOSED)
SCALE: 1" = 20'-0"

Approved
City of Portland - Bureau of Development Services
Planner _____ Date 4.9.18
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

ZONING INFORMATION

909 NE BRAZEE ST
PORTLAND, OR 97212

PROPERTY ID# (R110838-R110853)

Year Built:	1928
Description:	CONDOMINIUM, RESIDENTIAL
Quarter Section:	2831
Neighborhood:	IRVINGTON COMMUNITY ASSOCIATION
Jurisdiction:	Portland / Multnomah
Zoning:	R5 - Residential 5,000
Elevation:	173 ft (approximate)

04.03	HISTORIC REVIEW SET_R2	2018-03-15
04.02	HISTORIC REVIEW SET_R1	2018-02-02
04.01	HISTORIC REVIEW SET	2017-12-22
03.01	PERMIT SET	2017-06-21
02.01	DESIGN PACKACKGE	2017-04-07
01.01	PRE-APP CONFERENCE	2017-03-08
Version	Description	YYYY-MM-DD

Stamp

MORRISON HERSHFIELD

AVON MANOR ENVELOPE REHABILITATION

909 NE BRAZEE STREET
PORTLAND, OR 97212

LAND USE REVIEW No. 17-196976 MH: P160234.00

SITE PLAN AND VICINITY PLAN

Scale
PER DETAIL

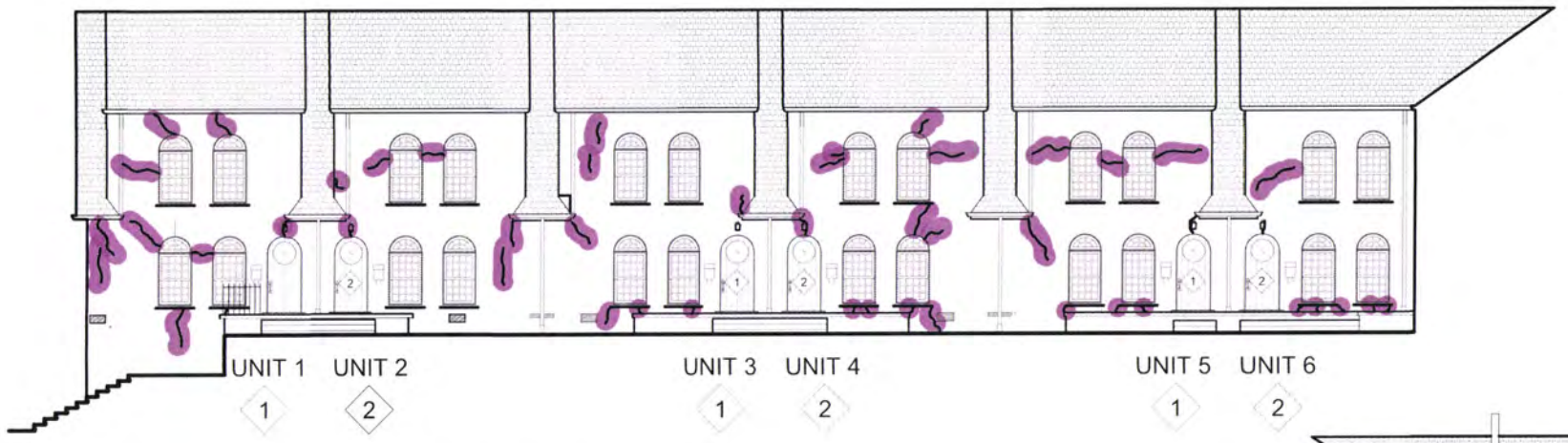
DWG No.	Version	Date
C.7A	04.03	2018-03-14

\\PDR01FP\Data1\Shared\Proj\P160234 Avon Manor Condo Rehab\10. Drawings & GIS\2. Design\1. Current\LU.010.dwg

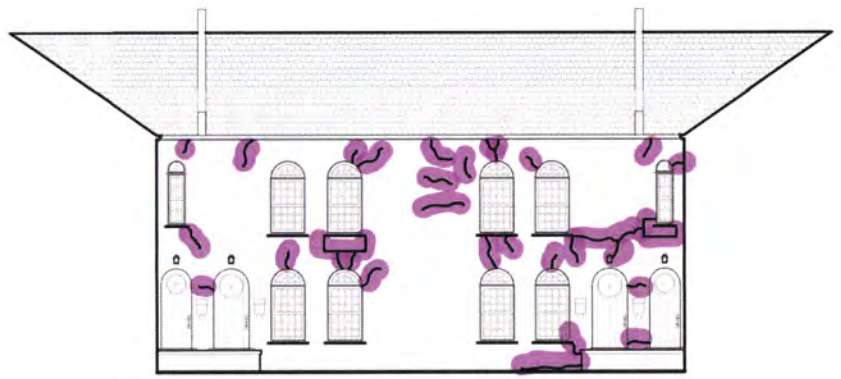
LU 21-033674 HR EXH G-4

EXH C-5

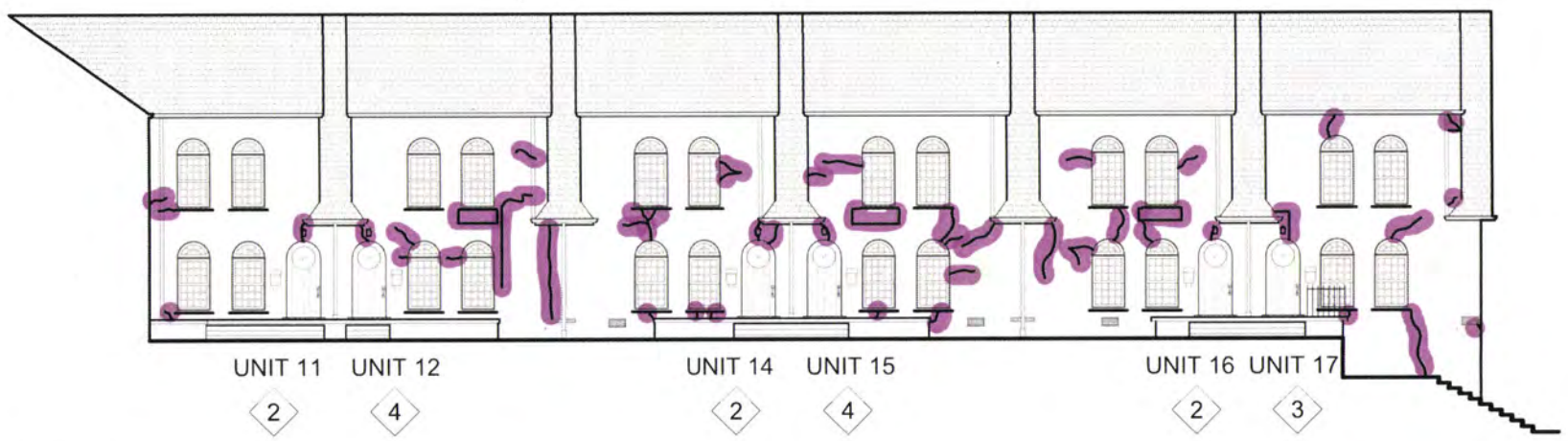
2 SHEET IS NEW IN ENTIRETY.



1 / C.7B (E)WEST COURTYARD ELEVATION
SCALE: 1/16" = 1'-0"



2 / C.7B (E)NORTH COURTYARD ELEVATION
SCALE: 1/16" = 1'-0"



3 / C.7B (E)EAST COURTYARD ELEVATION
SCALE: 1/16" = 1'-0"

LEGEND
1. CRACKING
2. EXTENT OF STUCCO REPAIR FOR CRACK REPAIR

ENTRY DOOR REPAIR KEY
1. 1 OF 6 PANELS TO REPLACE
2. 2 OF 6 PANELS TO REPLACE
3. 3 OF 6 PANELS TO REPLACE
4. 4 OF 6 PANELS TO REPLACE
5. 5 OF 6 PANELS TO REPLACE
6. 6 OF 6 PANELS TO REPLACE

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City of Portland - Bureau of Development Services
Planner _____ Date 4.9.18
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04.02	HISTORIC REVIEW SET_R1	2018-02-02
04.01	HISTORIC REVIEW SET	2017-12-22
03.01	PERMIT SET	2017-06-21
02.01	DESIGN PACKACKGE	2017-04-07
01.01	PRE-APP CONFERENCE	2017-03-08
Version	Description	YYYY-MM-DD

Stamp

MORRISON HERSHFIELD

AVON MANOR
ENVELOPE REHABILITATION
909 NE BRAZEE STREET
PORTLAND, OR 97212
LAND USE REVIEW No. 17-196976 MH: P160234.00

EXISTING CRACKING SURVEY
1 OF 3

Scale
PER DETAIL

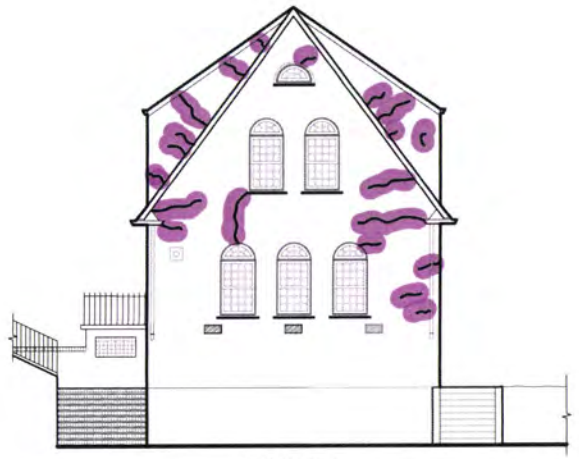
DWG No.	Version	Date
[redacted]	04.03	2018-03-14

\\PORD1FP\Data1\Shared\Proj\P160234 Avon Manor Condo Rehab\10. Drawings & GIS\2. Design\1. Current\LU.010.dwg

LU 21-033674 HR EXH G-4

EXH C-6

2 SHEET IS NEW IN ENTIRETY.



1 C.7C (E)SOUTH GABLE ELEVATION, EAST WING
SCALE: 1/16" = 1'-0"



2 C.7C (E)NORTH ELEVATION
SCALE: 1/16" = 1'-0"

Approved
City of Portland - Bureau of Development Services
Planner _____ Date 4.9.18
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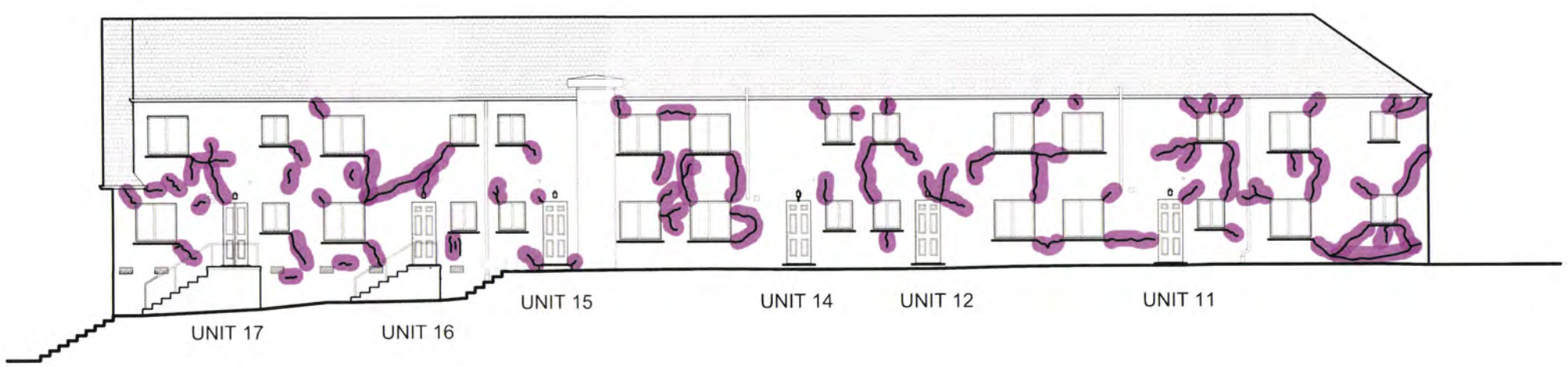

3 C.7C (E)EAST ELEVATION
SCALE: 1/16" = 1'-0"

LEGEND
1. CRACKING
2. EXTENT OF STUCCO REPAIR FOR CRACK REPAIR

04.03	HISTORIC REVIEW SET_R2	2018-03-15
04.02	HISTORIC REVIEW SET_R1	2018-02-02
04.01	HISTORIC REVIEW SET	2017-12-22
03.01	PERMIT SET	2017-06-21
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Version	Description	YYYY-MM-DD

Stamp

MORRISON HERSHFIELD

AVON MANOR
ENVELOPE REHABILITATION
909 NE BRAZEE STREET
PORTLAND, OR 97212
LAND USE REVIEW No. 17-196976 MH: P160234.00

EXISTING CRACKING SURVEY
2 OF 3

Scale
PER DETAIL

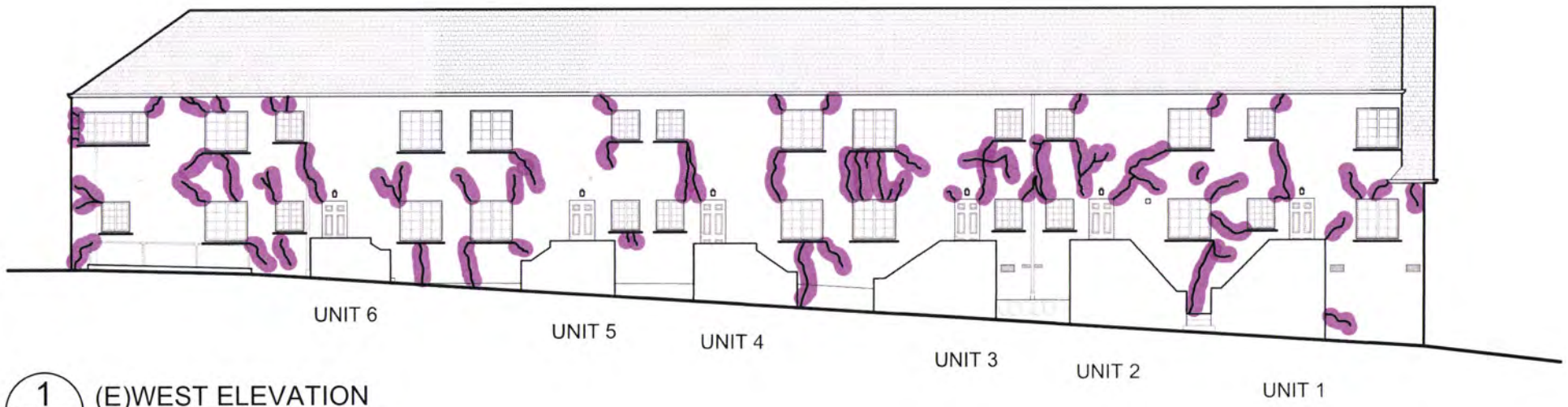
DWG No.	Version	Date
[redacted]	04.03	2018-03-14

\\POR01FP\Data1\Shared\Proj\P160234 Avon Manor Condo Rehab\10. Drawings & GIS\2. Design\1. Current\LU.010.dwg

LU 21-033674 HR EXH G-4

EXH C-7

2 SHEET IS NEW IN ENTIRETY.



1 C.7D (E)WEST ELEVATION
SCALE: 1/16" = 1'-0"



2 C.7D (E)SOUTH GABLE ELEVATION, WEST WING
SCALE: 1/16" = 1'-0"

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Planner _____ Date 4.9.18
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LEGEND
1. CRACKING
2. EXTENT OF STUCCO REPAIR FOR CRACK REPAIR

04.03	HISTORIC REVIEW SET_R2	2018-03-15
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03.01	PERMIT SET	2017-06-21
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01.01	PRE-APP CONFERENCE	2017-03-08
Version	Description	YYYY-MM-DD

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MORRISON HERSHFIELD

AVON MANOR
ENVELOPE REHABILITATION
909 NE BRAZEE STREET
PORTLAND, OR 97212
LAND USE REVIEW No. 17-196976 MH: P160234.00

EXISTING CRACKING SURVEY
3 OF 3

Scale
PER DETAIL

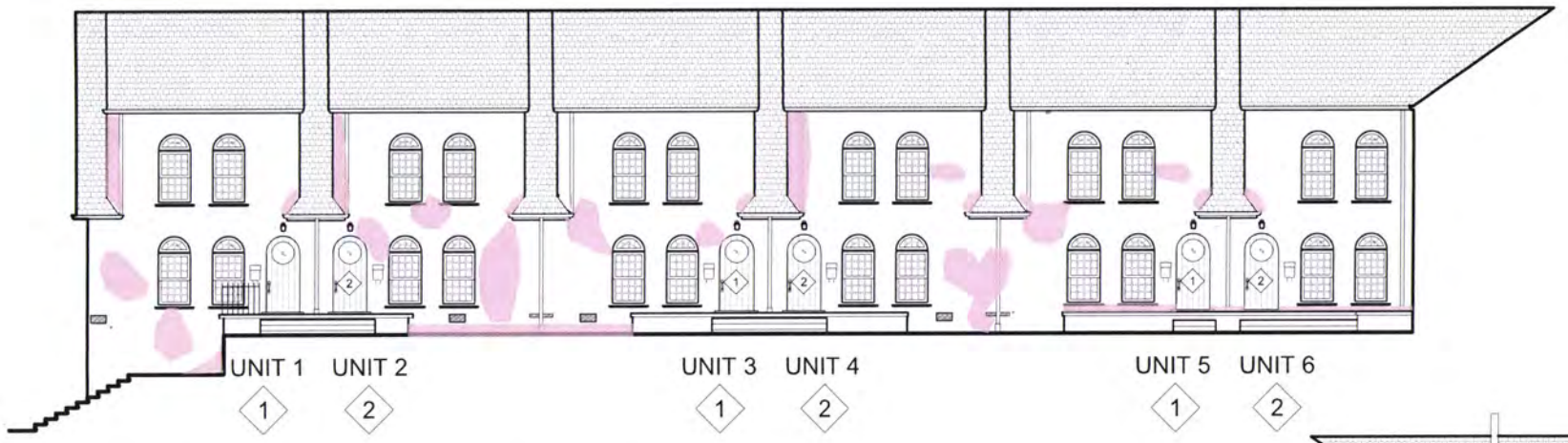
DWG No.	Version	Date
C.7D	04.03	2018-03-14

\\POR01FP\Data1\Shared\Proj\P160234 Avon Manor Condo Rehab\10. Drawings & GIS\2. Design\1. Current\LU.010.dwg

LU 21-033674 HR EXH G-4

EXH C-8

2 SHEET IS NEW IN ENTIRETY.



1 C.7E (E)WEST COURTYARD ELEVATION
SCALE: 1/16" = 1'-0"

Approved
City of Portland - Bureau of Development Services
Planner _____ Date 4.9.18
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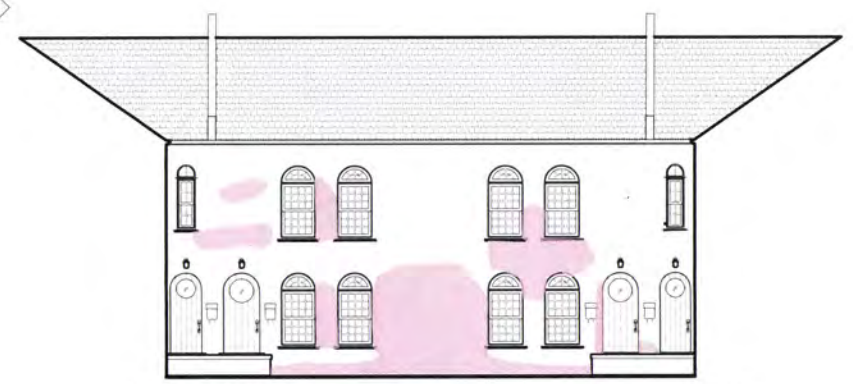
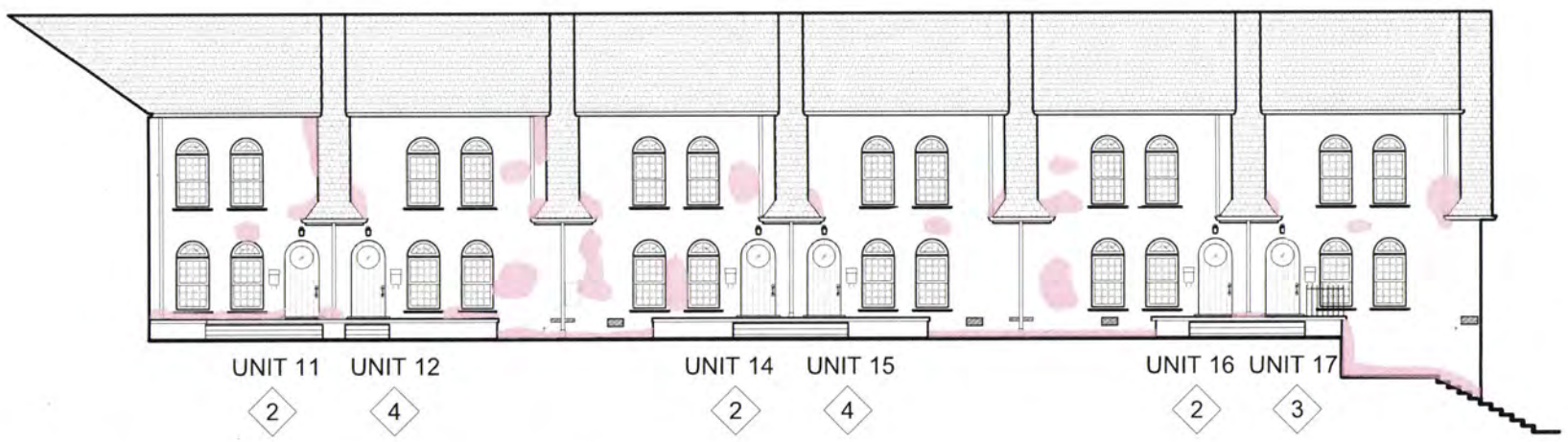


2 C.7E (E)NORTH COURTYARD ELEVATION
SCALE: 1/16" = 1'-0"



3 C.7E (E)EAST COURTYARD ELEVATION
SCALE: 1/16" = 1'-0"

LEGEND
1. EXTENT OF STUCCO REPAIR FOR BULGING CONDITIONS

ENTRY DOOR REPAIR KEY
1. 1 OF 6 PANELS TO REPLACE
2. 2 OF 6 PANELS TO REPLACE
3. 3 OF 6 PANELS TO REPLACE
4. 4 OF 6 PANELS TO REPLACE
5. 5 OF 6 PANELS TO REPLACE
6. 6 OF 6 PANELS TO REPLACE

04.03	HISTORIC REVIEW SET_R2	2018-03-15
04.02	HISTORIC REVIEW SET_R1	2018-02-02
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01.01	PRE-APP CONFERENCE	2017-03-08
Version	Description	YYYY-MM-DD

Stamp

MORRISON HERSHFIELD

AVON MANOR
ENVELOPE REHABILITATION
909 NE BRAZEE STREET
PORTLAND, OR 97212
LAND USE REVIEW No. 17-196976 MH: P160234.00

EXISTING BULGE SURVEY
1 OF 3

Scale
PER DETAIL

DWG No.	Version	Date
C.7E	04.03	2018-03-14

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LU 21-033674 HR EXH G-4

EXH C-9

2 SHEET IS NEW IN ENTIRETY.



1 C.7F (E)SOUTH GABLE ELEVATION, EAST WING
SCALE: 1/16" = 1'-0"



2 C.7F (E)NORTH ELEVATION
SCALE: 1/16" = 1'-0"

Approved
City of Portland - Bureau of Development Services
Planner _____ Date 4.9.18
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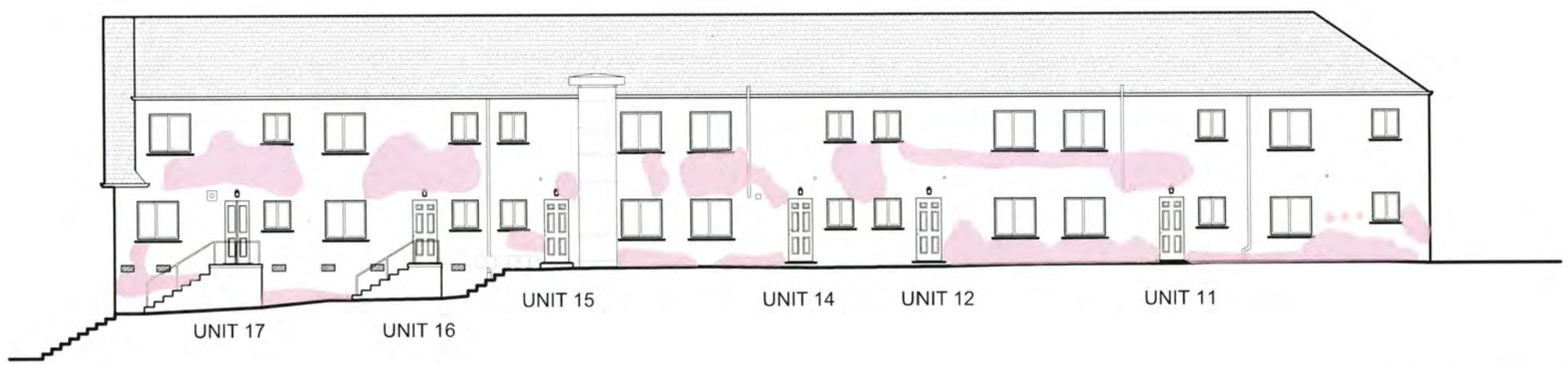

3 C.7F (E)EAST ELEVATION
SCALE: 1/16" = 1'-0"

LEGEND
1. EXTENT OF STUCCO REPAIR FOR BULGING CONDITIONS

04.03	HISTORIC REVIEW SET_R2	2018-03-15
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02.01	DESIGN PACKACKGE	2017-04-07
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MORRISON HERSHFIELD

AVON MANOR
ENVELOPE REHABILITATION
909 NE BRAZEE STREET
PORTLAND, OR 97212
LAND USE REVIEW No. 17-196976 MH: P160234.00

EXISTING BULGE SURVEY
2 OF 3

Scale
PER DETAIL

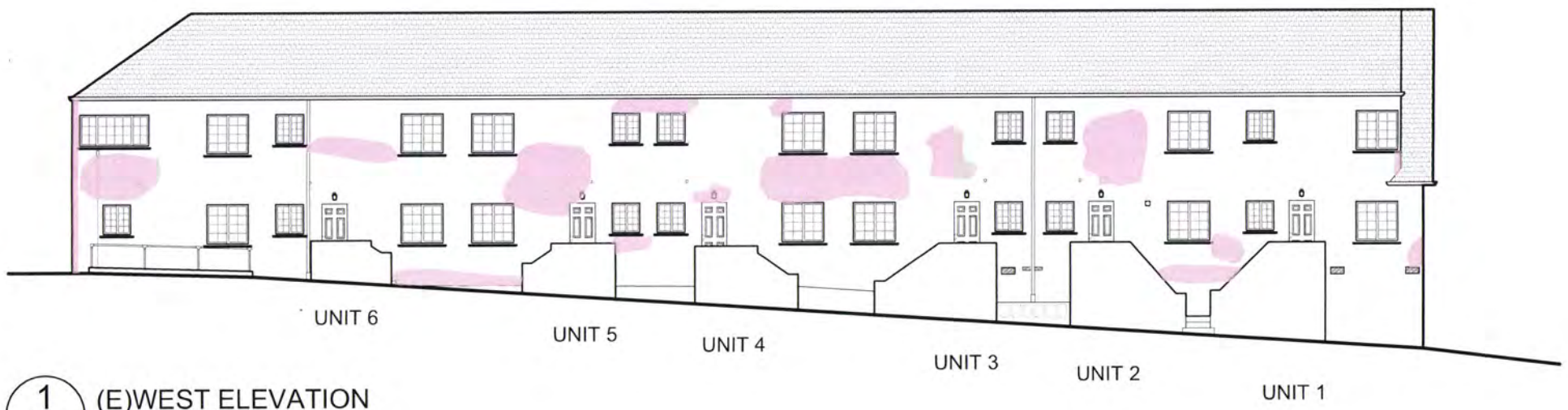
DWG No.	Version	Date
[redacted]	04.03	2018-03-14

\\POR01FP\Data1\Shared\Proj\P160234 Avon Manor Condo Rehab\10. Drawings & GIS\2. Design\1. Current\LU.010.dwg

LU 21-033674 HR EXH G-4

EXH C-10

2 SHEET IS NEW IN ENTIRETY.



1 C.7G (E)WEST ELEVATION
SCALE: 1/16" = 1'-0"



2 C.7G (E)SOUTH GABLE ELEVATION, WEST WING
SCALE: 1/16" = 1'-0"

Approved
City of Portland - Bureau of Development Services
Planner _____ Date 4.9.18
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LEGEND
1. EXTENT OF STUCCO REPAIR FOR BULGING CONDITIONS

04.03	HISTORIC REVIEW SET_R2	2018-03-15
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01.01	PRE-APP CONFERENCE	2017-03-08
Version	Description	YYYY-MM-DD

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AVON MANOR
ENVELOPE REHABILITATION
909 NE BRAZEE STREET
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LAND USE REVIEW No. 17-196976 MH: P160234.00

EXISTING BULGE SURVEY
3 OF 3

Scale
PER DETAIL

DWG No.	Version	Date
C.7G	04.03	2018-03-14

\\POR01FP\Data1\Shared\Proj\P160234 Avon Manor Condo Rehab\10. Drawings & GIS\2. Design\1. Current\LU.010.dwg

LU 21-033674 HR EXH G-4

EXH C-11

2 SHEET IS NEW IN ENTIRETY.



1 C.7H (E)WEST COURTYARD ELEVATION
SCALE: 1/16" = 1'-0"



2 C.7H (E)NORTH COURTYARD ELEVATION
SCALE: 1/16" = 1'-0"



3 C.7H (E)EAST COURTYARD ELEVATION
SCALE: 1/16" = 1'-0"

Approved
City of Portland - Bureau of Development Services
Planner _____ Date 4.9.18
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LEGEND
1. EXTENT OF STUCCO REPAIR FOR TIE-INS

ENTRY DOOR REPAIR KEY
1. 1 OF 6 PANELS TO REPLACE
2. 2 OF 6 PANELS TO REPLACE
3. 3 OF 6 PANELS TO REPLACE
4. 4 OF 6 PANELS TO REPLACE
5. 5 OF 6 PANELS TO REPLACE
6. 6 OF 6 PANELS TO REPLACE

04.03	HISTORIC REVIEW SET_R2	2018-03-15
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Version	Description	YYYY-MM-DD

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AVON MANOR
ENVELOPE REHABILITATION
909 NE BRAZEE STREET
PORTLAND, OR 97212
LAND USE REVIEW No. 17-196976 MH: P160234.00

PROPOSED TIE-IN REQUIREMENTS
1 OF 3

Scale
PER DETAIL

DWG No.	Version	Date
~~C.7H~~	04.03	2018-03-14

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LU 21-033674 HR EXH G-4

EXH C-12

2 SHEET IS NEW IN ENTIRETY.



1 C.7I (E)SOUTH GABLE ELEVATION, EAST WING
SCALE: 1/16" = 1'-0"



2 C.7I (E)NORTH ELEVATION
SCALE: 1/16" = 1'-0"

Approved
City of Portland - Bureau of Development Services
Planner _____ Date 4.9.18
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3 C.7I (E)EAST ELEVATION
SCALE: 1/16" = 1'-0"

LEGEND
1. EXTENT OF STUCCO REPAIR FOR TIE-INS

04.03	HISTORIC REVIEW SET_R2	2018-03-15
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PROPOSED TIE-IN REQUIREMENTS
2 OF 3

Scale
PER DETAIL

DWG No.	Version	Date
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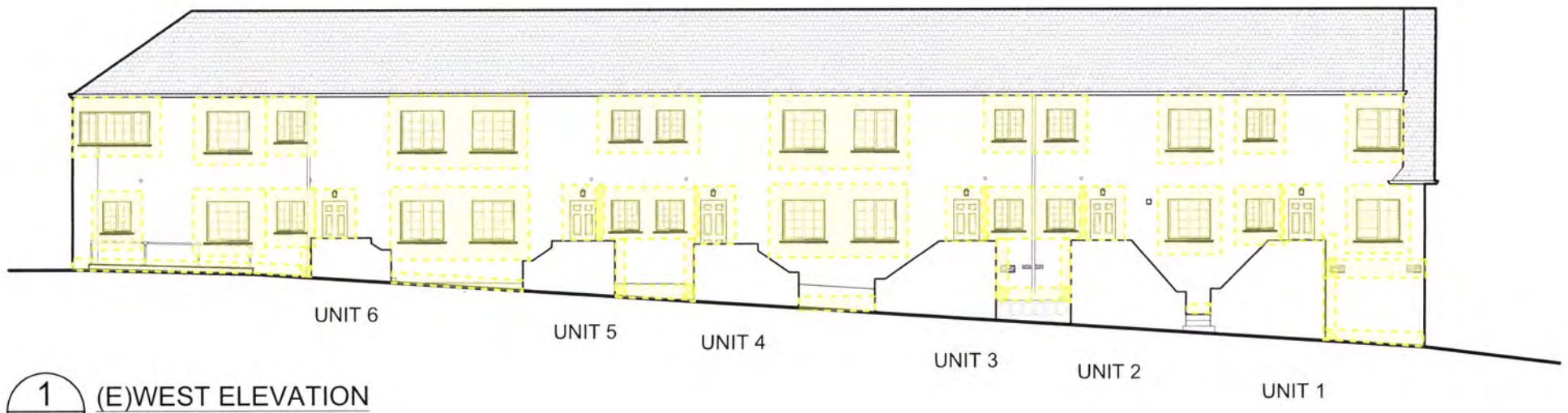
\\POR01FP\Data1\Shared\Proj\P160234 Avon Manor Condo Rehab\10. Drawings & GIS\2. Design\1. Current\LU.010.dwg

LU 21-033674 HR EXH G-4

EXH C-13

2 SHEET IS NEW IN ENTIRETY.



1 / C.7J (E)WEST ELEVATION
SCALE: 1/16" = 1'-0"



2 / C.7J (E)SOUTH GABLE ELEVATION, WEST WING
SCALE: 1/16" = 1'-0"

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City of Portland - Bureau of Development Services
Planner _____ Date 4.9.18
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LEGEND
1. EXTENT OF STUCCO REPAIR FOR TIE-INS

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02.01	DESIGN PACKACKGE	2017-04-07
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LAND USE REVIEW No. 17-196976 MH: P160234.00

PROPOSED TIE-IN REQUIREMENTS
3 OF 3

Scale
PER DETAIL

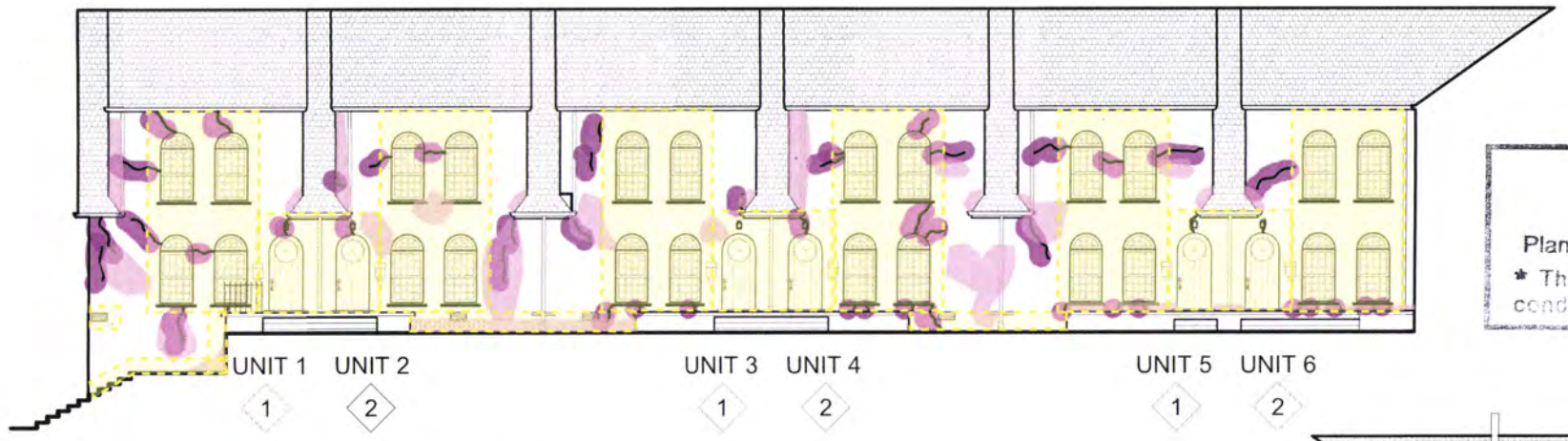
DWG No.	Version	Date
[redacted]	04.03	2018-03-14

\\POR01FP\Data1\Shared\Proj\P160234 Avon Manor Condo Rehab\10. Drawings & GIS\2. Design\1. Current\LU.010.dwg

LU 21-033674 HR EXH G-4

EXH C-19

2 SHEET IS NEW IN ENTIRETY.



1 C.7K (E)WEST COURTYARD ELEVATION
SCALE: 1/16" = 1'-0"

Approved
City of Portland - Bureau of Development Services
Planner _____ Date 4.9.18
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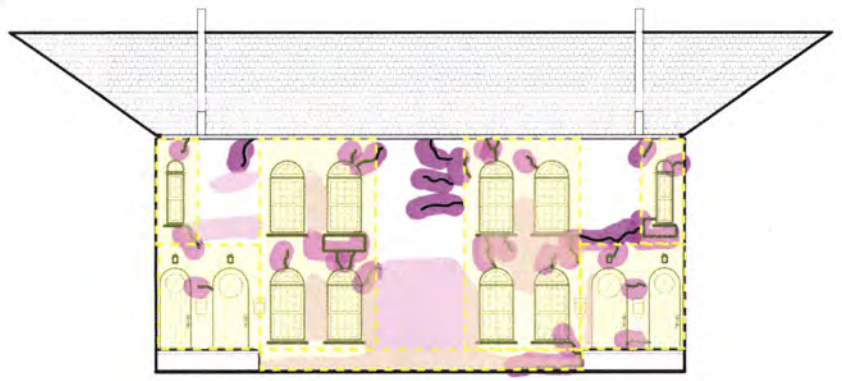
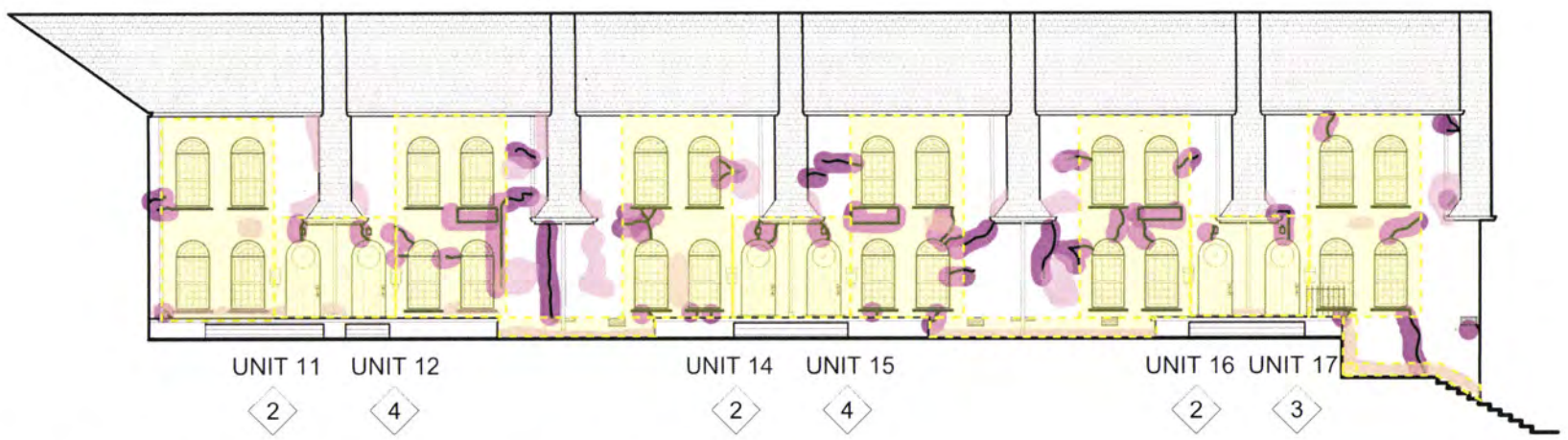


2 C.7K (E)NORTH COURTYARD ELEVATION
SCALE: 1/16" = 1'-0"



3 C.7K (E)EAST COURTYARD ELEVATION
SCALE: 1/16" = 1'-0"

LEGEND
1. CRACKING
2. EXTENT OF STUCCO REPAIR FOR TIE-INS, CRACK REPAIR, OR BULGING CONDITIONS

ENTRY DOOR REPAIR KEY
1. 1 OF 6 PANELS TO REPLACE
2. 2 OF 6 PANELS TO REPLACE
3. 3 OF 6 PANELS TO REPLACE
4. 4 OF 6 PANELS TO REPLACE
5. 5 OF 6 PANELS TO REPLACE
6. 6 OF 6 PANELS TO REPLACE

04.03	HISTORIC REVIEW SET_R2	2018-03-15
04.02	HISTORIC REVIEW SET_R1	2018-02-02
04.01	HISTORIC REVIEW SET	2017-12-22
03.01	PERMIT SET	2017-06-21
02.01	DESIGN PACKACKGE	2017-04-07
01.01	PRE-APP CONFERENCE	2017-03-08
Version	Description	YYYY-MM-DD

Stamp

MORRISON HERSHFIELD

AVON MANOR
ENVELOPE REHABILITATION
909 NE BRAZEE STREET
PORTLAND, OR 97212
LAND USE REVIEW No. 17-196976 MH: P160234.00

COMPILED REPAIR REQUIREMENTS
1 OF 3

Scale
PER DETAIL

DWG No.	Version	Date
~~C.7K~~	04.03	2018-03-14

\\POR01FP\Data1\Shared\Proj\P160234 Avon Manor Condo Rehab\10. Drawings & GIS\2. Design\1. Current\LU.010.dwg

LU 21-033674 HR EXH G-4

EXH C-15

2 SHEET IS NEW IN ENTIRETY.



UNIT 17

1 C.7L (E)SOUTH GABLE ELEVATION, EAST WING

SCALE: 1/16" = 1'-0"



UNIT 10 UNIT 9 UNIT 8 UNIT 7

2 C.7L (E)NORTH ELEVATION

SCALE: 1/16" = 1'-0"

Approved
City of Portland - Bureau of Development Services
Planner _____ Date 4.9.18
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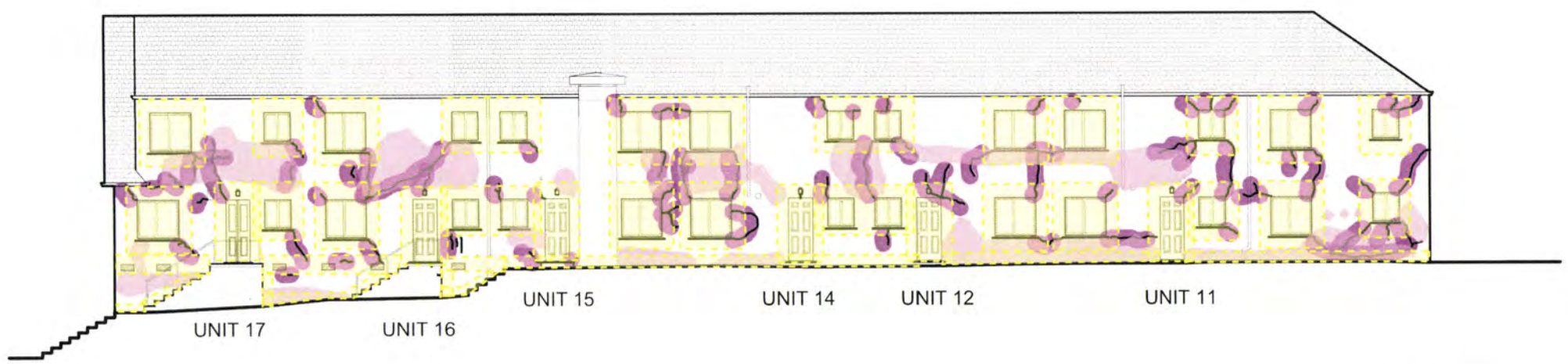

UNIT 17 UNIT 16 UNIT 15 UNIT 14 UNIT 12 UNIT 11

3 C.7L (E)EAST ELEVATION

SCALE: 1/16" = 1'-0"

LEGEND
1. CRACKING
2. EXTENT OF STUCCO REPAIR FOR TIE-INS, CRACK REPAIR, OR BULGING CONDITIONS

04.03	HISTORIC REVIEW SET_R2	2018-03-15
04.02	HISTORIC REVIEW SET_R1	2018-02-02
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03.01	PERMIT SET	2017-06-21
02.01	DESIGN PACKACKGE	2017-04-07
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Stamp

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COMPILED REPAIR REQUIREMENTS
2 OF 3

Scale
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DWG No.	Version	Date
C.7L	04.03	2018-03-14

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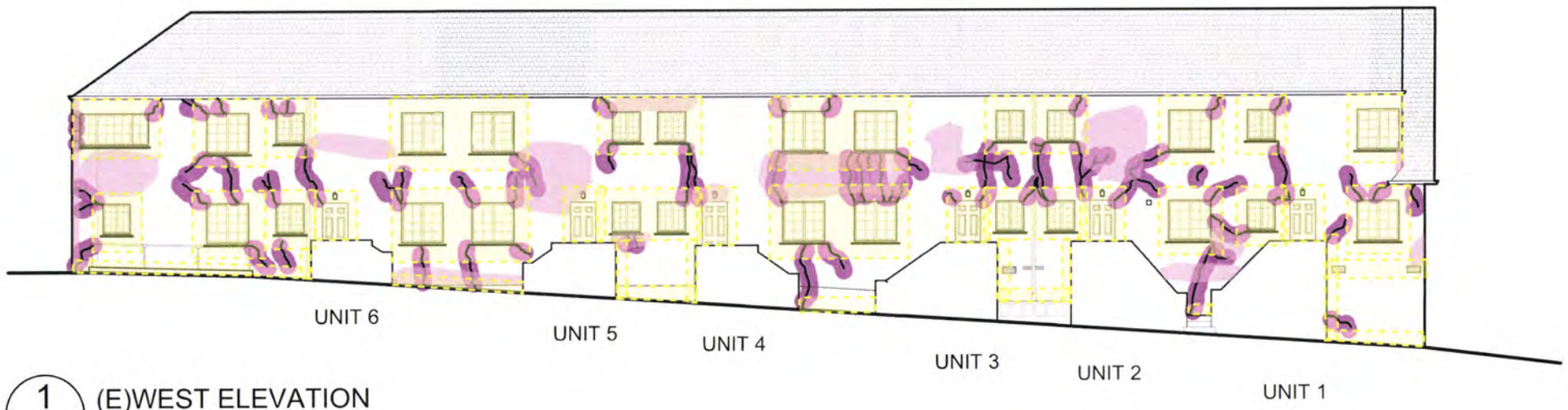
LU 21-033674 HR EXH G-4

EXH C-16

2 SHEET IS NEW IN ENTIRETY.



1 C.7M (E)WEST ELEVATION
SCALE: 1/16" = 1'-0"



2 C.7M (E)SOUTH GABLE ELEVATION, WEST WING
SCALE: 1/16" = 1'-0"

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LEGEND
1. CRACKING
2. EXTENT OF STUCCO REPAIR FOR TIE-INS, CRACK REPAIR, OR BULGING CONDITIONS

04.03	HISTORIC REVIEW SET_R2	2018-03-15
04.02	HISTORIC REVIEW SET_R1	2018-02-02
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Version	Description	YYYY-MM-DD

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ENVELOPE REHABILITATION
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LAND USE REVIEW No. 17-196976 MH: P160234.00

COMPILED REPAIR REQUIREMENTS
3 OF 3

Scale
PER DETAIL

DWG No.	Version	Date
[redacted]	04.03	2018-03-14

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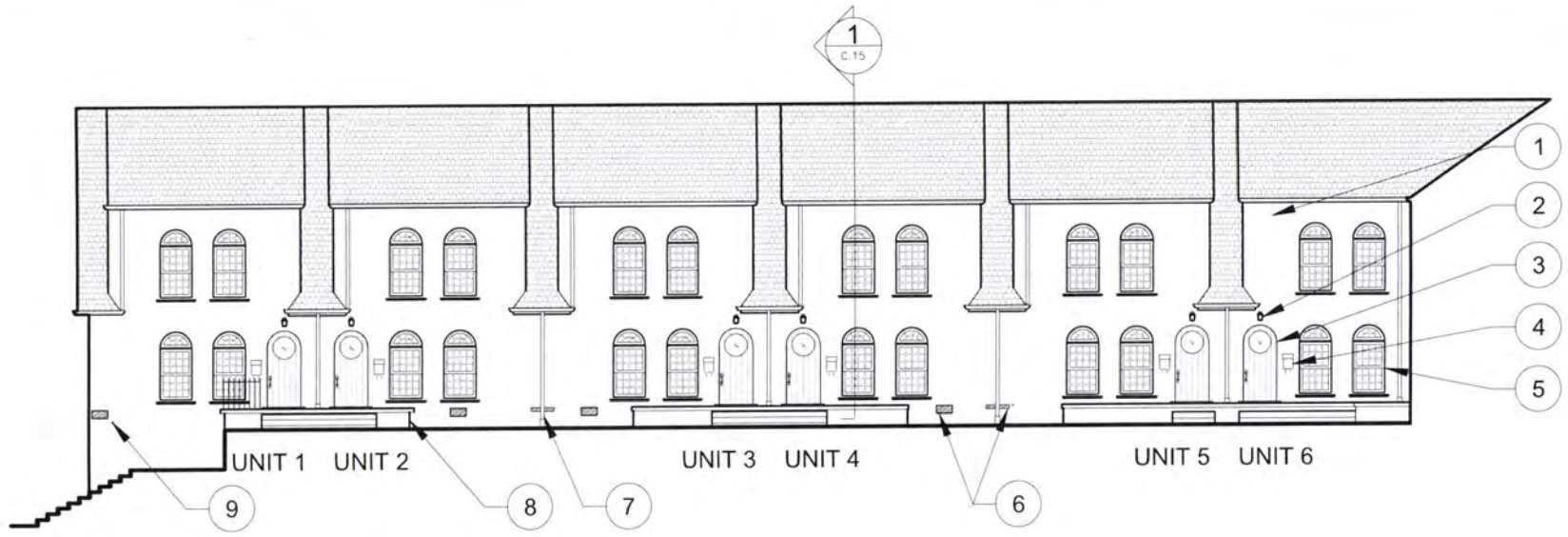
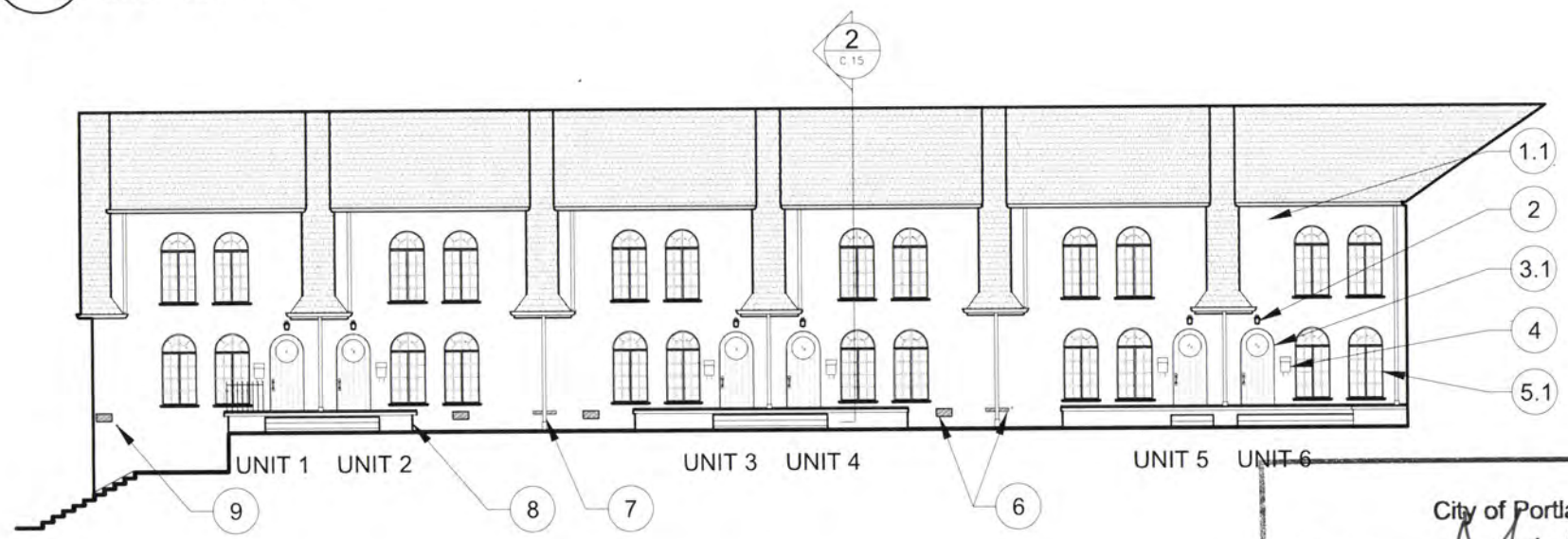
LU 21-033674 HR EXH G-4

EXH C-17



1 / C.8 (E)WEST COURTYARD ELEVATION

SCALE: 1/16" = 1'-0"



2 / C.8 (N)WEST COURTYARD ELEVATION

SCALE: 1/16" = 1'-0"

* APPROVED PER CONDITIONS B-F

SEE C.10A AND C.10B FOR TYPICAL CONTROL JOINT LAYOUTS. 2

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GENERAL NOTES
1. ALL EXISTING WINDOWS ARE NON-ORIGINAL VINYL REPLACEMENT WINDOWS.
2. ALL ROOFING MATERIAL IS EXISTING/NON-ORIGINAL ASPHALT COMPOSITION SHINGLES TO REMAIN.

KEYNOTES:
1. STUCCO
1.1. (NEW) STUCCO
2. LIGHT FIXTURE
3. WOOD ENTRY DOOR
2 3.1. REFURBISHED WOOD ENTRY DOOR
4. UNIT MAIL BOX
5. VINYL REPLACEMENT WINDOW
5.1. (NEW) ALUMINUM WINDOW
6. FOUNDATION VENT
7. DOWNSPOUT TO RAIN LEADER
8. ELEVATED CONCRETE PATIO
9. HOSE BIB
10. IRON GUARDRAIL
11. HISTORIC TILE, TO REMAIN
12. FIREPLACE VENT
13. BARGE BOARD/FASCIA
14. PIPE PENETRATION
15. BACK DOOR
16. VENT PENETRATION
17. VENT CHASE
18. BLDG UTILITIES
19. OWNER INSTALLED FRENCH DOOR, TO REMAIN
20. FIRE WALL
21. BASE OF STUCCO WALL
22. PAINTED CONCRETE FOUNDATION
23. (NEW) BASE OF WALL FLASHING
24. (NEW) EXPANSION JOINTS

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WEST COURTYARD ELEVATION

Scale 1/16" = 1'-0"

DWG No.	Version	Date
[redacted]	04.03	2018-03-14

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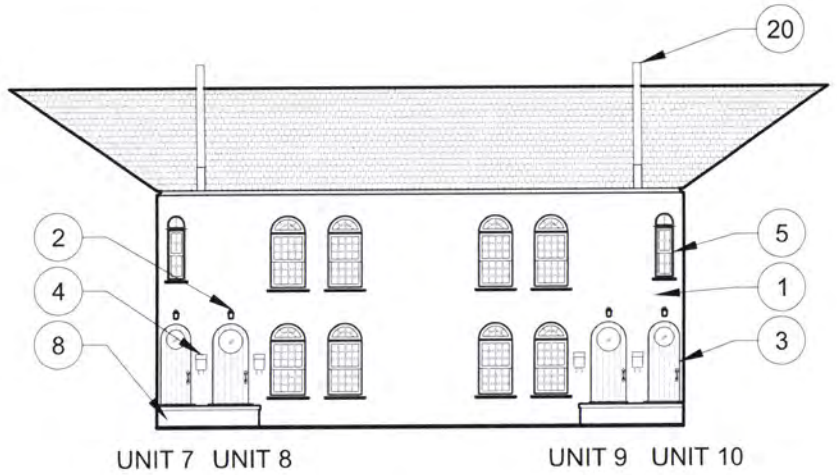
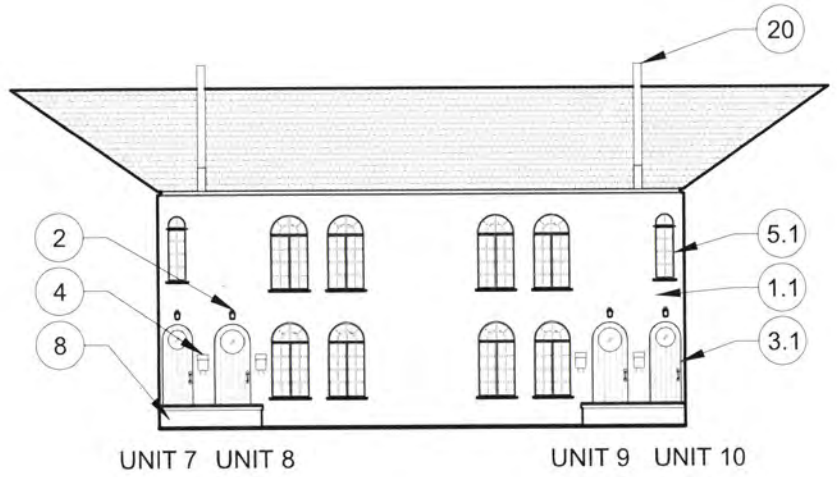
LU 21-033674 HR EXH G-4

EXH C-18



1 / C.9 (E)NORTH COURTYARD ELEVATION

SCALE: 1/16" = 1'-0"



2 / C.9 (N)NORTH COURTYARD ELEVATION

SCALE: 1/16" = 1'-0"

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2. ALL ROOFING MATERIAL IS EXISTING/NON-ORIGINAL ASPHALT COMPOSITION SHINGLES TO REMAIN.

(#) KEYNOTES:
1. STUCCO
1.1. (NEW) STUCCO
2. LIGHT FIXTURE
3. WOOD ENTRY DOOR
2 / 3.1. REFURBISHED WOOD ENTRY DOOR
4. UNIT MAIL BOX
5. VINYL REPLACEMENT WINDOW
5.1. (NEW) ALUMINUM WINDOW
6. FOUNDATION VENT
7. DOWNSPOUT TO RAIN LEADER
8. ELEVATED CONCRETE PATIO
9. HOSE BIB
10. IRON GUARDRAIL
11. HISTORIC TILE, TO REMAIN
12. FIREPLACE VENT
13. BARGE BOARD/FASCIA
14. PIPE PENETRATION
15. BACK DOOR
16. VENT PENETRATION
17. VENT CHASE
18. BLDG UTILITIES
19. OWNER INSTALLED FRENCH DOOR, TO REMAIN
20. FIRE WALL
21. BASE OF STUCCO WALL
22. PAINTED CONCRETE FOUNDATION
23. (NEW) BASE OF WALL FLASHING
24. (NEW) EXPANSION JOINTS

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NORTH COURTYARD ELEVATION

Scale 1/16" = 1'-0"

DWG No.	Version	Date
C.9	04.03	2018-03-14

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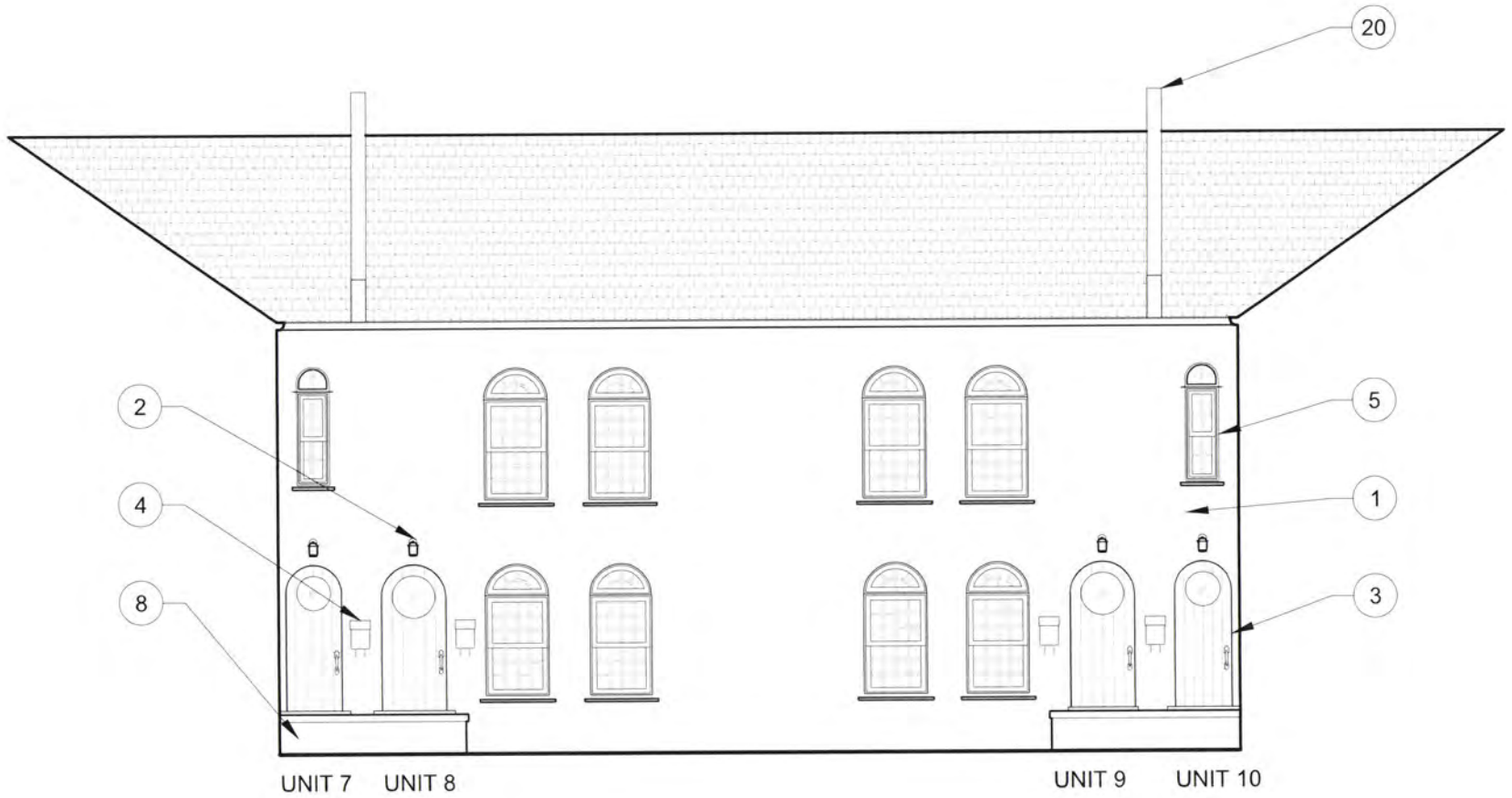
LU 21-033674 HR EXH G-4

Exh C-19

2 SHEET IS NEW IN ENTIRETY.



1 C.9A (E)NORTH COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL NOTES
1. ALL EXISTING WINDOWS ARE NON-ORIGINAL VINYL REPLACEMENT WINDOWS.
2. ALL ROOFING MATERIAL IS EXISTING/NON-ORIGINAL ASPHALT COMPOSITION SHINGLES TO REMAIN.

(#) KEYNOTES:
1. STUCCO
1.1. (NEW) STUCCO
2. LIGHT FIXTURE
3. WOOD ENTRY DOOR
3.1. REFURBISHED WOOD ENTRY DOOR
4. UNIT MAIL BOX
5. VINYL REPLACEMENT WINDOW
5.1. (NEW) ALUMINUM WINDOW
6. FOUNDATION VENT
7. DOWNSPOUT TO RAIN LEADER
8. ELEVATED CONCRETE PATIO
9. HOSE BIB
10. IRON GUARDRAIL
11. HISTORIC TILE, TO REMAIN
12. FIREPLACE VENT
13. BARGE BOARD/FASCIA
14. PIPE PENETRATION
15. BACK DOOR
16. VENT PENETRATION
17. VENT CHASE
18. BLDG UTILITIES
19. OWNER INSTALLED FRENCH DOOR, TO REMAIN
20. FIRE WALL
21. BASE OF STUCCO WALL
22. PAINTED CONCRETE FOUNDATION
23. (NEW) BASE OF WALL FLASHING
24. (NEW) EXPANSION JOINTS

Approved
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MORRISON HERSHFIELD

AVON MANOR
ENVELOPE REHABILITATION
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LAND USE REVIEW No. 17-196976 MH: P160234.00

ENLARGED EXISTING NORTH COURTYARD ELEVATION

Scale
1/16" = 1'-0"

DWG No.	Version	Date
~~C.9A~~	04.03	2018-03-14

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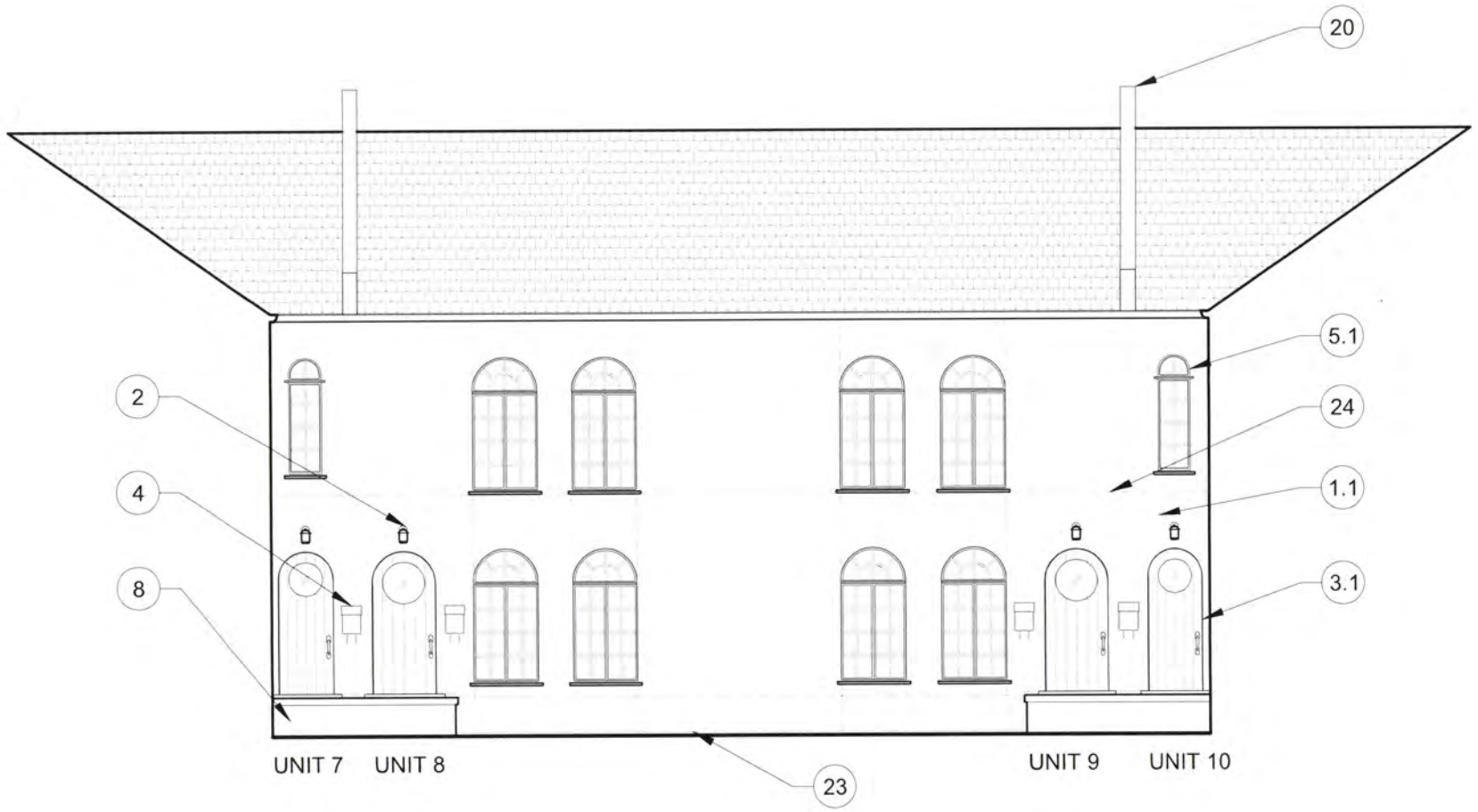
LU 21-033674 HR EXH G-4

EXH C- 20

2 SHEET IS NEW IN ENTIRETY.



1 C.9B (N)NORTH COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL NOTES
1. ALL REPLACEMENT WINDOWS ARE TO BE ALUMINUM - TO MATCH HISTORIC FABRIC.
2. ALL ROOFING MATERIAL IS EXISTING/NON-ORIGINAL ASPHALT COMPOSITION SHINGLES TO REMAIN.

(#) KEYNOTES:
1. STUCCO
1.1. (NEW) STUCCO
2. LIGHT FIXTURE
3. WOOD ENTRY DOOR
3.1. REFURBISHED WOOD ENTRY DOOR
4. UNIT MAIL BOX
5. VINYL REPLACEMENT WINDOW
5.1. (NEW) ALUMINUM WINDOW
6. FOUNDATION VENT
7. DOWNSPOUT TO RAIN LEADER
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22. PAINTED CONCRETE FOUNDATION
23. (NEW) BASE OF WALL FLASHING
24. (NEW) EXPANSION JOINTS

* APPROVED PER CONDITIONS B-F

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ENLARGED NEW NORTH COURTYARD ELEVATION

Scale 1/16" = 1'-0"

DWG No.	Version	Date
~~C.9B~~	04.03	2018-03-14

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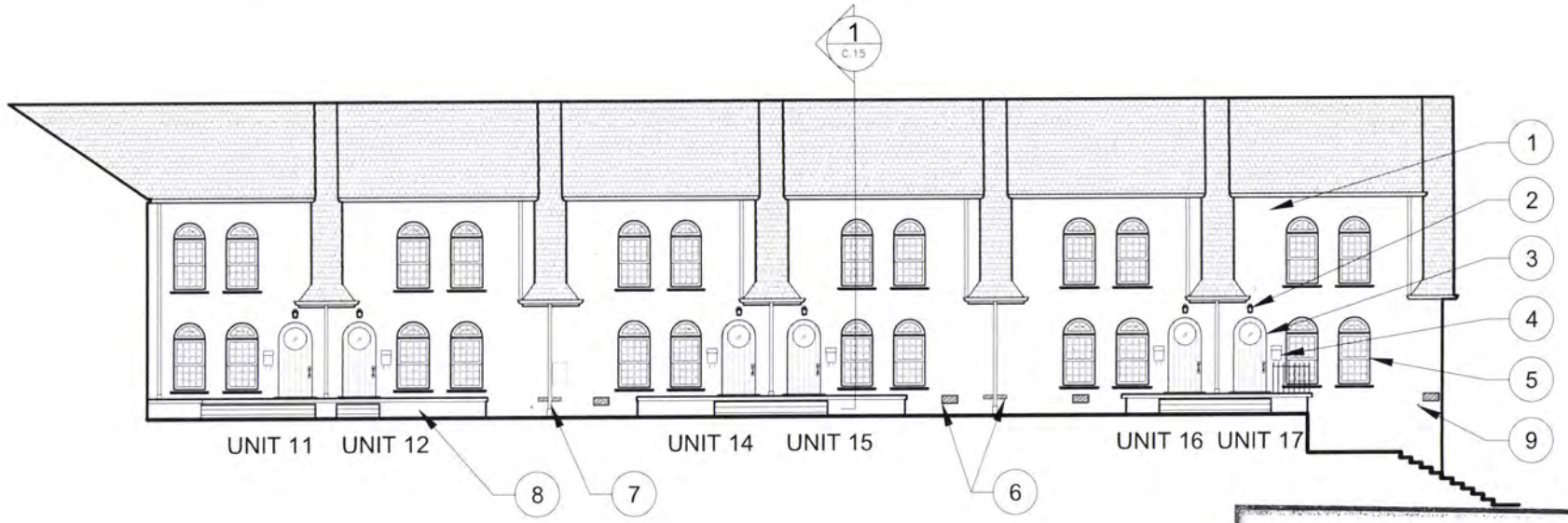
LU 21-033674 HR EXH G-4

EXH C-21



1 / C.10 (E)EAST COURTYARD ELEVATION

SCALE: 1/16" = 1'-0"

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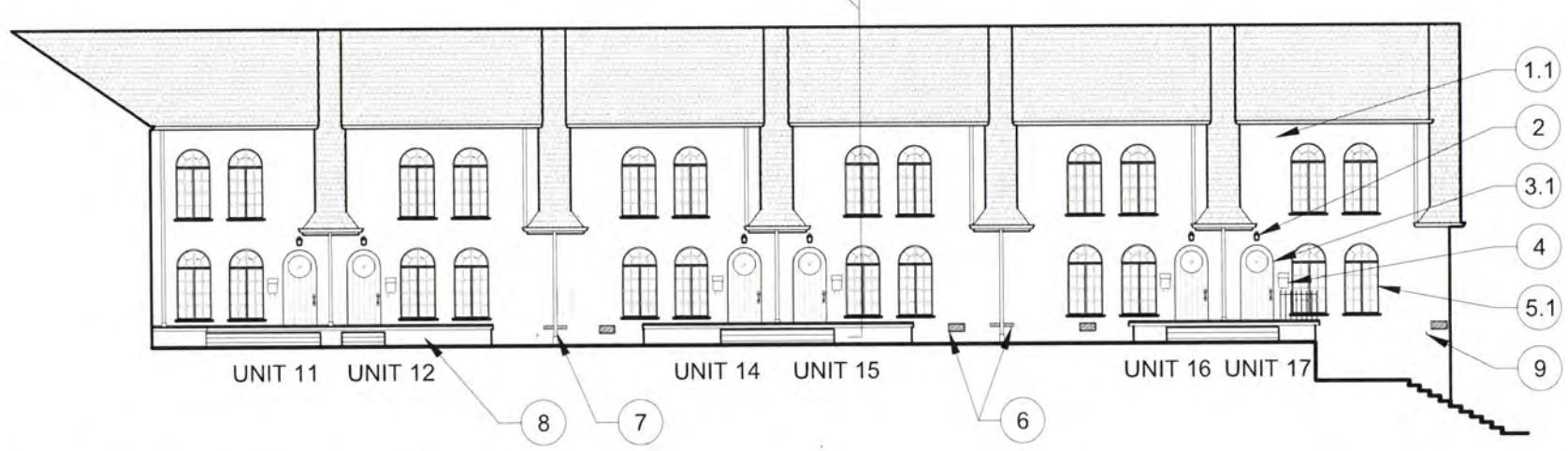

2 / C.10 (N)EAST COURTYARD ELEVATION

SCALE: 1/16" = 1'-0"

* APPROVED PER CONDITIONS B-F

GENERAL NOTES
1. ALL EXISTING WINDOWS ARE NON-ORIGINAL VINYL REPLACEMENT WINDOWS.
2. ALL ROOFING MATERIAL IS EXISTING/NON-ORIGINAL ASPHALT COMPOSITION SHINGLES TO REMAIN.

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1.1. (NEW) STUCCO
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17. VENT CHASE
18. BLDG UTILITIES
19. OWNER INSTALLED FRENCH DOOR, TO REMAIN
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21. BASE OF STUCCO WALL
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24. (NEW) EXPANSION JOINTS

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EAST COURTYARD ELEVATION

Scale 1/16" = 1'-0"

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~~C.10~~	04.03	2018-03-14

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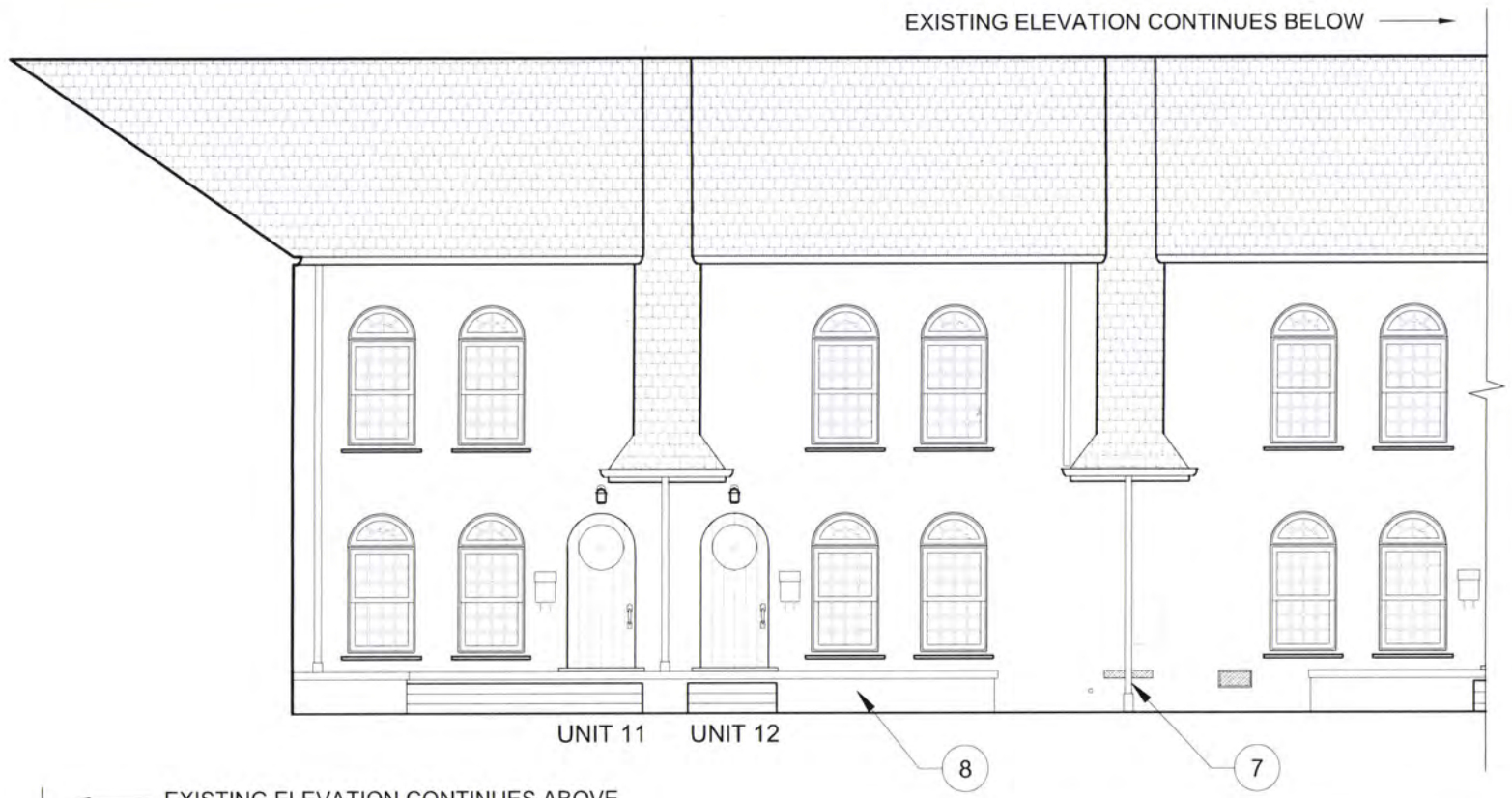
LU 21-033674 HR EXH G-4

EXH C-22



1 C.10A ENLARGED (E)EAST COURTYARD ELEVATION

SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. ALL EXISTING WINDOWS ARE NON-ORIGINAL VINYL REPLACEMENT WINDOWS.
2. ALL ROOFING MATERIAL IS EXISTING/NON-ORIGINAL ASPHALT COMPOSITION SHINGLES TO REMAIN.

(#) KEYNOTES:

1. STUCCO
1.1. (NEW) STUCCO
2. LIGHT FIXTURE
3. WOOD ENTRY DOOR
(2) 3.1. REFURBISHED WOOD ENTRY DOOR
4. UNIT MAIL BOX
5. VINYL REPLACEMENT WINDOW
5.1. (NEW) ALUMINUM WINDOW
6. FOUNDATION VENT
7. DOWNSPOUT TO RAIN LEADER
8. ELEVATED CONCRETE PATIO
9. HOSE BIB
10. IRON GUARDRAIL
11. HISTORIC TILE, TO REMAIN
12. FIREPLACE VENT
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14. PIPE PENETRATION
15. BACK DOOR
16. VENT PENETRATION
17. VENT CHASE
18. BLDG UTILITIES
19. OWNER INSTALLED FRENCH DOOR, TO REMAIN
20. FIRE WALL
21. BASE OF STUCCO WALL
22. PAINTED CONCRETE FOUNDATION
23. (NEW) BASE OF WALL FLASHING
24. (NEW) EXPANSION JOINTS

"Approved*
City of Portland - Bureau of Development Services
Planner _____ Date 4.9.18
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LAND USE REVIEW No. 17-196976 MH: P160234.00

ENLARGED EXISTING EAST COURTYARD ELEVATION

Scale 1/8" = 1'-0"

DWG No.	Version	Date
C.10A	04.03	2018-03-14

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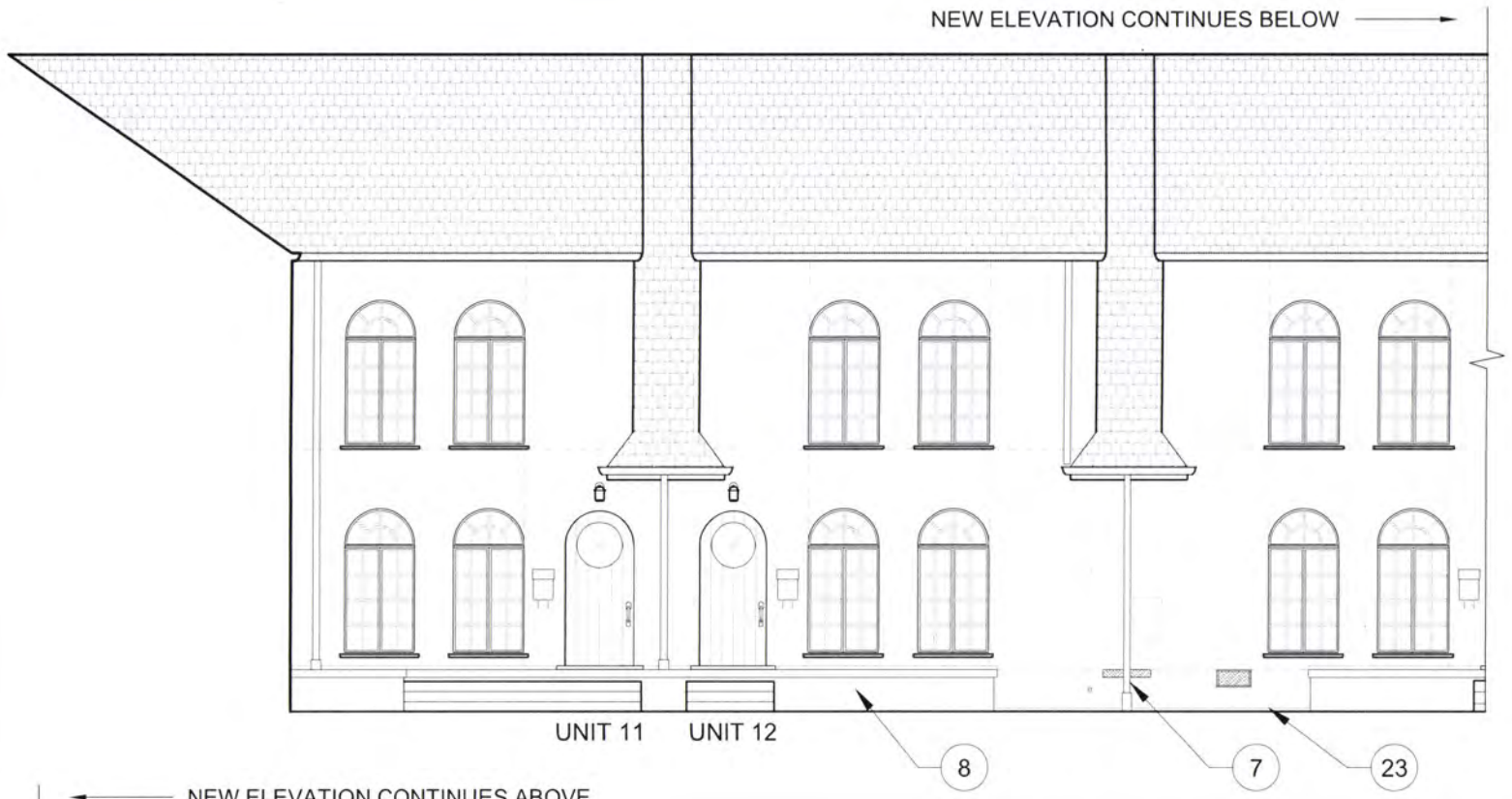
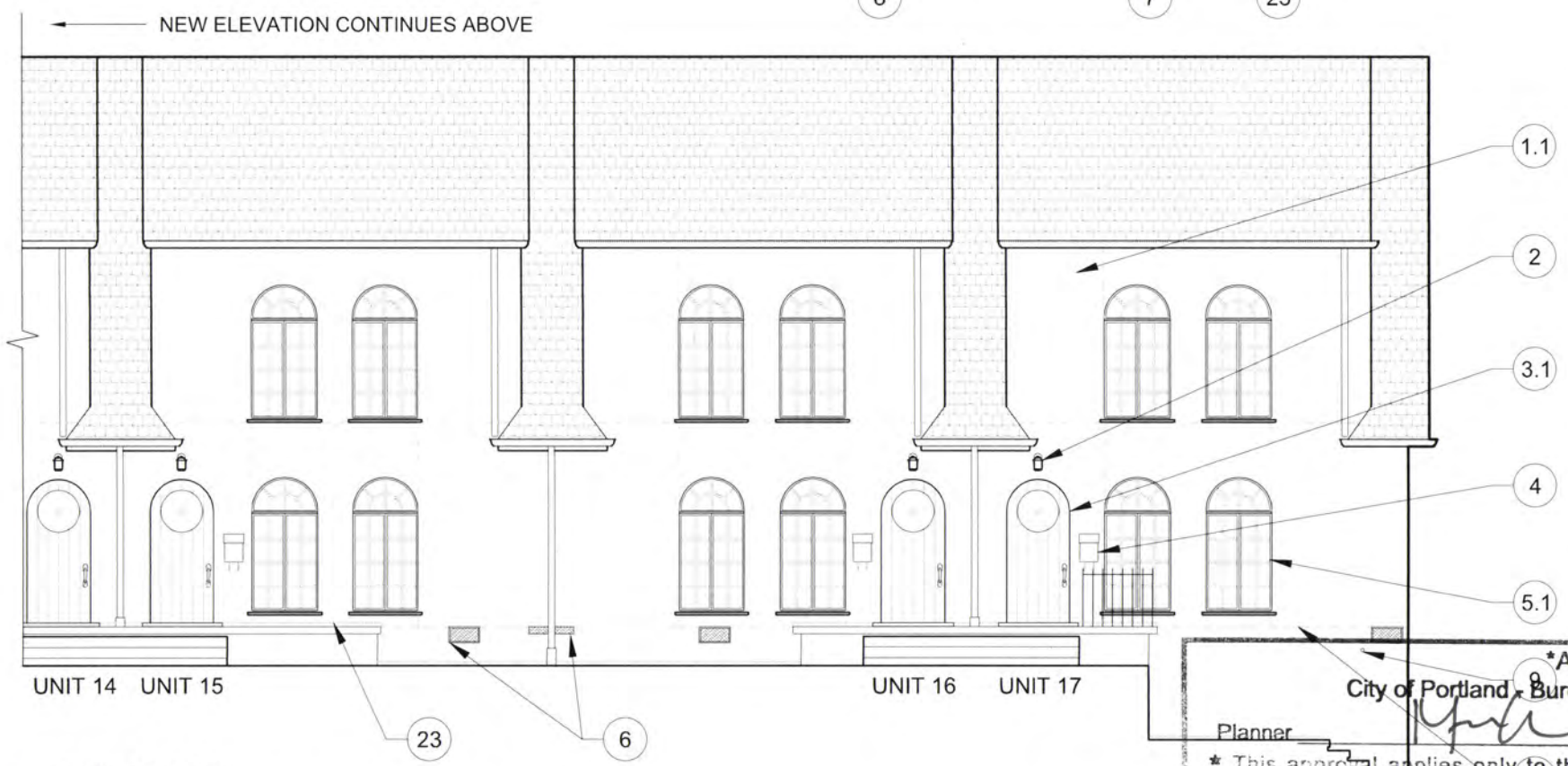
LU 21-033674 HR EXH G-4

Exh C-25





1 / C.10B ENLARGED (N)EAST COURTYARD ELEVATION

SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. ALL REPLACEMENT WINDOWS ARE TO BE ALUMINUM - TO MATCH HISTORIC FABRIC.
2. ALL ROOFING MATERIAL IS EXISTING/NON-ORIGINAL ASPHALT COMPOSITION SHINGLES TO REMAIN.

(#) KEYNOTES:

1. STUCCO
1.1. (NEW) STUCCO
2. LIGHT FIXTURE
3. WOOD ENTRY DOOR
3.1. REFURBISHED WOOD ENTRY DOOR (2)
4. UNIT MAIL BOX
5. VINYL REPLACEMENT WINDOW
5.1. (NEW) ALUMINUM WINDOW
6. FOUNDATION VENT
7. DOWNSPOUT TO RAIN LEADER
8. ELEVATED CONCRETE PATIO
9. HOSE BIB
10. IRON GUARDRAIL
11. HISTORIC TILE, TO REMAIN
12. FIREPLACE VENT
13. BARGE BOARD/FASCIA
14. PIPE PENETRATION
15. BACK DOOR
16. VENT PENETRATION
17. VENT CHASE
18. BLDG UTILITIES
19. OWNER INSTALLED FRENCH DOOR, TO REMAIN
20. FIRE WALL
21. BASE OF STUCCO WALL
22. PAINTED CONCRETE FOUNDATION
23. (NEW) BASE OF WALL FLASHING
24. (NEW) EXPANSION JOINTS

* APPROVED PER CONDITIONS B-F

Approved
City of Portland - Bureau of Development Services
Planner _____ Date 4.9.18
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04.03	HISTORIC REVIEW SET_R2	2018-03-15
04.02	HISTORIC REVIEW SET_R1	2018-02-02
04.01	HISTORIC REVIEW SET	2017-12-22
03.01	PERMIT SET	2017-06-21
02.01	DESIGN PACKACKGE	2017-04-07
01.01	PRE-APP CONFERENCE	2017-03-08
Version	Description	YYYY-MM-DD

Stamp

MORRISON HERSHFIELD

AVON MANOR
ENVELOPE REHABILITATION
909 NE BRAZEE STREET
PORTLAND, OR 97212
LAND USE REVIEW No. 17-196976 MH: P160234.00

ENLARGED NEW EAST COURTYARD ELEVATION

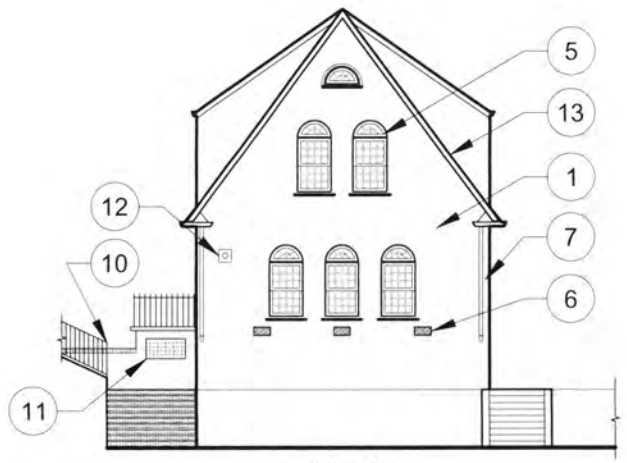
Scale 1/8" = 1'-0"

DWG No.	Version	Date
C.10B	04.03	2018-03-14

\\POR01FP\Data1\Shared\Proj\P160234 Avon Manor Condo Rehab\10. Drawings & GIS\2. Design\1. Current\LU.010.dwg

LU 21-033674 HR EXH G-4

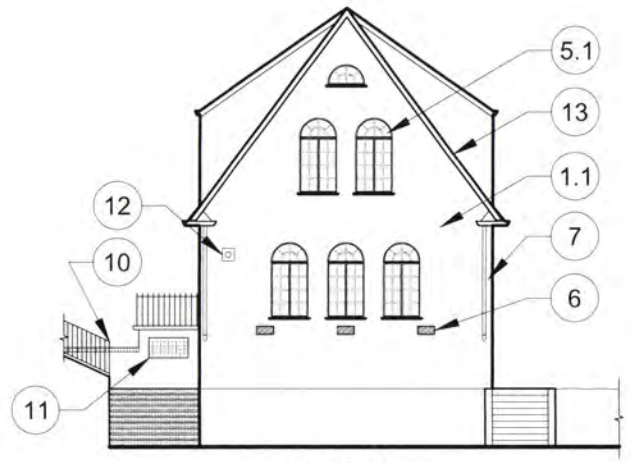
EXH C-21



UNIT 17

1 C.11 (E)SOUTH GABLE ELEVATION, EAST WING

SCALE: 1/16" = 1'-0"



UNIT 17

2 C.11 (N)SOUTH GABLE ELEVATION, EAST WING

SCALE: 1/16" = 1'-0"

* APPROVED PER CONDITIONS B-F

Approved
City of Portland - Bureau of Development Services
Planner _____ Date 4.9.18
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GENERAL NOTES
1. ALL EXISTING WINDOWS ARE NON-ORIGINAL VINYL REPLACEMENT WINDOWS.
2. ALL ROOFING MATERIAL IS EXISTING/NON-ORIGINAL ASPHALT COMPOSITION SHINGLES TO REMAIN.

(#) KEYNOTES:
1. STUCCO
1.1. (NEW) STUCCO
2. LIGHT FIXTURE
3. WOOD ENTRY DOOR
2 3.1. REFURBISHED WOOD ENTRY DOOR
4. UNIT MAIL BOX
5. VINYL REPLACEMENT WINDOW
5.1. (NEW) ALUMINUM WINDOW
6. FOUNDATION VENT
7. DOWNSPOUT TO RAIN LEADER
8. ELEVATED CONCRETE PATIO
9. HOSE BIB
10. IRON GUARDRAIL
11. HISTORIC TILE, TO REMAIN
12. FIREPLACE VENT
13. BARGE BOARD/FASCIA
14. PIPE PENETRATION
15. BACK DOOR
16. VENT PENETRATION
17. VENT CHASE
18. BLDG UTILITIES
19. OWNER INSTALLED FRENCH DOOR, TO REMAIN
20. FIRE WALL
21. BASE OF STUCCO WALL
22. PAINTED CONCRETE FOUNDATION
23. (NEW) BASE OF WALL FLASHING
24. (NEW) EXPANSION JOINTS

04.03	HISTORIC REVIEW SET_R2	2018-03-15
04.02	HISTORIC REVIEW SET_R1	2018-02-02
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03.01	PERMIT SET	2017-06-21
02.01	DESIGN PACKACKGE	2017-04-07
01.01	PRE-APP CONFERENCE	2017-03-08
Version	Description	YYYY-MM-DD

Stamp

MORRISON HERSHFIELD

AVON MANOR
ENVELOPE REHABILITATION
909 NE BRAZEE STREET
PORTLAND, OR 97212
LAND USE REVIEW No. 17-196976 MH: P160234.00

SOUTH GABLE ELEVATION, EAST WING

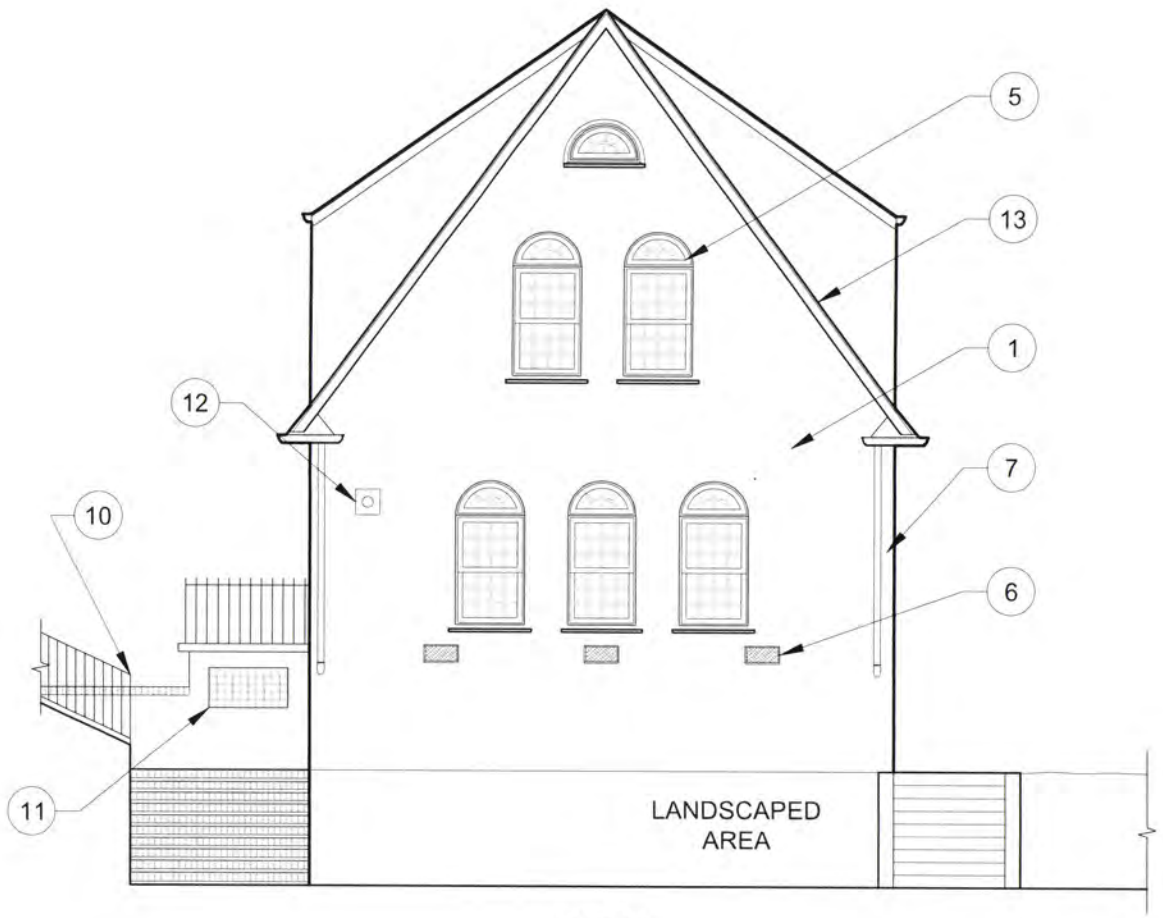
Scale
1/16" = 1'-0"

DWG No.	Version	Date
[redacted]	04.03	2018-03-14

\\POR01FP\Data1\Shared\Proj\P160234 Avon Manor Condo Rehab\10. Drawings & GIS\2. Design\1. Current\LU.010.dwg

LU 21-033674 HR EXH G-4

EXH C-25



UNIT 17

1 / C.11A ENLARGED (E)SOUTH GABLE ELEVATION, EAST WING

SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. ALL EXISTING WINDOWS ARE NON-ORIGINAL VINYL REPLACEMENT WINDOWS.
2. ALL ROOFING MATERIAL IS EXISTING/NON-ORIGINAL ASPHALT COMPOSITION SHINGLES TO REMAIN.

(#) KEYNOTES:

1. STUCCO
1.1. (NEW) STUCCO
2. LIGHT FIXTURE
3. WOOD ENTRY DOOR
3.1. REFURBISHED WOOD ENTRY DOOR (2)
4. UNIT MAIL BOX
5. VINYL REPLACEMENT WINDOW
5.1. (NEW) ALUMINUM WINDOW
6. FOUNDATION VENT
7. DOWNSPOUT TO RAIN LEADER
8. ELEVATED CONCRETE PATIO
9. HOSE BIB
10. IRON GUARDRAIL
11. HISTORIC TILE, TO REMAIN
12. FIREPLACE VENT
13. BARGE BOARD/FASCIA
14. PIPE PENETRATION
15. BACK DOOR
16. VENT PENETRATION
17. VENT CHASE
18. BLDG UTILITIES
19. OWNER INSTALLED FRENCH DOOR, TO REMAIN
20. FIRE WALL
21. BASE OF STUCCO WALL
22. PAINTED CONCRETE FOUNDATION
23. (NEW) BASE OF WALL FLASHING
24. (NEW) EXPANSION JOINTS

Approved
City of Portland - Bureau of Development Services
Planner _____ Date 4.9.18
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04.03	HISTORIC REVIEW SET_R2	2018-03-15
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02.01	DESIGN PACKACKGE	2017-04-07
01.01	PRE-APP CONFERENCE	2017-03-08
Version	Description	YYYY-MM-DD

Stamp

MORRISON HERSHFIELD

AVON MANOR
ENVELOPE REHABILITATION
909 NE BRAZEE STREET
PORTLAND, OR 97212
LAND USE REVIEW No. 17-196976 MH: P160234.00

ENLARGED EXISTING SOUTH GABLE ELEVATION, EAST WING

Scale 1/8" = 1'-0"

DWG No.	Version	Date
[redacted]	04.03	2018-03-14

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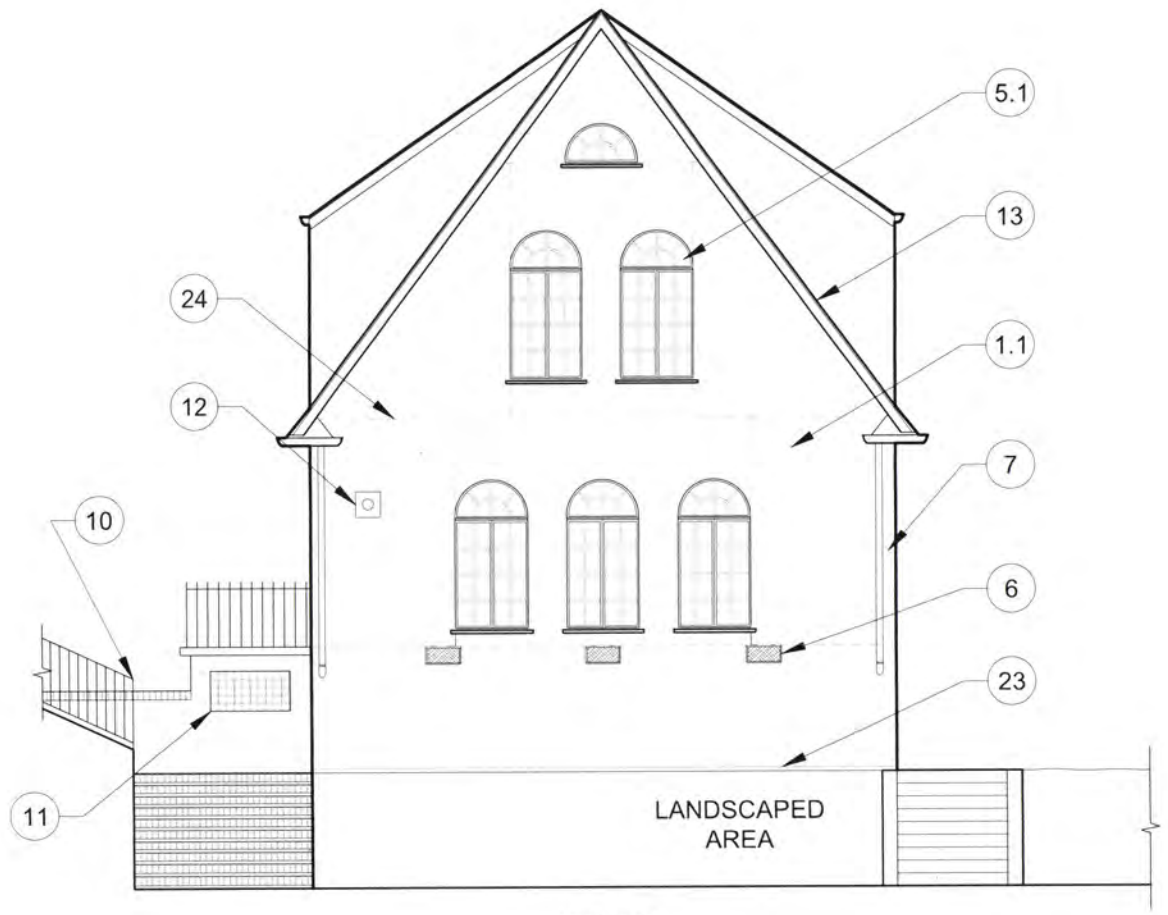
LU 21-033674 HR EXH G-4

EXH C- 26



UNIT 17

1 / C.11B ENLARGED
(N)SOUTH GABLE ELEVATION, EAST WING
SCALE: 1/8" = 1'-0"

GENERAL NOTES
1. ALL REPLACEMENT WINDOWS ARE TO BE ALUMINUM - TO MATCH HISTORIC FABRIC.
2. ALL ROOFING MATERIAL IS EXISTING/NON-ORIGINAL ASPHALT COMPOSITION SHINGLES TO REMAIN.

(#) KEYNOTES:
1. STUCCO
1.1. (NEW) STUCCO
2. LIGHT FIXTURE
3. WOOD ENTRY DOOR
△2 3.1. REFURBISHED WOOD ENTRY DOOR
4. UNIT MAIL BOX
5. VINYL REPLACEMENT WINDOW
5.1. (NEW) ALUMINUM WINDOW
6. FOUNDATION VENT
7. DOWNSPOUT TO RAIN LEADER
8. ELEVATED CONCRETE PATIO
9. HOSE BIB
10. IRON GUARDRAIL
11. HISTORIC TILE, TO REMAIN
12. FIREPLACE VENT
13. BARGE BOARD/FASCIA
14. PIPE PENETRATION
15. BACK DOOR
16. VENT PENETRATION
17. VENT CHASE
18. BLDG UTILITIES
19. OWNER INSTALLED FRENCH DOOR, TO REMAIN
20. FIRE WALL
21. BASE OF STUCCO WALL
22. PAINTED CONCRETE FOUNDATION
23. (NEW) BASE OF WALL FLASHING
24. (NEW) EXPANSION JOINTS

* APPROVED PER CONDITIONS B-F

Approved
City of Portland - Bureau of Development Services
Planner _____ Date 4.9.18
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04.01	HISTORIC REVIEW SET	2017-12-22
03.01	PERMIT SET	2017-06-21
02.01	DESIGN PACKACKGE	2017-04-07
01.01	PRE-APP CONFERENCE	2017-03-08
Version	Description	YYYY-MM-DD

Stamp

MORRISON HERSHFIELD

AVON MANOR
ENVELOPE REHABILITATION
909 NE BRAZEE STREET
PORTLAND, OR 97212
LAND USE REVIEW No. 17-196976 MH: P160234.00

ENLARGED NEW SOUTH GABLE ELEVATION, EAST WING

Scale 1/8" = 1'-0"

DWG No.	Version	Date
[redacted]	04.03	2018-03-14

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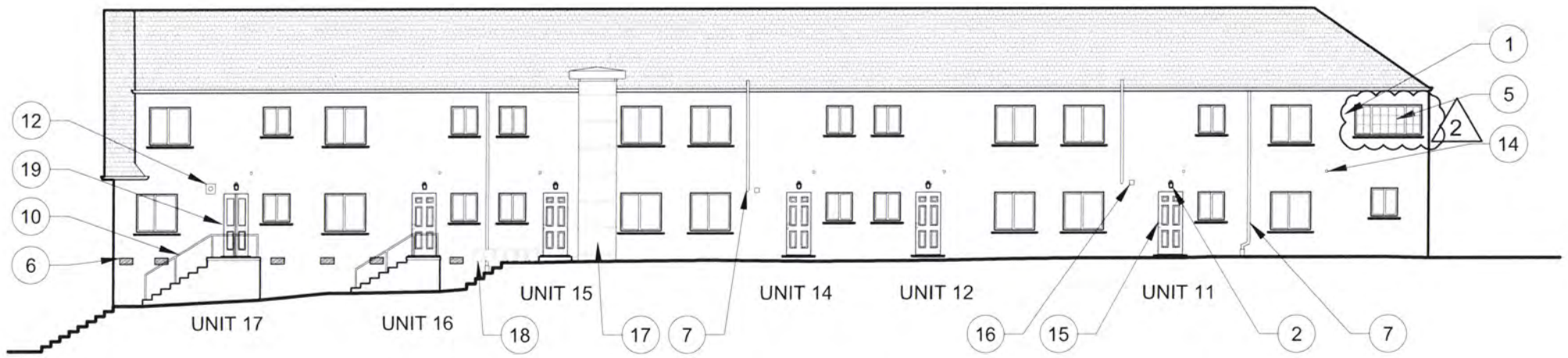
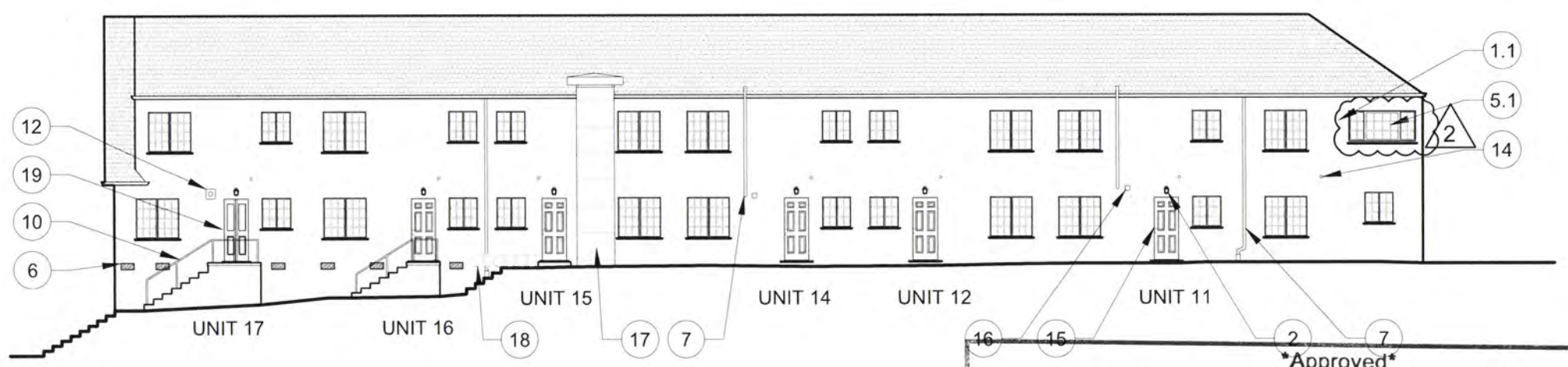
LU 21-033674 HR EXH G-4

EXH C- 27



1 / C.12 (E)EAST ELEVATION

SCALE: 1/16" = 1'-0"



2 / C.12 (N)EAST ELEVATION

SCALE: 1/16" = 1'-0"

*APPROVED PER CONDITIONS B-F

Approved
City of Portland - Bureau of Development Services
Planner _____ Date 4.9.19
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GENERAL NOTES
1. ALL EXISTING WINDOWS ARE NON-ORIGINAL VINYL REPLACEMENT WINDOWS.
2. ALL ROOFING MATERIAL IS EXISTING/NON-ORIGINAL ASPHALT COMPOSITION SHINGLES TO REMAIN.

(#) KEYNOTES:
1. STUCCO
1.1. (NEW) STUCCO
2. LIGHT FIXTURE
3. ~~WOOD ENTRY DOOR~~
2 3.1. REFURBISHED WOOD ENTRY DOOR
4. UNIT MAIL BOX
5. VINYL REPLACEMENT WINDOW
5.1. (NEW) ALUMINUM WINDOW
6. FOUNDATION VENT
7. DOWNSPOUT TO RAIN LEADER
8. ELEVATED CONCRETE PATIO
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11. HISTORIC TILE, TO REMAIN
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13. BARGE BOARD/FASCIA
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15. BACK DOOR
16. VENT PENETRATION
17. VENT CHASE
18. BLDG UTILITIES
19. OWNER INSTALLED FRENCH DOOR, TO REMAIN
20. FIRE WALL
21. BASE OF STUCCO WALL
22. PAINTED CONCRETE FOUNDATION
23. (NEW) BASE OF WALL FLASHING
24. (NEW) EXPANSION JOINTS

04.03	HISTORIC REVIEW SET_R2	2018-03-15
04.02	HISTORIC REVIEW SET_R1	2018-02-02
04.01	HISTORIC REVIEW SET	2017-12-22
03.01	PERMIT SET	2017-06-21
02.01	DESIGN PACKACKGE	2017-04-07
01.01	PRE-APP CONFERENCE	2017-03-08
Version	Description	YYYY-MM-DD

Stamp

MORRISON HERSHFIELD

AVON MANOR
ENVELOPE REHABILITATION
909 NE BRAZEE STREET
PORTLAND, OR 97212
LAND USE REVIEW No. 17-196976 MH: P160234.00

EAST ELEVATION

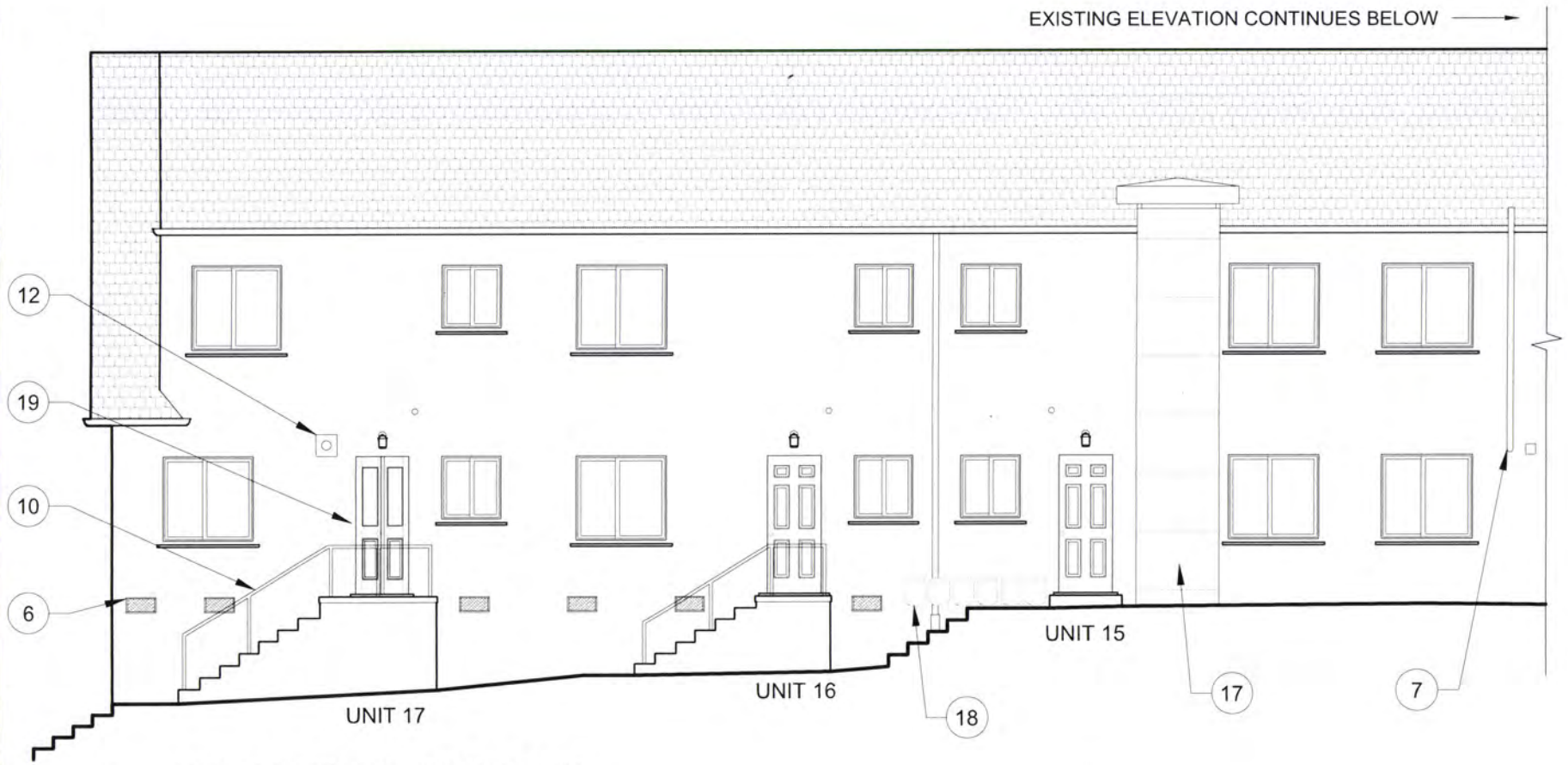
Scale 1/16" = 1'-0"

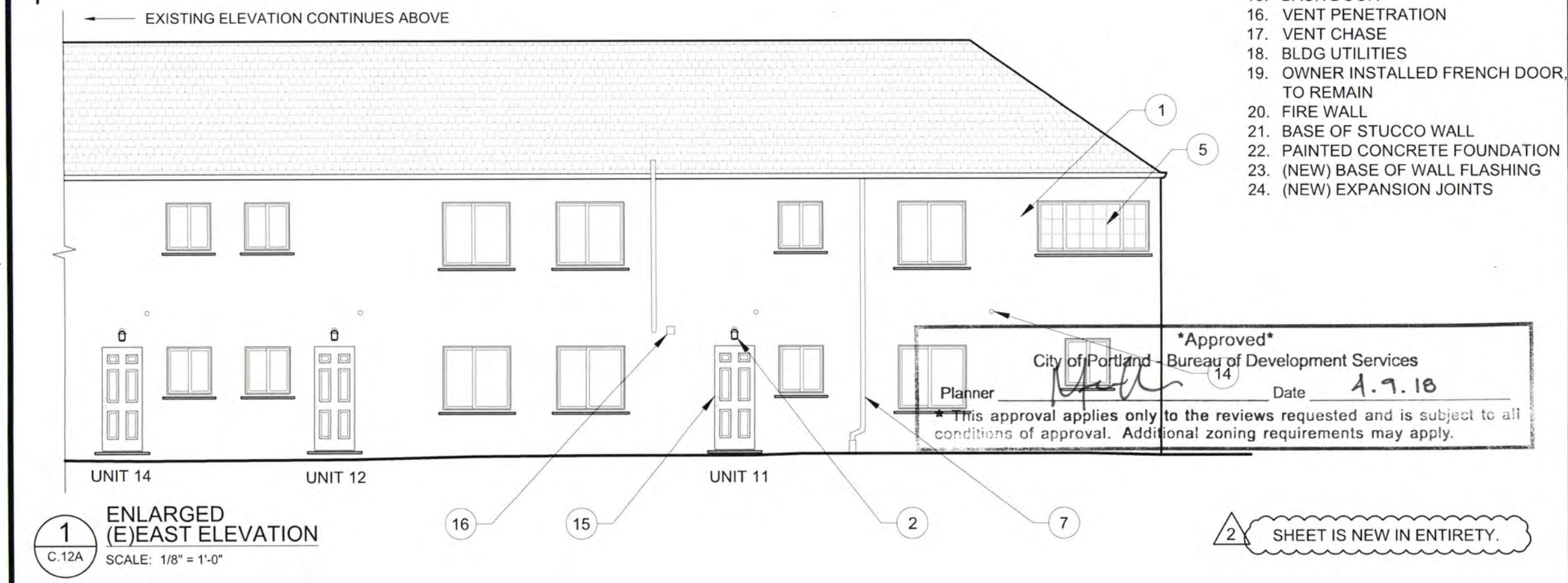
DWG No.	Version	Date
[redacted]	04.03	2018-03-14

\\POR01FP\Data1\Shared\Proj\P160234 Avon Manor Condo Rehab\10. Drawings & GIS\2. Design\1. Current\LU.010.dwg

LU 21-033674 HR EXH G-4

EXH C-28





1 C.12A ENLARGED (E)EAST ELEVATION

SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. ALL EXISTING WINDOWS ARE NON-ORIGINAL VINYL REPLACEMENT WINDOWS.
2. ALL ROOFING MATERIAL IS EXISTING/NON-ORIGINAL ASPHALT COMPOSITION SHINGLES TO REMAIN.

(#) KEYNOTES:

1. STUCCO
1.1. (NEW) STUCCO
2. LIGHT FIXTURE
3. WOOD ENTRY DOOR
3.1. REFURBISHED WOOD ENTRY DOOR
4. UNIT MAIL BOX
5. VINYL REPLACEMENT WINDOW
5.1. (NEW) ALUMINUM WINDOW
6. FOUNDATION VENT
7. DOWNSPOUT TO RAIN LEADER
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10. IRON GUARDRAIL
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15. BACK DOOR
16. VENT PENETRATION
17. VENT CHASE
18. BLDG UTILITIES
19. OWNER INSTALLED FRENCH DOOR, TO REMAIN
20. FIRE WALL
21. BASE OF STUCCO WALL
22. PAINTED CONCRETE FOUNDATION
23. (NEW) BASE OF WALL FLASHING
24. (NEW) EXPANSION JOINTS

Approved
City of Portland - Bureau of Development Services
Planner _____ Date 4.9.18
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2 SHEET IS NEW IN ENTIRETY.

04.03	HISTORIC REVIEW SET_R2	2018-03-15
04.02	HISTORIC REVIEW SET_R1	2018-02-02
04.01	HISTORIC REVIEW SET	2017-12-22
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02.01	DESIGN PACKACKGE	2017-04-07
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Version	Description	YYYY-MM-DD

Stamp

MORRISON HERSHFIELD

AVON MANOR
ENVELOPE REHABILITATION
909 NE BRAZEE STREET
PORTLAND, OR 97212
LAND USE REVIEW No. 17-196976 MH: P160234.00

ENLARGED EXISTING EAST ELEVATION

Scale
1/16" = 1'-0"

DWG No.	Version	Date
C-12A	04.03	2018-03-14

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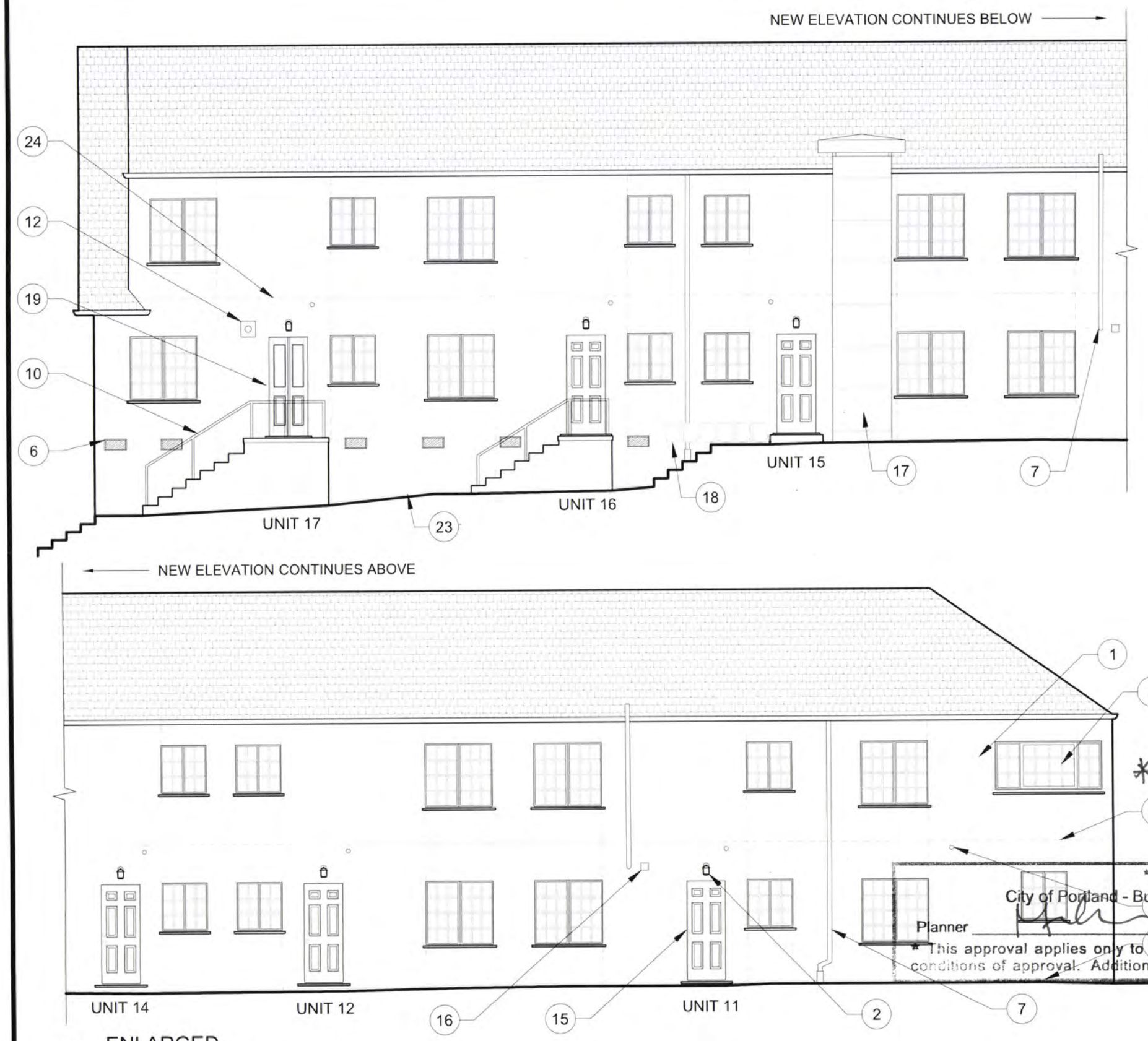
LU 21-033674 HR EXH G-4

Exh C-29



1 / C.12B ENLARGED (N)EAST ELEVATION

SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. ALL REPLACEMENT WINDOWS ARE TO BE ALUMINUM - TO MATCH HISTORIC FABRIC.
2. ALL ROOFING MATERIAL IS EXISTING/NON-ORIGINAL ASPHALT COMPOSITION SHINGLES TO REMAIN.

(#) KEYNOTES:

1. STUCCO
1.1. (NEW) STUCCO
2. LIGHT FIXTURE
3. WOOD ENTRY DOOR
3.1. REFURBISHED WOOD ENTRY DOOR
4. UNIT MAIL BOX
5. VINYL REPLACEMENT WINDOW
5.1. (NEW) ALUMINUM WINDOW
6. FOUNDATION VENT
7. DOWNSPOUT TO RAIN LEADER
8. ELEVATED CONCRETE PATIO
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10. IRON GUARDRAIL
11. HISTORIC TILE, TO REMAIN
12. FIREPLACE VENT
13. BARGE BOARD/FASCIA
14. PIPE PENETRATION
15. BACK DOOR
16. VENT PENETRATION
17. VENT CHASE
18. BLDG UTILITIES
19. OWNER INSTALLED FRENCH DOOR, TO REMAIN
20. FIRE WALL
21. BASE OF STUCCO WALL
22. PAINTED CONCRETE FOUNDATION
23. (NEW) BASE OF WALL FLASHING
24. (NEW) EXPANSION JOINTS

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2 SHEET IS NEW IN ENTIRETY.

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04.02	HISTORIC REVIEW SET_R1	2018-02-02
04.01	HISTORIC REVIEW SET	2017-12-22
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02.01	DESIGN PACKACKGE	2017-04-07
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MORRISON HERSHFIELD

AVON MANOR
ENVELOPE REHABILITATION
909 NE BRAZEE STREET
PORTLAND, OR 97212
LAND USE REVIEW No. 17-196976 MH: P160234.00

ENLARGED NEW EAST ELEVATION

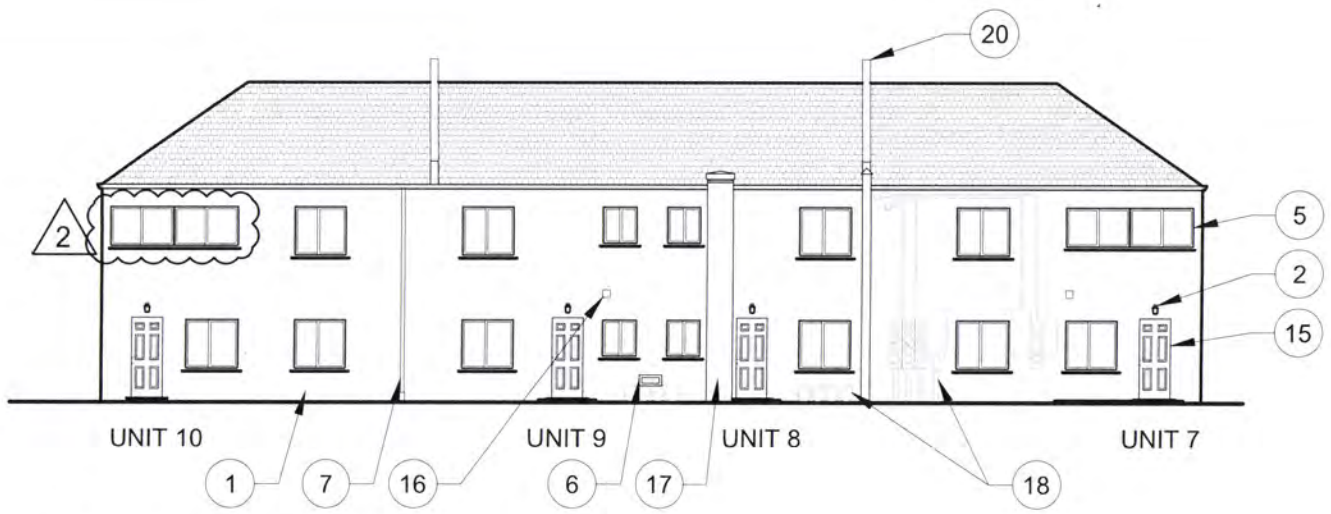
Scale 1/16" = 1'-0"

DWG No.	Version	Date
~~C.12B~~	04.03	2018-03-14

\\POR01FP\Data1\Shared\Proj\P160234 Avon Manor Condo Rehab\10. Drawings & GIS\2. Design\1. Current\LU.010.dwg

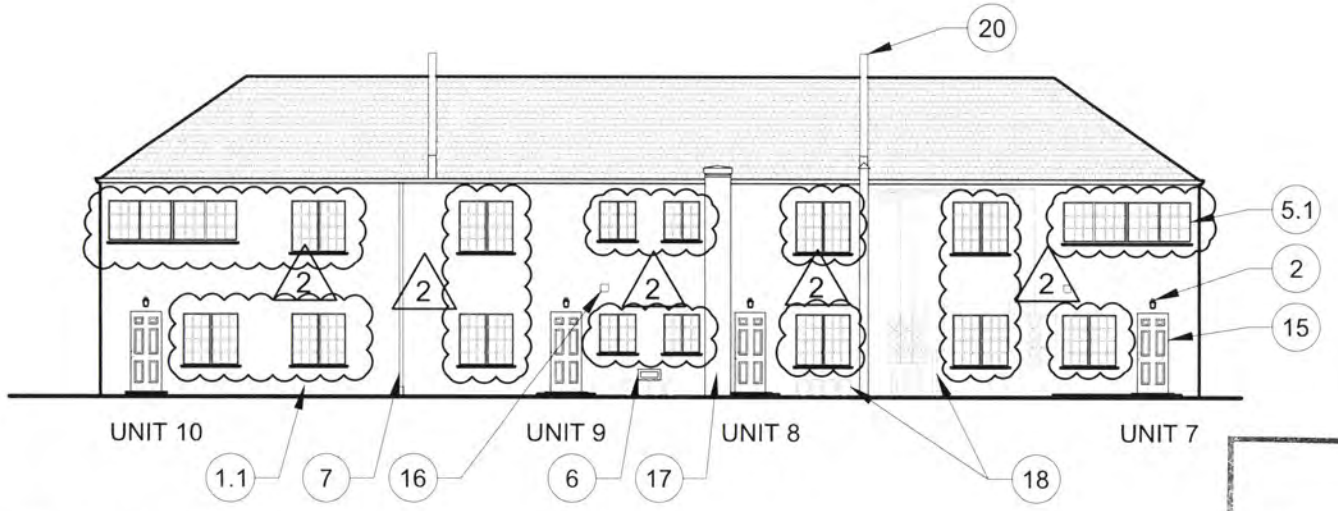
LU 21-033674 HR EXH G-4

EXH C-30



1 / C.13 (E)NORTH ELEVATION

SCALE: 1/16" = 1'-0"



2 / C.13 (N)NORTH ELEVATION

SCALE: 1/16" = 1'-0"

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City of Portland - Bureau of Development Services
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GENERAL NOTES
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2. ALL ROOFING MATERIAL IS EXISTING/NON-ORIGINAL ASPHALT COMPOSITION SHINGLES TO REMAIN.

(#) KEYNOTES:
1. STUCCO
1.1. (NEW) STUCCO
2. LIGHT FIXTURE
3. WOOD ENTRY DOOR
(2) 3.1. REFURBISHED WOOD ENTRY DOOR
4. UNIT MAIL BOX
5. VINYL REPLACEMENT WINDOW
5.1. (NEW) ALUMINUM WINDOW
6. FOUNDATION VENT
7. DOWNSPOUT TO RAIN LEADER
8. ELEVATED CONCRETE PATIO
9. HOSE BIB
10. IRON GUARDRAIL
11. HISTORIC TILE, TO REMAIN
12. FIREPLACE VENT
13. BARGE BOARD/FASCIA
14. PIPE PENETRATION
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19. OWNER INSTALLED FRENCH DOOR, TO REMAIN
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22. PAINTED CONCRETE FOUNDATION
23. (NEW) BASE OF WALL FLASHING
24. (NEW) EXPANSION JOINTS

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AVON MANOR
ENVELOPE REHABILITATION
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PORTLAND, OR 97212
LAND USE REVIEW No. 17-196976 MH: P160234.00

NORTH ELEVATION

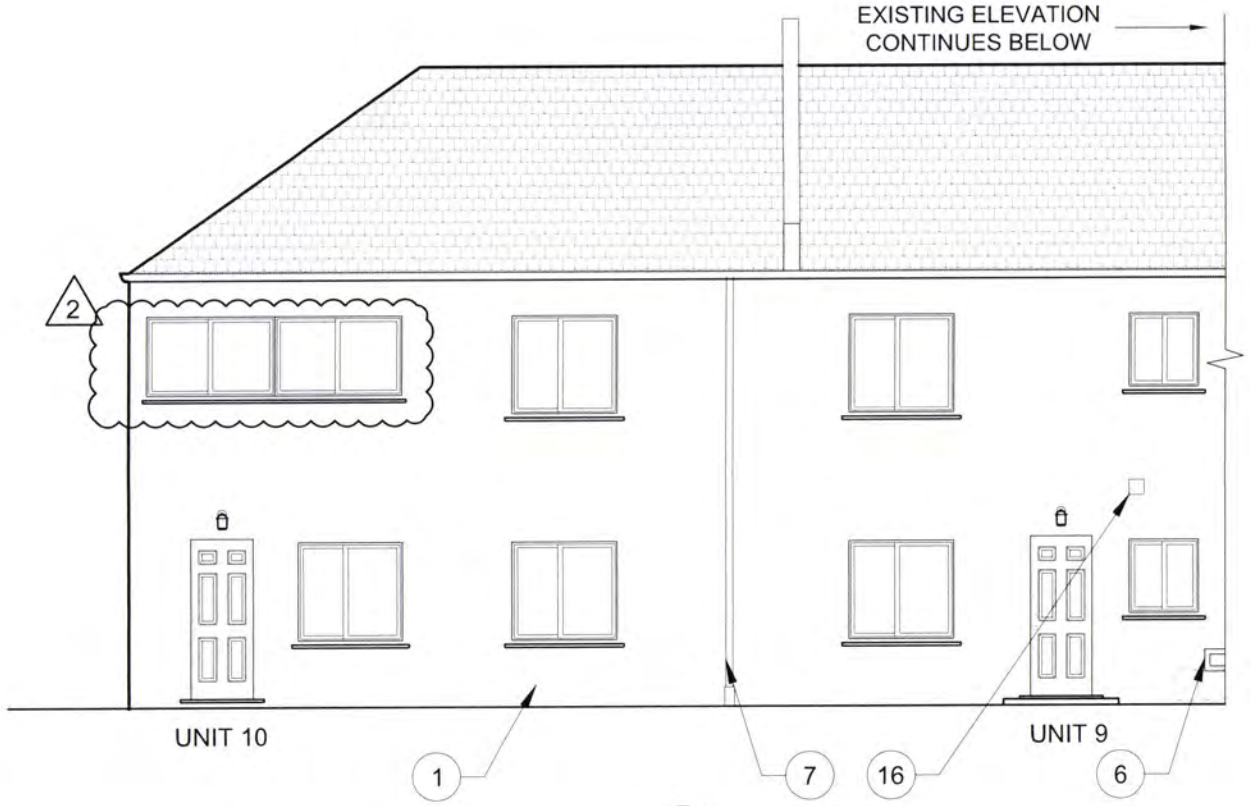
Scale 1/16" = 1'-0"

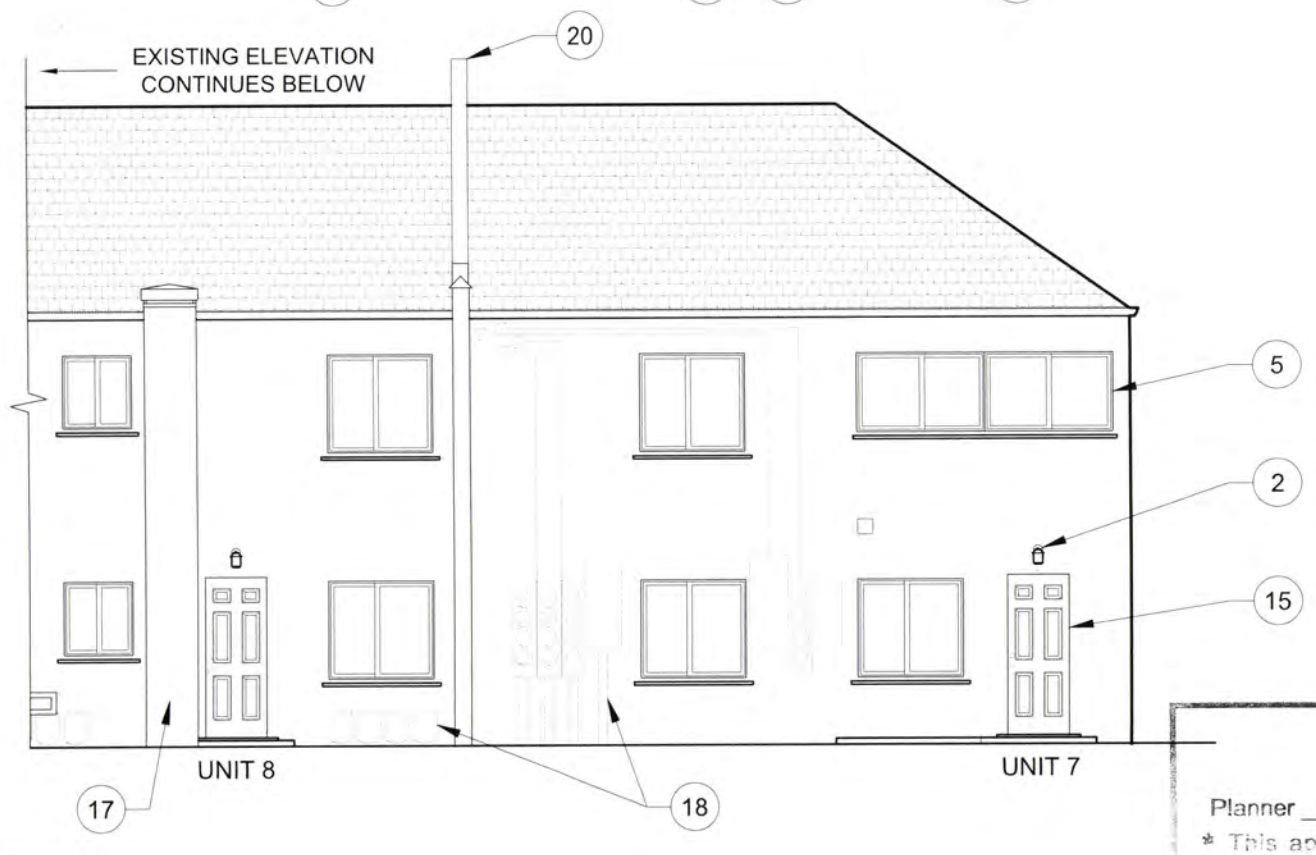
DWG No.	Version	Date
[redacted]	04.03	2018-03-14

\\POR01FP\Data1\Shared\Proj\P160234 Avon Manor Condo Rehab\10. Drawings & GIS\2. Design\1. Current\LU.010.dwg

LU 21-033674 HR EXH G-4

EXH C-31





1 C.13A
ENLARGED
(E)NORTH ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL NOTES
1. ALL EXISTING WINDOWS ARE NON-ORIGINAL VINYL REPLACEMENT WINDOWS.
2. ALL ROOFING MATERIAL IS EXISTING/NON-ORIGINAL ASPHALT COMPOSITION SHINGLES TO REMAIN.

(#) KEYNOTES:
1. STUCCO
1.1. (NEW) STUCCO
2. LIGHT FIXTURE
3. WOOD ENTRY DOOR
2 3.1. REFURBISHED WOOD ENTRY DOOR
4. UNIT MAIL BOX
5. VINYL REPLACEMENT WINDOW
5.1. (NEW) ALUMINUM WINDOW
6. FOUNDATION VENT
7. DOWNSPOUT TO RAIN LEADER
8. ELEVATED CONCRETE PATIO
9. HOSE BIB
10. IRON GUARDRAIL
11. HISTORIC TILE, TO REMAIN
12. FIREPLACE VENT
13. BARGE BOARD/FASCIA
14. PIPE PENETRATION
15. BACK DOOR
16. VENT PENETRATION
17. VENT CHASE
18. BLDG UTILITIES
19. OWNER INSTALLED FRENCH DOOR, TO REMAIN
20. FIRE WALL
21. BASE OF STUCCO WALL
22. PAINTED CONCRETE FOUNDATION
23. (NEW) BASE OF WALL FLASHING
24. (NEW) EXPANSION JOINTS

Approved
City of Portland - Bureau of Development Services
Planner _____ Date 4.9.18
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04.03	HISTORIC REVIEW SET_R2	2018-03-15
04.02	HISTORIC REVIEW SET_R1	2018-02-02
04.01	HISTORIC REVIEW SET	2017-12-22
03.01	PERMIT SET	2017-06-21
02.01	DESIGN PACKACKGE	2017-04-07
01.01	PRE-APP CONFERENCE	2017-03-08
Version	Description	YYYY-MM-DD

Stamp

MORRISON HERSHFIELD

AVON MANOR
ENVELOPE REHABILITATION
909 NE BRAZEE STREET
PORTLAND, OR 97212
LAND USE REVIEW No. 17-196976 MH: P160234.00

ENLARGED EXISTING NORTH ELEVATION

Scale
1/8" = 1'-0"

DWG No.	Version	Date
[redacted]	04.03	2018-03-14

\\POR01FP\Data1\Shared\Proj\P160234 Avon Manor Condo Rehab\10. Drawings & GIS\2. Design\1: Current\LU.010.dwg

LU 21-033674 HR EXH G-4

Exh C- 32



1 C.13B
ENLARGED
(N)NORTH ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL NOTES
1. ALL REPLACEMENT WINDOWS ARE TO BE ALUMINUM - TO MATCH HISTORIC FABRIC.
2. ALL ROOFING MATERIAL IS EXISTING/NON-ORIGINAL ASPHALT COMPOSITION SHINGLES TO REMAIN.

(#) KEYNOTES:
1. STUCCO
1.1. (NEW) STUCCO
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7. DOWNSPOUT TO RAIN LEADER
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17. VENT CHASE
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22. PAINTED CONCRETE FOUNDATION
23. (NEW) BASE OF WALL FLASHING
24. (NEW) EXPANSION JOINTS

*APPROVED PER CONDITIONS B-F

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City of Portland - Bureau of Development Services
Planner _____ Date 4.9.18
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Version	Description	YYYY-MM-DD

Stamp

MORRISON HERSHFIELD

AVON MANOR
ENVELOPE REHABILITATION
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PORTLAND, OR 97212
LAND USE REVIEW No. 17-196976 MH: P160234.00

ENLARGED NEW NORTH ELEVATION

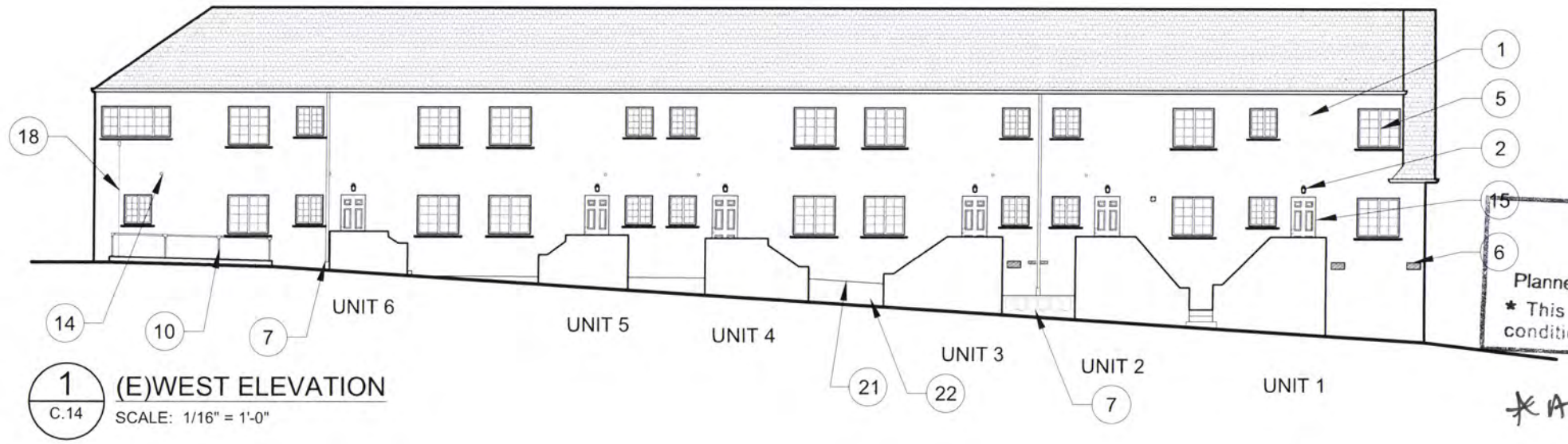
Scale 1/8" = 1'-0"

DWG No.	Version	Date
~~C.13B~~	04.03	2018-03-14

\\POR01FP\Data1\Shared\Proj\P160234 Avon Manor Condo Rehab\10. Drawings & GIS\2. Design\1. Current\LU.010.dwg

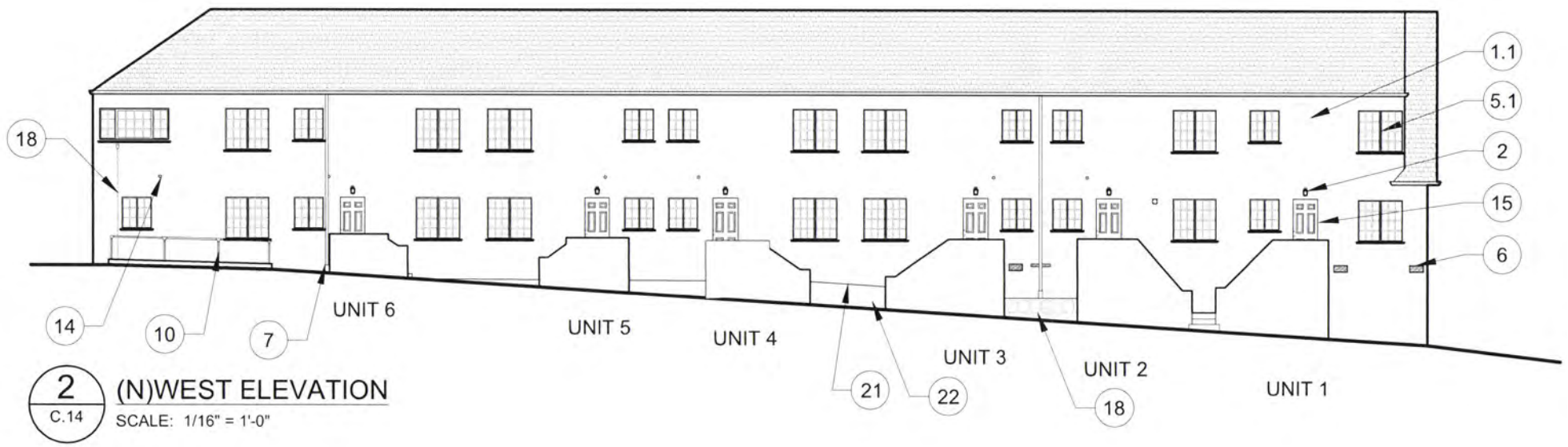
LU 21-033674 HR EXH G-4

Exh C-33



1 / C.14 (E)WEST ELEVATION

SCALE: 1/16" = 1'-0"



2 / C.14 (N)WEST ELEVATION

SCALE: 1/16" = 1'-0"

Approved
City of Portland - Bureau of Development Services
Planner _____ Date 4.9.18
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*APPROVED PER CONDITIONS B-F

GENERAL NOTES
1. ALL EXISTING WINDOWS ARE NON-ORIGINAL VINYL REPLACEMENT WINDOWS.
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(#) KEYNOTES:
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1.1. (NEW) STUCCO
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22. PAINTED CONCRETE FOUNDATION
23. (NEW) BASE OF WALL FLASHING
24. (NEW) EXPANSION JOINTS

Version	Description	YYYY-MM-DD
04.03	HISTORIC REVIEW SET_R2	2018-03-15
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04.01	HISTORIC REVIEW SET	2017-12-22
03.01	PERMIT SET	2017-06-21
02.01	DESIGN PACKACKGE	2017-04-07
01.01	PRE-APP CONFERENCE	2017-03-08

Stamp

MORRISON HERSHFIELD

AVON MANOR ENVELOPE REHABILITATION

909 NE BRAZEE STREET
PORTLAND, OR 97212

LAND USE REVIEW No. 17-196976 MH: P160234.00

WEST ELEVATION

Scale: 1/16" = 1'-0"

DWG No.	Version	Date
C.14	04.03	2018-03-14

\\POR01FP\Data1\Shared\Proj\P160234 Avon Manor Condo Rehab\10. Drawings & GIS\2. Design\1. Current\LU.010.dwg

LU 21-033674 HR EXH G-4

EXH C-34



1 C.14A ENLARGED (E)WEST ELEVATION

SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. ALL EXISTING WINDOWS ARE NON-ORIGINAL VINYL REPLACEMENT WINDOWS.
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ENVELOPE REHABILITATION
909 NE BRAZEE STREET
PORTLAND, OR 97212
LAND USE REVIEW No. 17-196976 MH: P160234.00

ENLARGED EXISTING WEST ELEVATION

Scale 1/8" = 1'-0"

DWG No.	Version	Date
[redacted]	04.03	2018-03-14

\\POR01FP\Data1\Shared\Proj\P160234 Avon Manor Condo Rehab\10. Drawings & GIS\2. Design\1. Current\LU.010.dwg

LU 21-033674 HR EXH G-4

EXH C-35



1 C.14B
ENLARGED (N)WEST ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL NOTES
1. ALL REPLACEMENT WINDOWS ARE TO BE ALUMINUM - TO MATCH HISTORIC FABRIC.
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(#) KEYNOTES:
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AR APPROVED PER CONDITIONS B-F

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PORTLAND, OR 97212
LAND USE REVIEW No. 17-196976 MH: P160234.00

ENLARGED NEW WEST ELEVATION

Scale
1/8" = 1'-0"

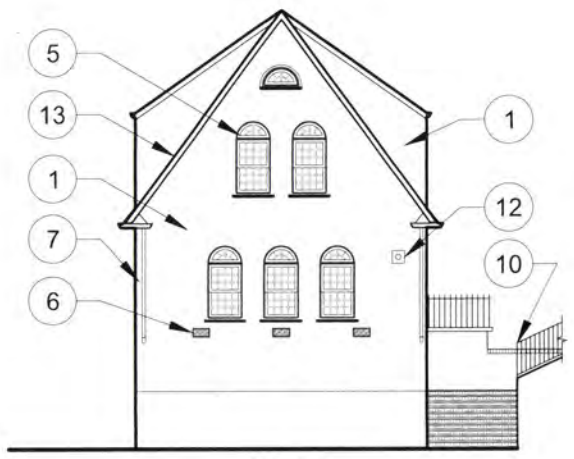
DWG No.	Version	Date
C.14B	04.03	2018-03-14

\\POR01FP\Data1\Shared\Proj\P160234 Avon Manor Condo Rehab\10. Drawings & GIS\2. Design\1. Current\LU.010.dwg

LU 21-033674 HR EXH G-4

EXH C-36

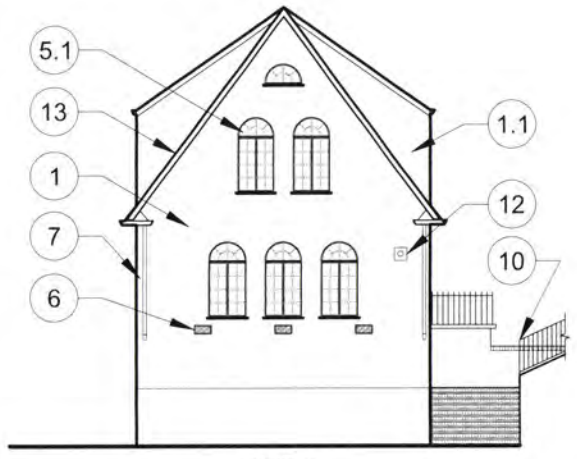
2 SHEET IS NEW IN ENTIRETY.



UNIT 1

1 / C.15 (E)SOUTH GABLE ELEVATION, WEST WING

SCALE: 1/16" = 1'-0"



UNIT 1

2 / C.15 (N)SOUTH GABLE ELEVATION, WEST WING

SCALE: 1/16" = 1'-0"

*APPROVED PER CONDITIONS B-F

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City of Portland - Bureau of Development Services
Planner _____ Date 4.9.18
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GENERAL NOTES
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Stamp

MORRISON HERSHFIELD

AVON MANOR
ENVELOPE REHABILITATION
909 NE BRAZEE STREET
PORTLAND, OR 97212
LAND USE REVIEW No. 17-196976 MH: P160234.00

SOUTH GABLE ELEVATION, WEST WING

Scale
1/16" = 1'-0"

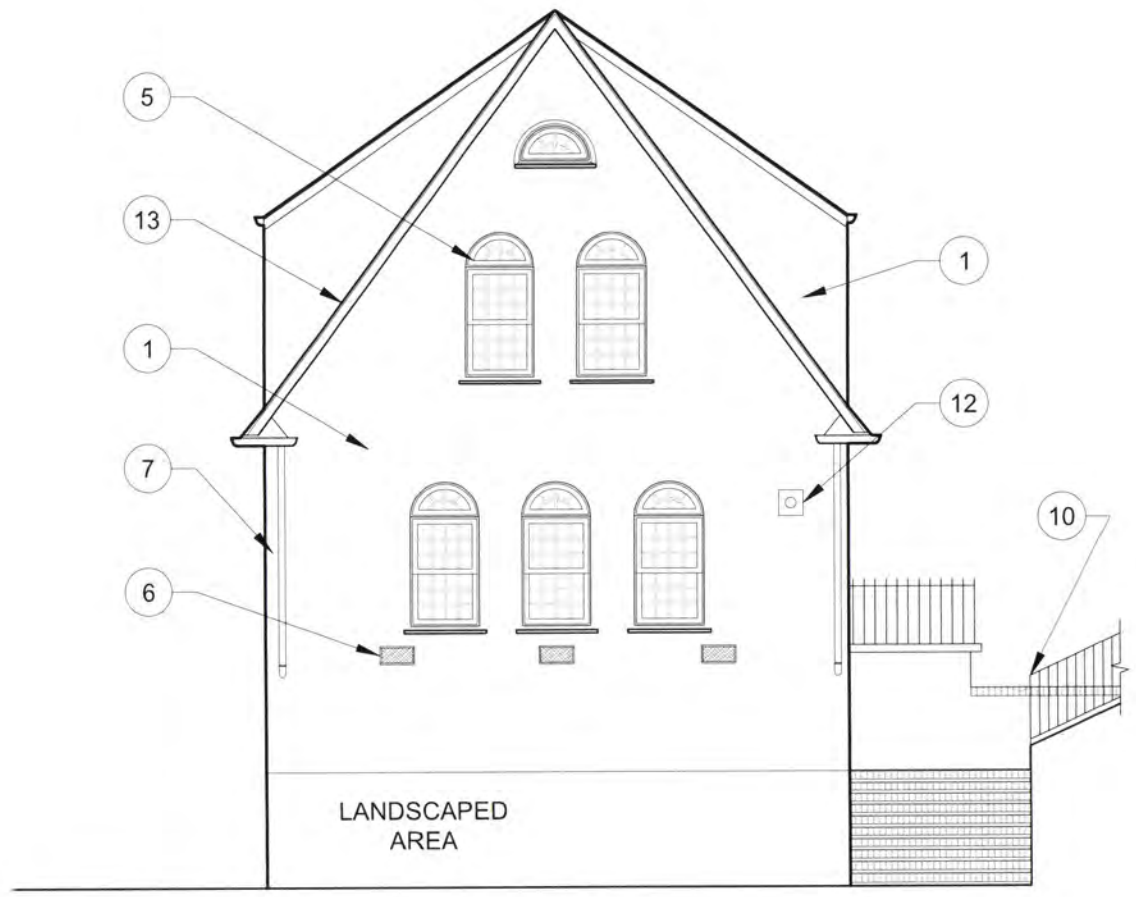
DWG No.	Version	Date
[redacted]	04.03	2018-03-14

\\POR01FP\Data1\Shared\Proj\P160234 Avon Manor Condo Rehab\10. Drawings & GIS\2. Design\1. Current\LU.010.dwg

LU 21-033674 HR EXH G-4

EXH C-37

2 SHEET IS NEW IN ENTIRETY.



UNIT 1

1 C.15A ENLARGED
(E)SOUTH GABLE ELEVATION, WEST WING
SCALE: 1/8" = 1'-0"

GENERAL NOTES
1. ALL EXISTING WINDOWS ARE NON-ORIGINAL VINYL REPLACEMENT WINDOWS.
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24. (NEW) EXPANSION JOINTS

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Version	Description	YYYY-MM-DD

Stamp

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AVON MANOR
ENVELOPE REHABILITATION
909 NE BRAZEE STREET
PORTLAND, OR 97212
LAND USE REVIEW No. 17-196976 MH: P160234.00

ENLARGED EXISTING SOUTH GABLE ELEVATION, WEST WING

Scale
1/8" = 1'-0"

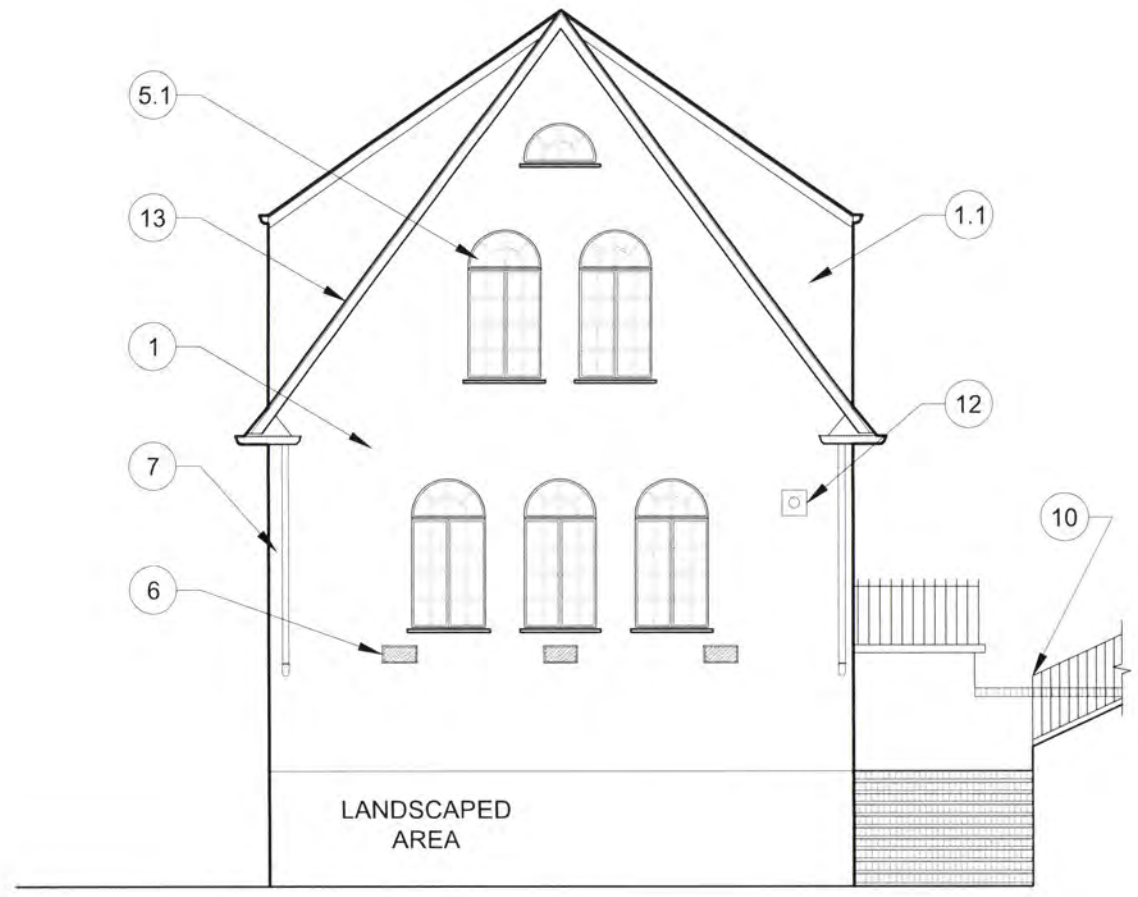
DWG No.	Version	Date
~~C.15A~~	04.03	2018-03-14

\\PDR01FP\Data1\Shared\Proj\P160234 Avon Manor Condo Rehab\10. Drawings & GIS\2. Design\1. Current\LU.010.dwg

LU 21-033674 HR EXH G-4

EXH C-38

2 SHEET IS NEW IN ENTIRETY.



UNIT 1

1 C.15B ENLARGED (N)SOUTH GABLE ELEVATION, WEST WING
SCALE: 1/8" = 1'-0"

GENERAL NOTES
1. ALL REPLACEMENT WINDOWS ARE TO BE ALUMINUM - TO MATCH HISTORIC FABRIC.
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1.1. (NEW) STUCCO
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18. BLDG UTILITIES
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24. (NEW) EXPANSION JOINTS

* APPROVED PER CONDITIONS B-F

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01.01	PRE-APP CONFERENCE	2017-03-08
Version	Description	YYYY-MM-DD

Stamp

MORRISON HERSHFIELD

AVON MANOR
ENVELOPE REHABILITATION
909 NE BRAZEE STREET
PORTLAND, OR 97212
LAND USE REVIEW No. 17-196976 MH: P160234.00

ENLARGED NEW SOUTH GABLE ELEVATION, WEST WING

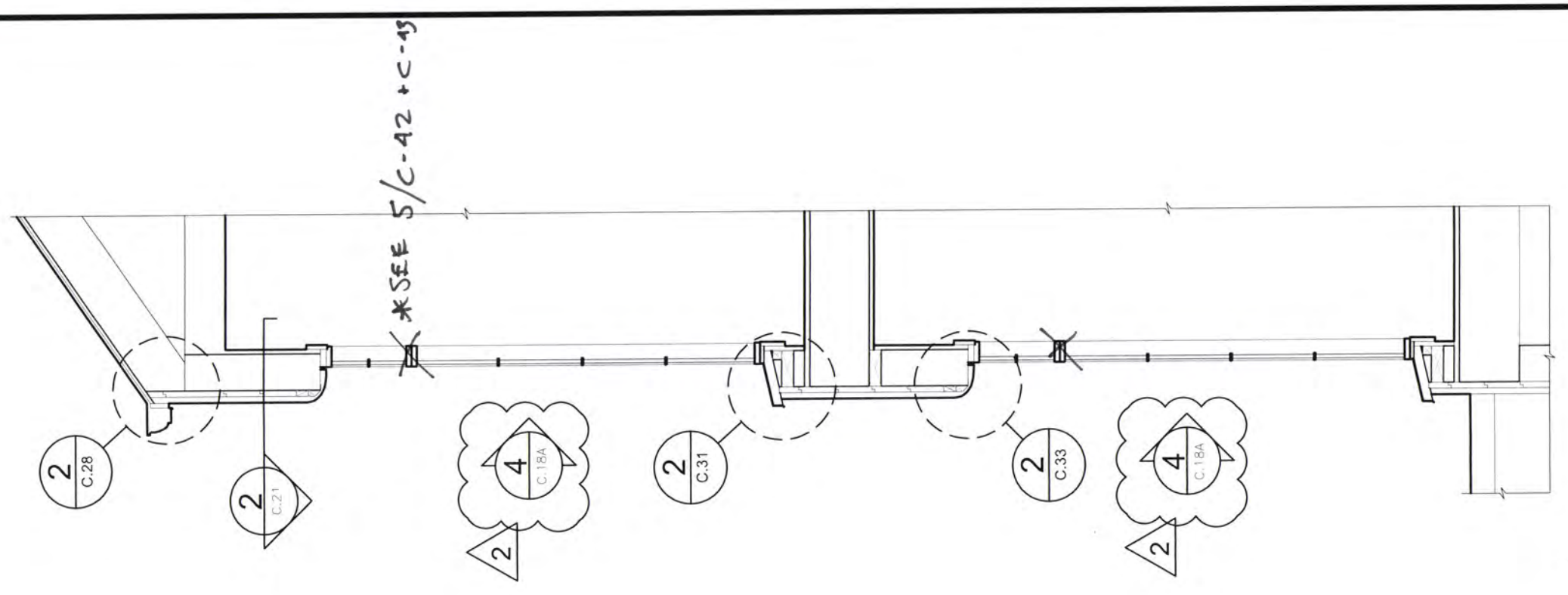
Scale 1/8" = 1'-0"

DWG No.	Version	Date
~~A10.1~~	04.03	2018-03-14

\\POR01FP\Data1\Shared\Proj\P160234 Avon Manor Condo Rehab\10. Drawings & GIS\2. Design\1. Current\LU.010.dwg

LU 21-033674 HR EXH G-4

Exh C-39



GENERAL NOTE:
REFERENCE SPECIFIC DETAILS FOR MATERIAL CALLOUTS.

2 / C.16 (N) SECTION
SCALE: 1/2" = 1'-0"

*APPROVED PER CONDITIONS B-F

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City of Portland - Bureau of Development Services
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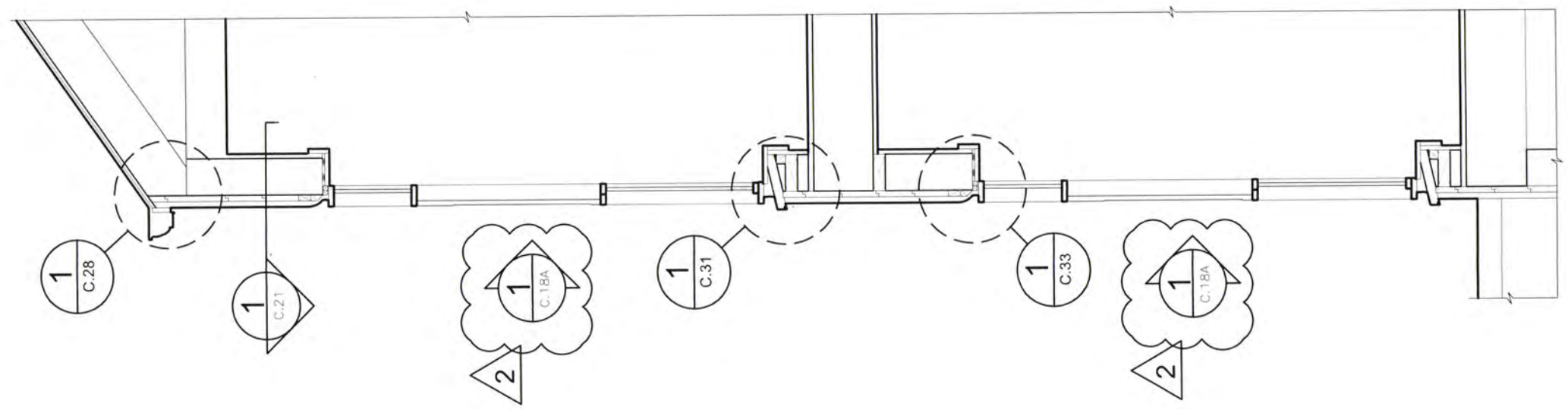

2 / 1 C.16 (E) SECTION
SCALE: 1/2" = 1'-0"

04.03	HISTORIC REVIEW SET_R2	2018-03-15
04.02	HISTORIC REVIEW SET_R1	2018-02-02
04.01	HISTORIC REVIEW SET	2017-12-22
03.01	PERMIT SET	2017-06-21
02.01	DESIGN PACKACKGE	2017-04-07
01.01	PRE-APP CONFERENCE	2017-03-08
Version	Description	YYYY-MM-DD

Stamp

MORRISON HERSHFIELD

AVON MANOR
ENVELOPE REHABILITATION
909 NE BRAZEE STREET
PORTLAND, OR 97212
LAND USE REVIEW No. 17-196976 MH: P160234.00

TYPICAL WALL SECTIONS AT WINDOWS

Scale
1/2" = 1'-0"

DWG No.	Version	Date
C-12	04.03	2018-03-14

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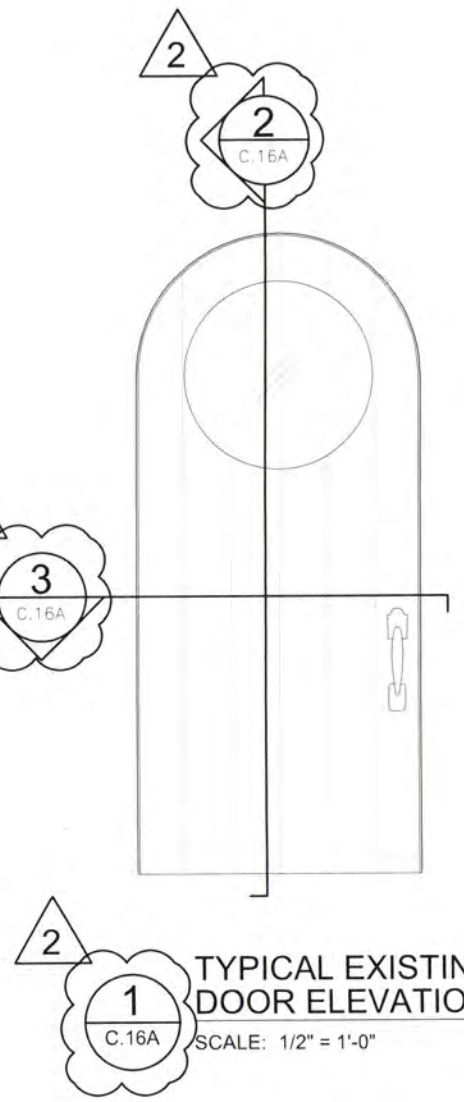
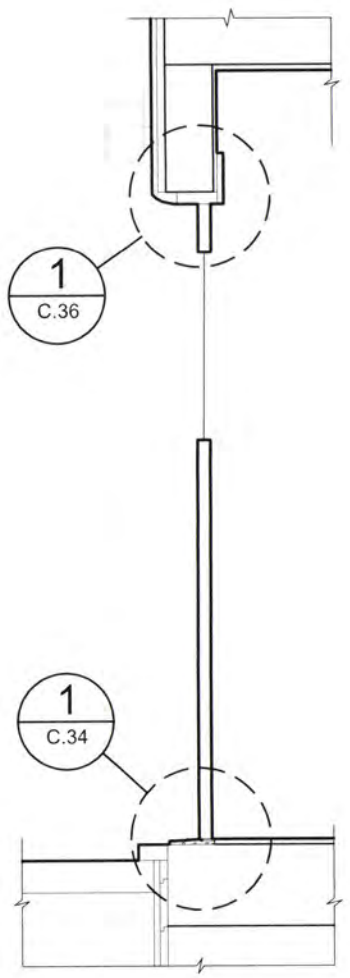
LU 21-033674 HR EXH G-4

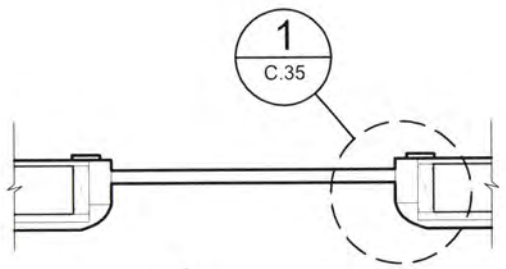
EXH C-40



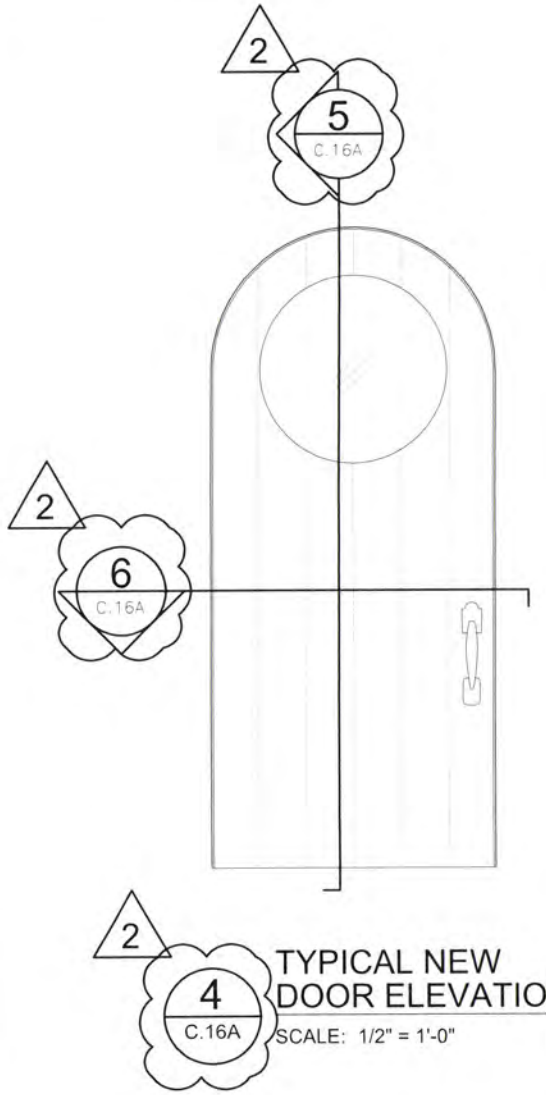
2 / 1 C.16A — TYPICAL EXISTING DOOR ELEVATION
SCALE: 1/2" = 1'-0"



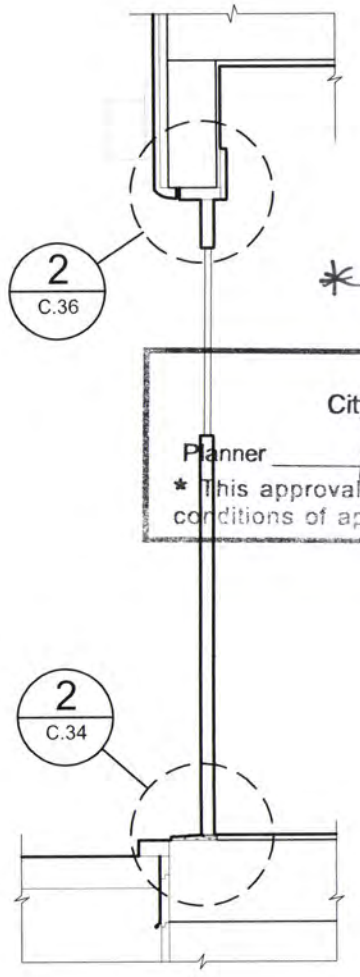
2 / 2 C.16A — EXISTING SECTION
SCALE: 1/2" = 1'-0"



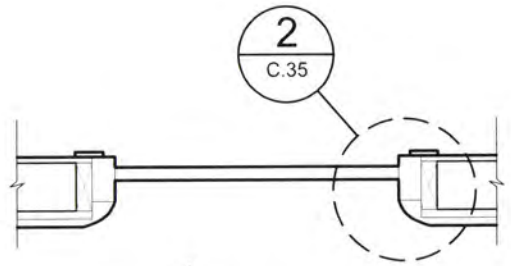
2 / 3 C.16A — EXISTING PLAN
SCALE: 1/2" = 1'-0"



2 / 4 C.16A — TYPICAL NEW DOOR ELEVATION
SCALE: 1/2" = 1'-0"



2 / 5 C.16A — NEW SECTION
SCALE: 1/2" = 1'-0"



2 / 6 C.16A — NEW PLAN
SCALE: 1/2" = 1'-0"

GENERAL NOTE:
REFERENCE SPECIFIC DETAILS FOR MATERIAL CALLOUTS.

*APPROVED PER CONDITIONS B-F

Approved
City of Portland - Bureau of Development Services
Planner _____ Date 4.9.18
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MORRISON HERSHFIELD

AVON MANOR
ENVELOPE REHABILITATION
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TYPICAL DOOR ELEVATIONS AND SECTIONS

Scale 1/2" = 1'-0"

DWG No.	Version	Date
[redacted]	04.03	2018-03-14

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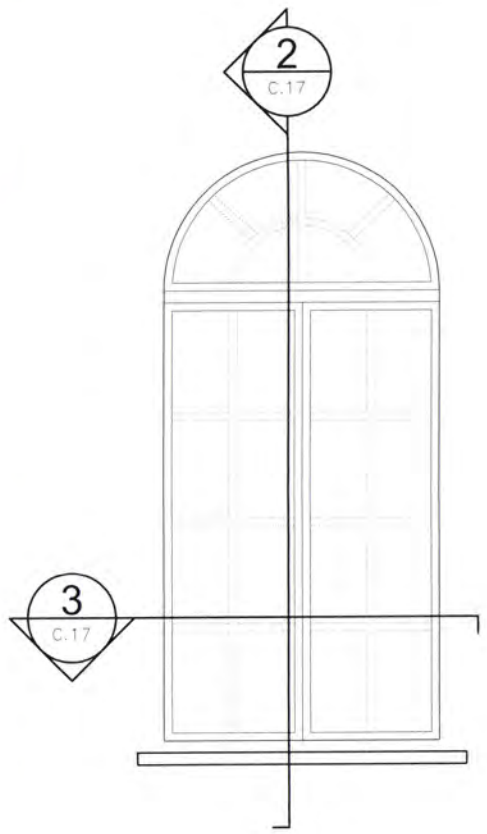
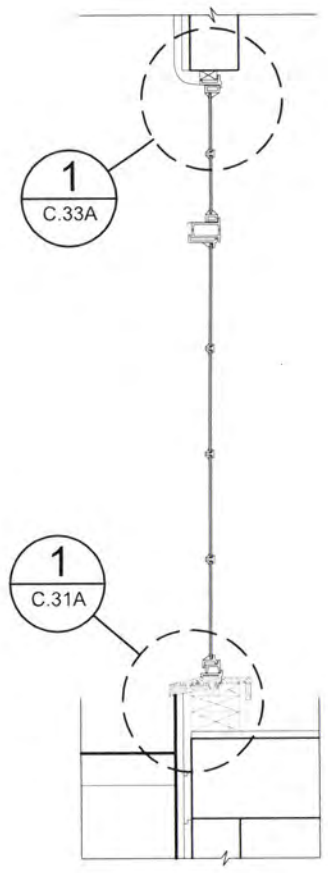
LU 21-033674 HR EXH G-4

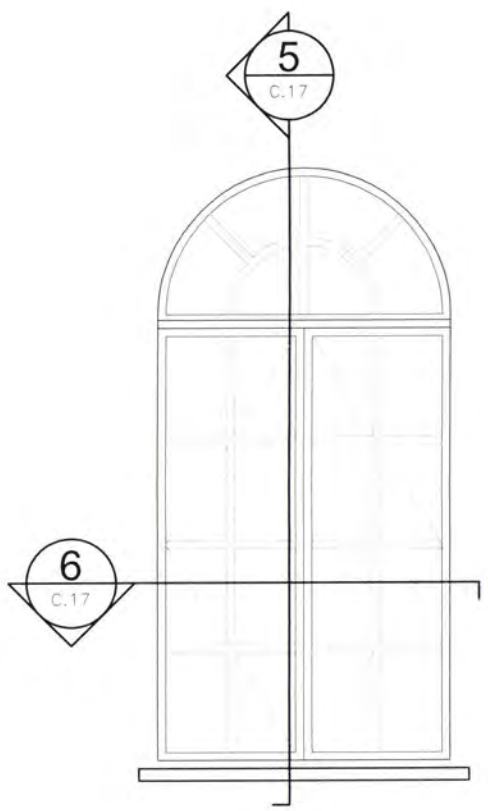
EXH C-41



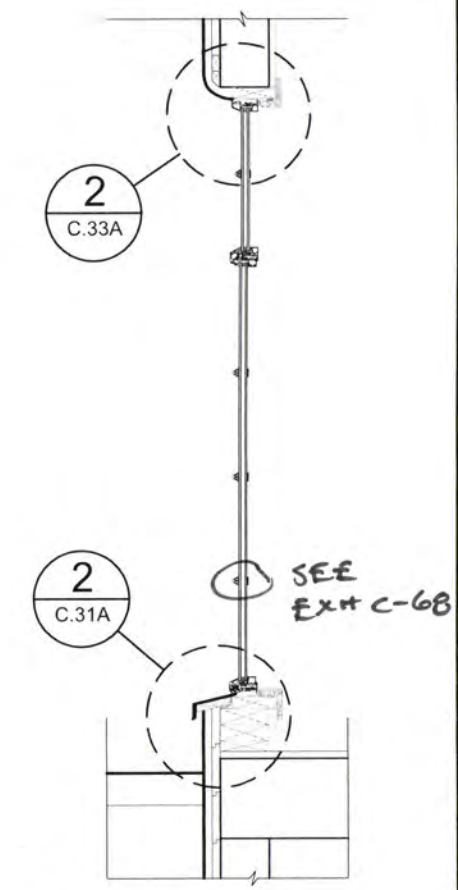
1 C.17 **ASSUMED ORIGINAL WINDOW ELEVATION**
SCALE: 1/2" = 1'-0"



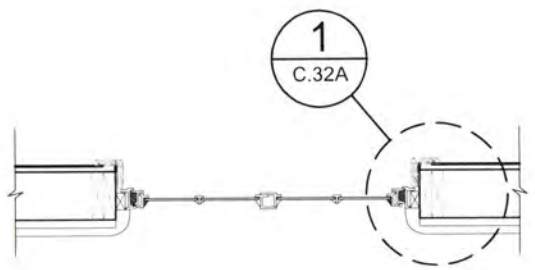
2 C.17 **ASSUMED ORIGINAL SECTION**
SCALE: 1/2" = 1'-0"



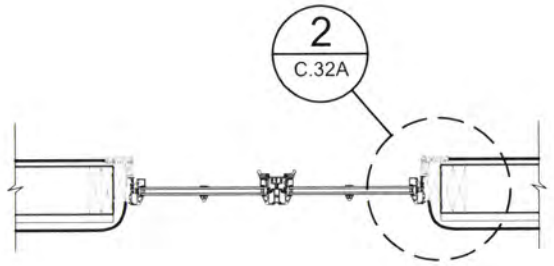
4 C.17 **TYPICAL NEW WINDOW ELEVATION**
SCALE: 1/2" = 1'-0"



5 C.17 **NEW SECTION**
SCALE: 1/2" = 1'-0"



3 C.17 **ASSUMED ORIGINAL PLAN**
SCALE: 1/2" = 1'-0"



6 C.17 **NEW PLAN**
SCALE: 1/2" = 1'-0"

2
SHEET IS NEW IN ENTIRETY.

* APPROVED PER CONDITIONS B-F

Approved
City of Portland - Bureau of Development Services
Planner _____ Date 4.9.18
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01.01	PRE-APP CONFERENCE	2017-03-08
Version	Description	YYYY-MM-DD

Stamp

MORRISON HERSHFIELD

AVON MANOR ENVELOPE REHABILITATION

909 NE BRAZEE STREET
PORTLAND, OR 97212

LAND USE REVIEW No. 17-196976 MH: P160234.00

ORIGINAL WINDOW ELEVATION AND SECTION

Scale
PER DETAIL

DWG No.	Version	Date
[redacted]	04.03	2018-03-14

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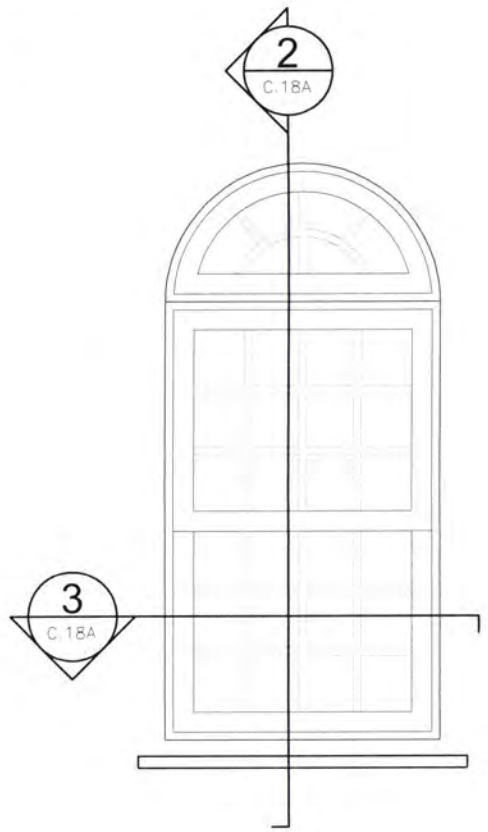
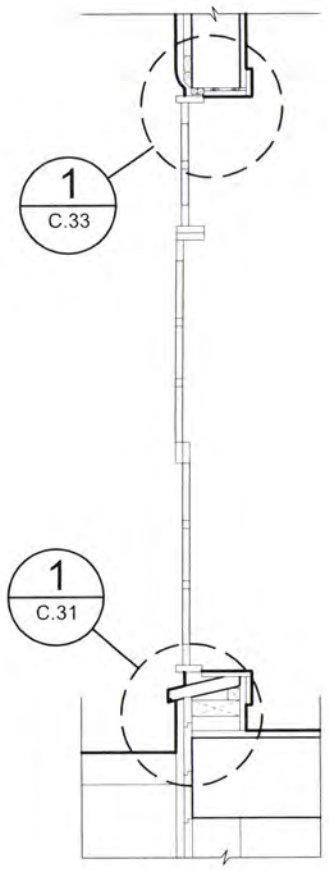
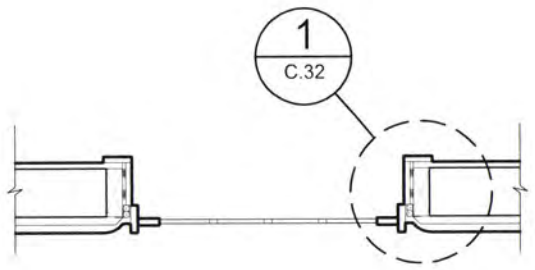
EXH C- 42



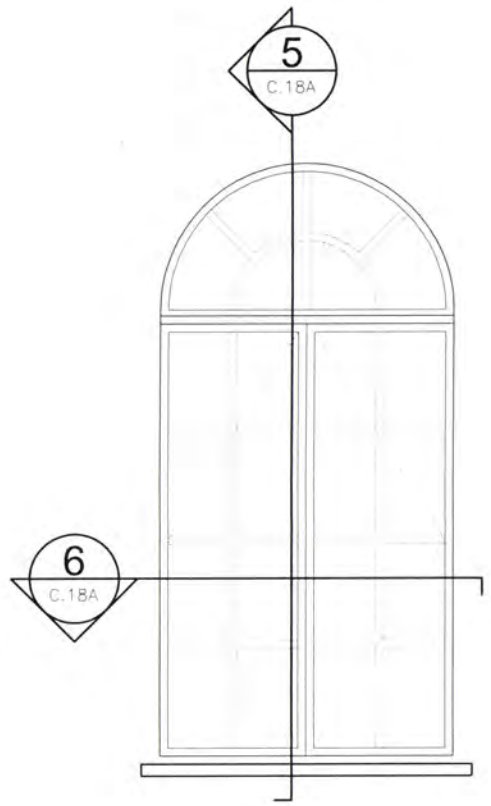


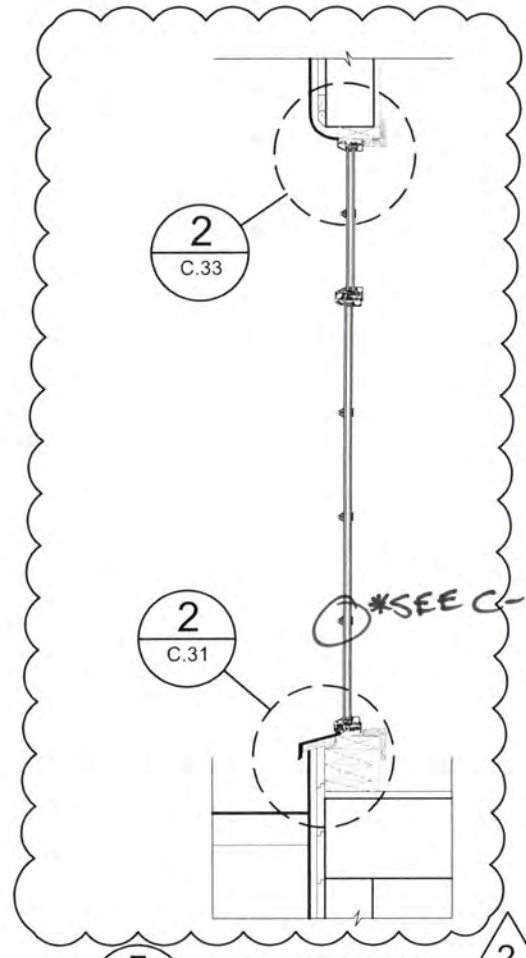
1 C.18A **TYPICAL EXISTING WINDOW ELEVATION**
SCALE: 1/2" = 1'-0"

2 C.18A **EXISTING SECTION**
SCALE: 1/2" = 1'-0"



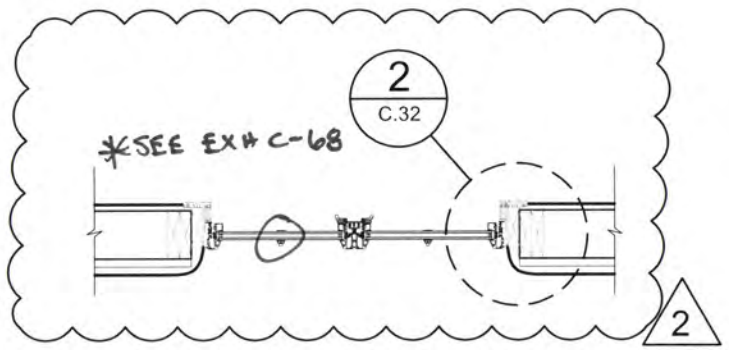
3 C.18A **EXISTING PLAN**
SCALE: 1/2" = 1'-0"





4 C.18A **TYPICAL NEW WINDOW ELEVATION**
SCALE: 1/2" = 1'-0"

5 C.18A **NEW SECTION**
SCALE: 1/2" = 1'-0"



* APPROVED PER CONDITIONS B-F

6 C.18A **NEW PLAN**
SCALE: 1/2" = 1'-0"

Approved
City of Portland - Bureau of Development Services
Planner _____ Date 4.9.18
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Version	Description	YYYY-MM-DD

Stamp

MORRISON HERSHFIELD

AVON MANOR
ENVELOPE REHABILITATION
909 NE BRAZEE STREET
PORTLAND, OR 97212
LAND USE REVIEW No. 17-196976 MH: P160234.00

TYPICAL WINDOW ELEVATIONS AND SECTIONS
1 OF 2

Scale
1/2" = 1'-0"

DWG No.	Version	Date
[redacted]	04.03	2018-03-14

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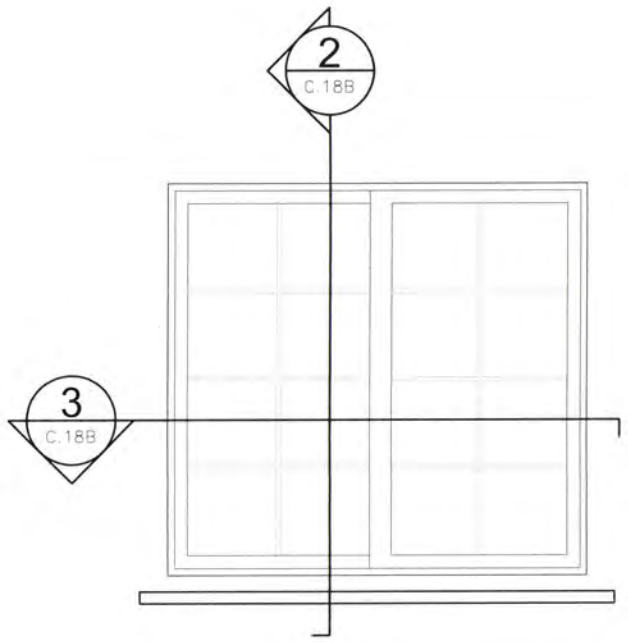
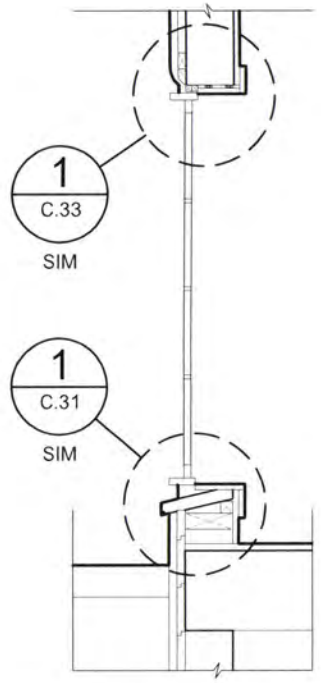
LU 21-033674 HR EXH G-4

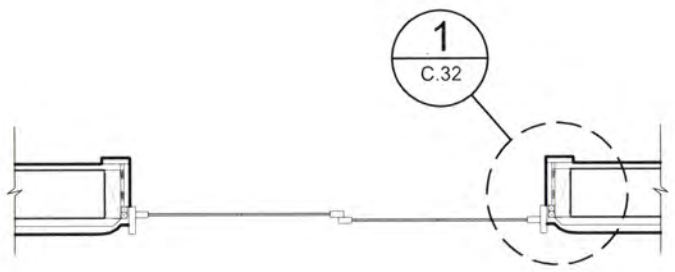
EXH C-43



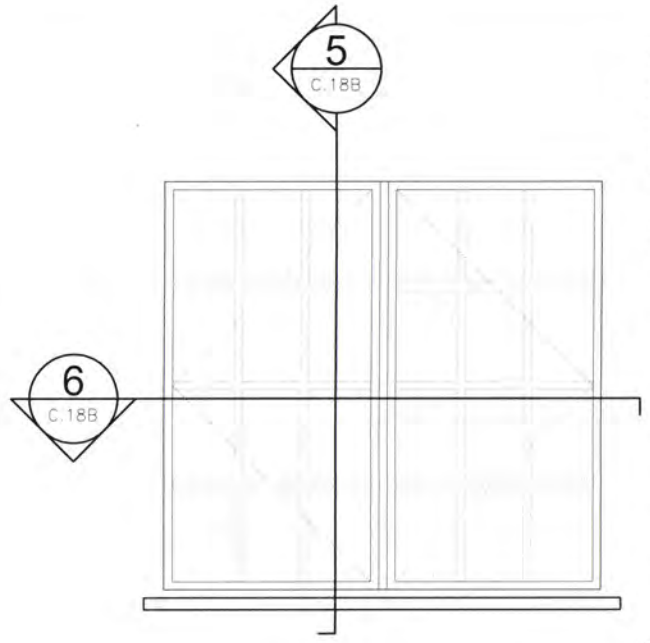


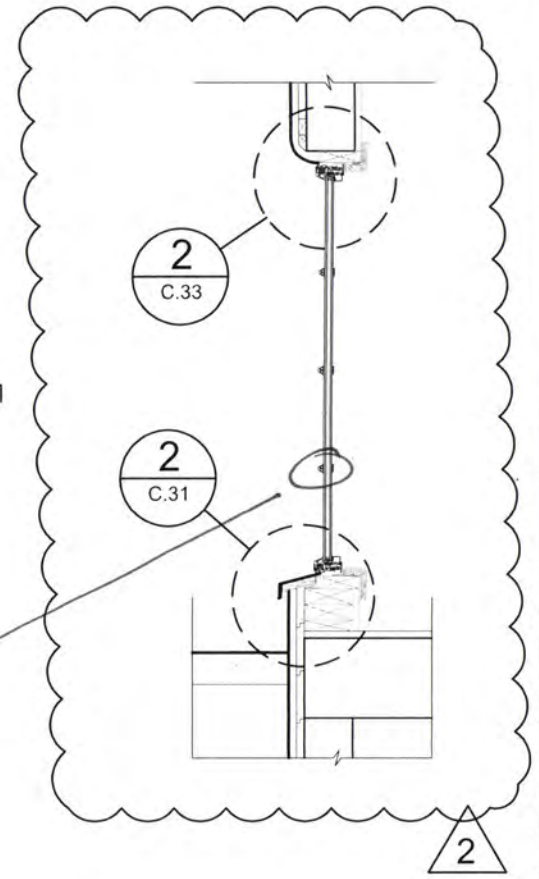
1 C.18B TYPICAL EXISTING WINDOW ELEVATION
SCALE: 1/2" = 1'-0"

2 C.18B EXISTING SECTION
SCALE: 1/2" = 1'-0"



3 C.18B EXISTING PLAN
SCALE: 1/2" = 1'-0"

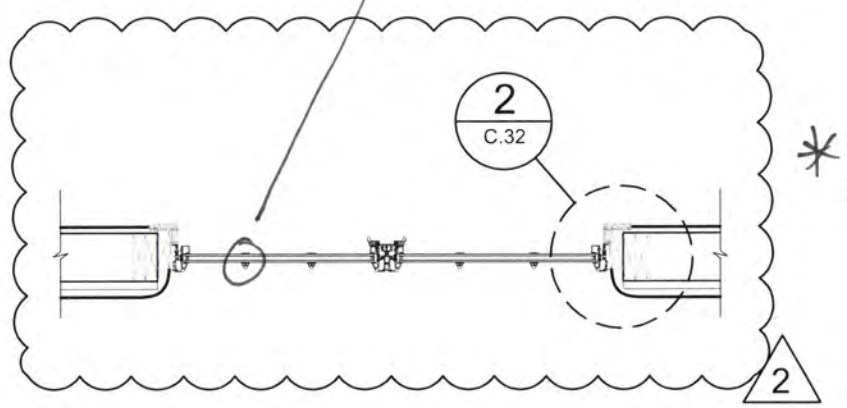




* SEE EXH C-68

4 C.18B TYPICAL NEW WINDOW ELEVATION
SCALE: 1/2" = 1'-0"

5 C.18B NEW SECTION
SCALE: 1/2" = 1'-0"



* APPROVED PER CONDITIONS B-F

6 C.18B NEW PLAN
SCALE: 1/2" = 1'-0"

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01.01	PRE-APP CONFERENCE	2017-03-08
Version	Description	YYYY-MM-DD

Stamp

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LAND USE REVIEW No. 17-196976 MH: P160234.00

TYPICAL WINDOW ELEVATIONS AND SECTIONS
2 OF 2

Scale
1/2" = 1'-0"

DWG No.	Version	Date
C.18B	04.03	2018-03-14

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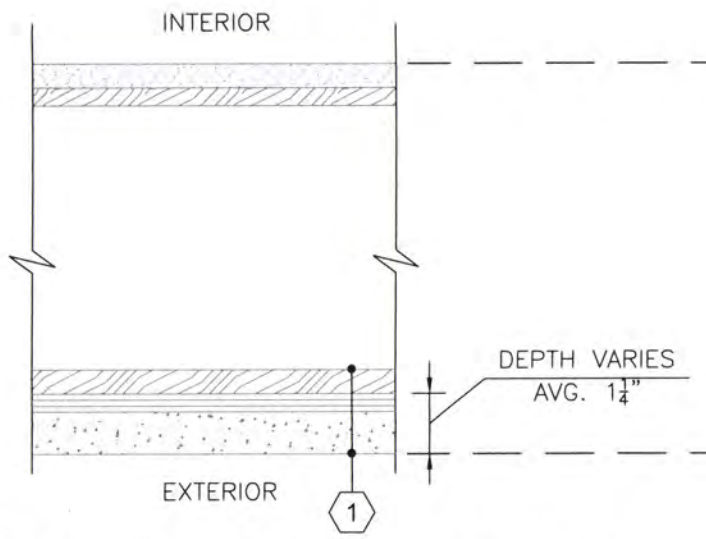
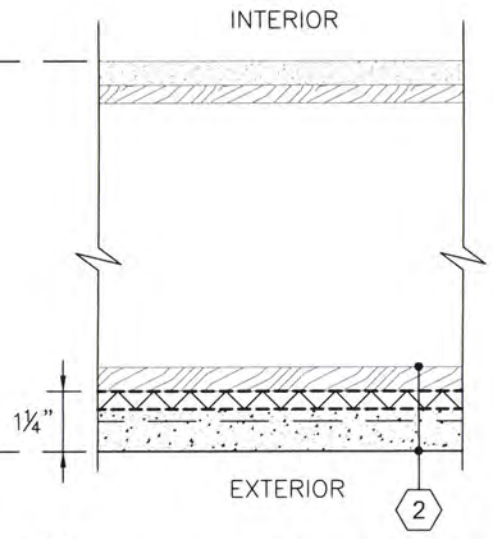
LU 21-033674 HR EXH G-4

EXH C- 44

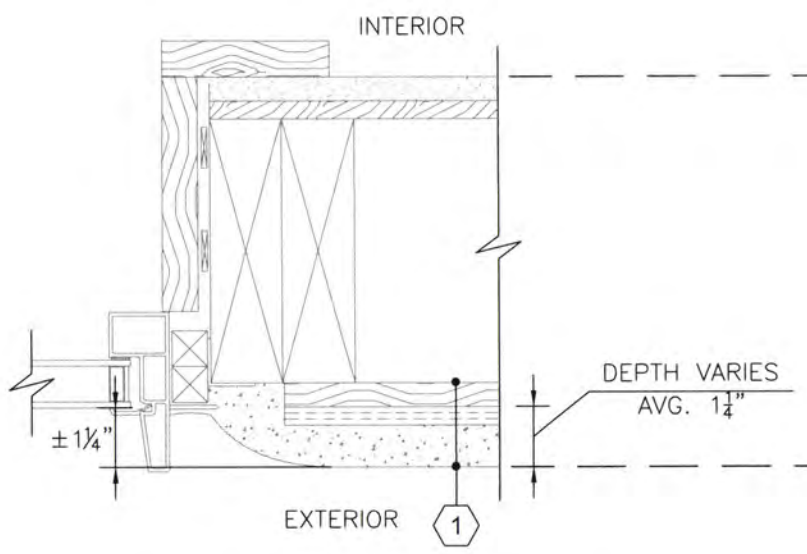
NOTE:
1. SEE SPECIFIC DETAILS FOR MATERIAL CALLOUTS. DETAILS THIS PAGE ARE FOR GRAPHIC ALIGNMENT PURPOSES ONLY.



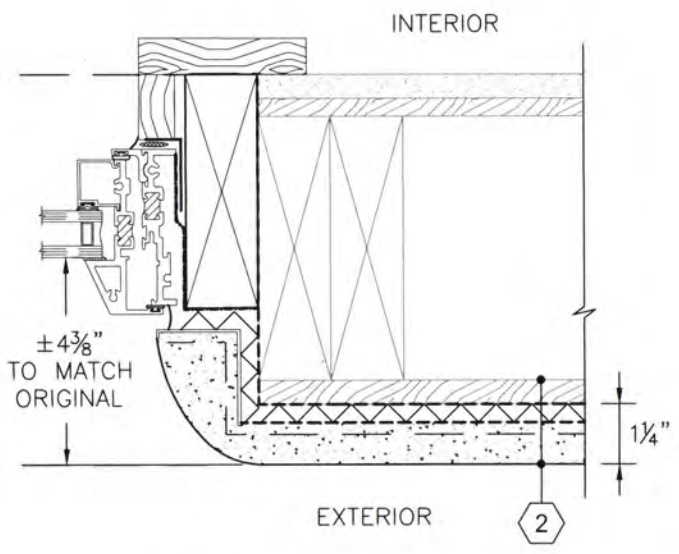
1 C.19 TYPICAL WALL ASSEMBLY (EXISTING)
SCALE: 3" = 1'-0"



2 C.19 TYPICAL WALL ASSEMBLY (NEW)
SCALE: 3" = 1'-0"



3 C.19 TYPICAL WINDOW JAMB (EXISTING)
SCALE: 3" = 1'-0"



4 C.19 TYPICAL WINDOW JAMB (NEW)
SCALE: 3" = 1'-0"

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City of Portland - Bureau of Development Services
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LAND USE REVIEW No. 17-196976 MH: P160234.00

GRAPHIC COMPARISON
1 OF 2

Scale
3" = 1'-0"

DWG No.	Version	Date
~~C-19~~	04.03	2018-03-14

\\POR01FP\Data1\Shared\Proj\P160234 Avon Manor Condo Rehab\10. Drawings & GIS\2. Design\1. Current\LU.100.dwg

LU 21-033674 HR EXH G-4

EXH C-15

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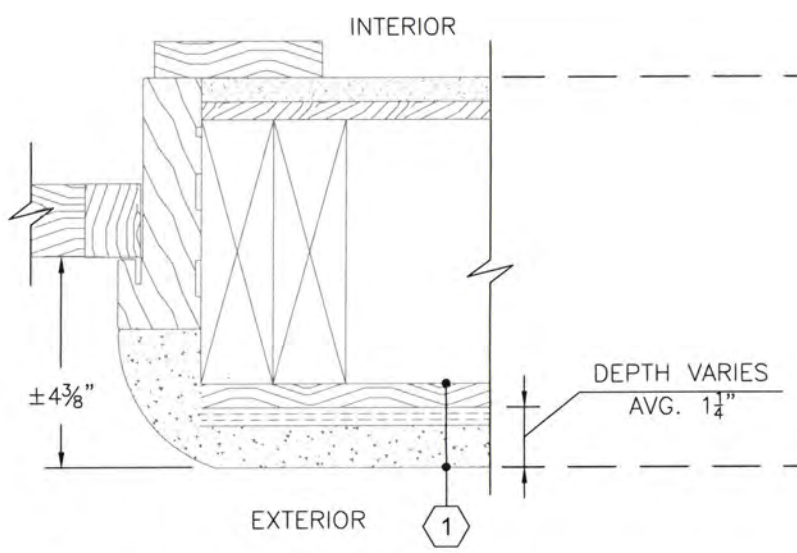
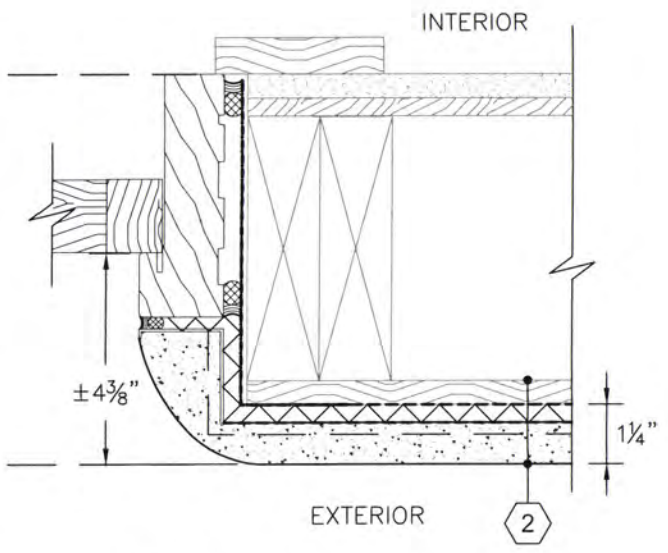
1. SEE SPECIFIC DETAILS FOR MATERIAL CALLOUTS. DETAILS THIS PAGE ARE FOR GRAPHIC ALIGNMENT PURPOSES ONLY.



1 / C.20 TYPICAL DOOR JAMB (EXISTING)
SCALE: 3" = 1'-0"



2 / C.20 TYPICAL DOOR JAMB (NEW)
SCALE: 3" = 1'-0"

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Stamp

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LAND USE REVIEW No. 17-196976 MH: P160234.00

GRAPHIC COMPARISON
2 OF 2

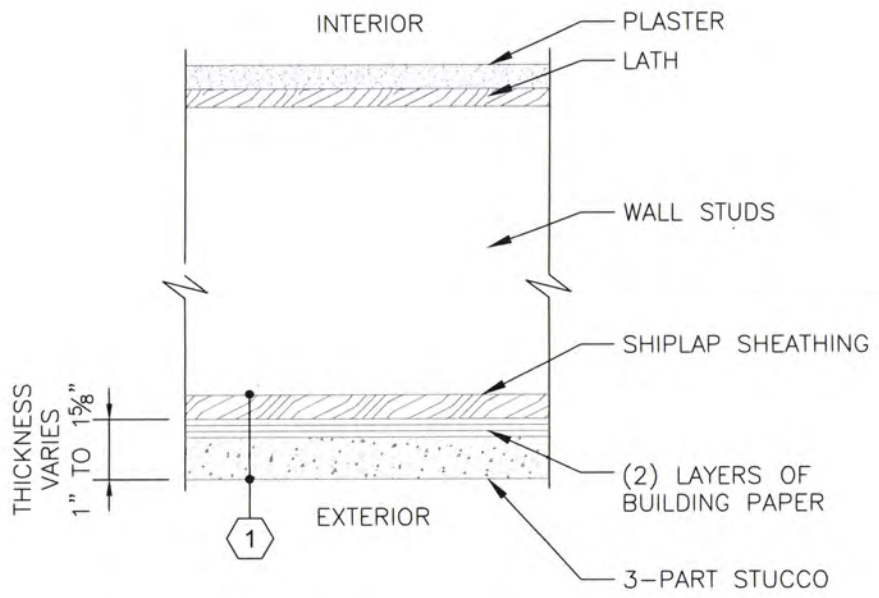
Scale
3" = 1'-0"

DWG No.	Version	Date
~~C.20~~	04.03	2018-03-14

\\POR01FP\Data1\Shared\Proj\P160234 Avon Manor Condo Rehab\10. Drawings & GIS\2. Design\1. Current\LU.100.dwg

LU 21-033674 HR EXH G-4

EXH C-46



1 C.21 TYPICAL WALL ASSEMBLY (EXISTING)

SCALE: 3" = 1'-0"

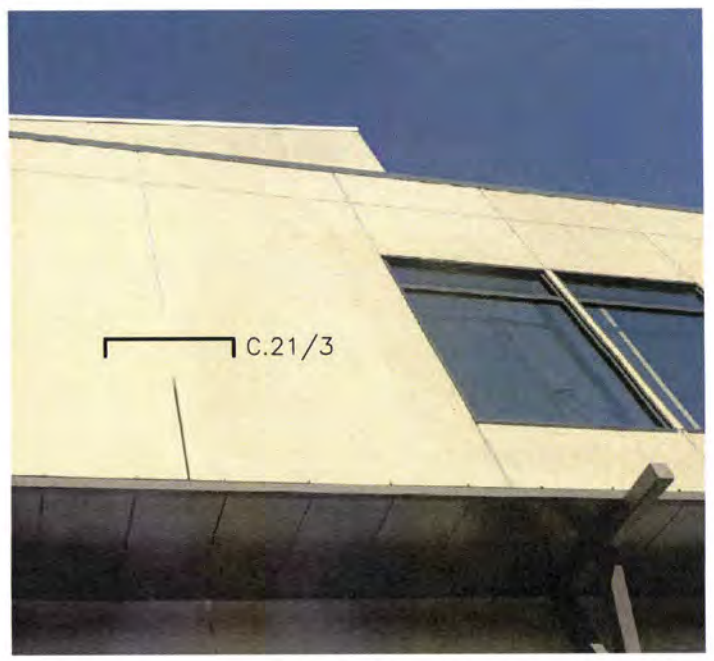
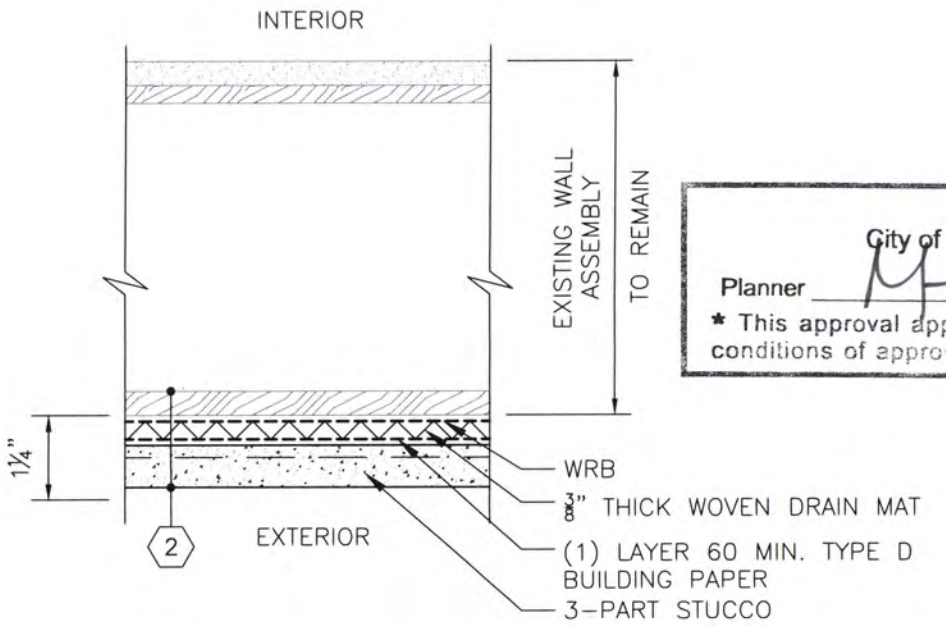


IMAGE No. 1: IN PROGRESS EXPANSION JOINT AT SUNSET PRESBYTERIAN CHURCH

(EXPANSION JOINTS DO NOT PRESENTLY EXIST AT AVON MANOR)

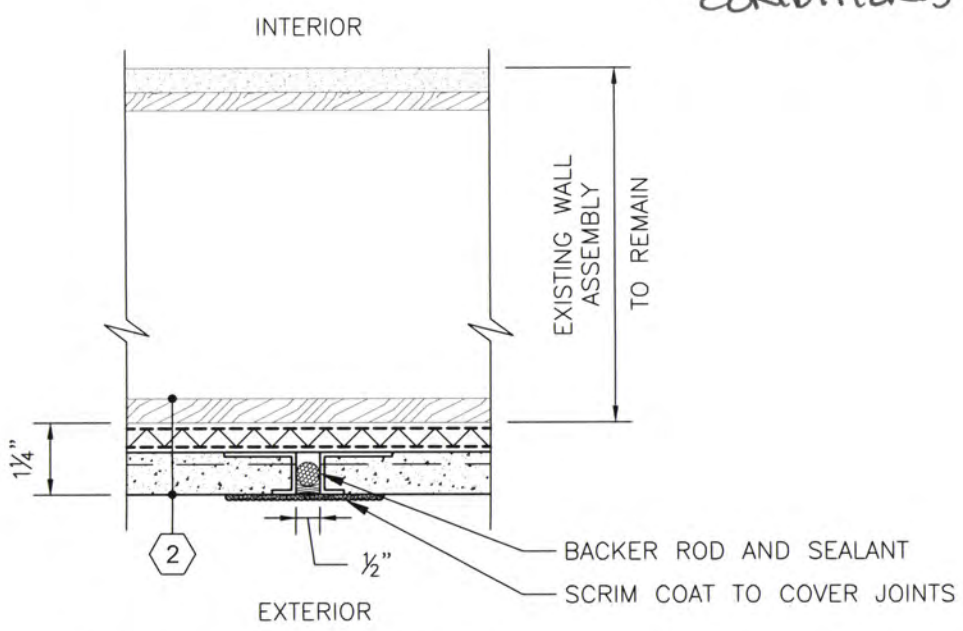
NOTE:
1. WHERE EXISTING SHIPLAP SHEATHING IS DAMAGED, REPLACE WITH NEW SHEATHING TO MATCH EXISTING THICKNESS.



2 C.21 TYPICAL WALL ASSEMBLY (NEW)

SCALE: 3" = 1'-0"

*APPROVED PER CONDITIONS B-F



3 C.21 TYPICAL EXPANSION JOINT (NEW)

SCALE: 3" = 1'-0"

"Approved"
City of Portland - Bureau of Development Services
Planner _____ Date 4.9.18
* This approval applies only to the revisions listed and is subject to all conditions of approval. Additional zoning requirements may apply.

04.03	HISTORIC REVIEW SET_R2	2018-03-15
04.02	HISTORIC REVIEW SET_R1	2018-02-02
04.01	HISTORIC REVIEW SET	2017-12-22
03.01	PERMIT SET	2017-06-21
02.01	DESIGN PACKACKGE	2017-04-07
01.01	PRE-APP CONFERENCE	2017-03-08
Version	Description	YYYY-MM-DD

Stamp

MORRISON HERSHFIELD

AVON MANOR
ENVELOPE REHABILITATION

909 NE BRAZEE STREET
PORTLAND, OR 97212

LAND USE REVIEW No. 17-196976 MH: P160234.00

TYPICAL WALL ASSEMBLIES

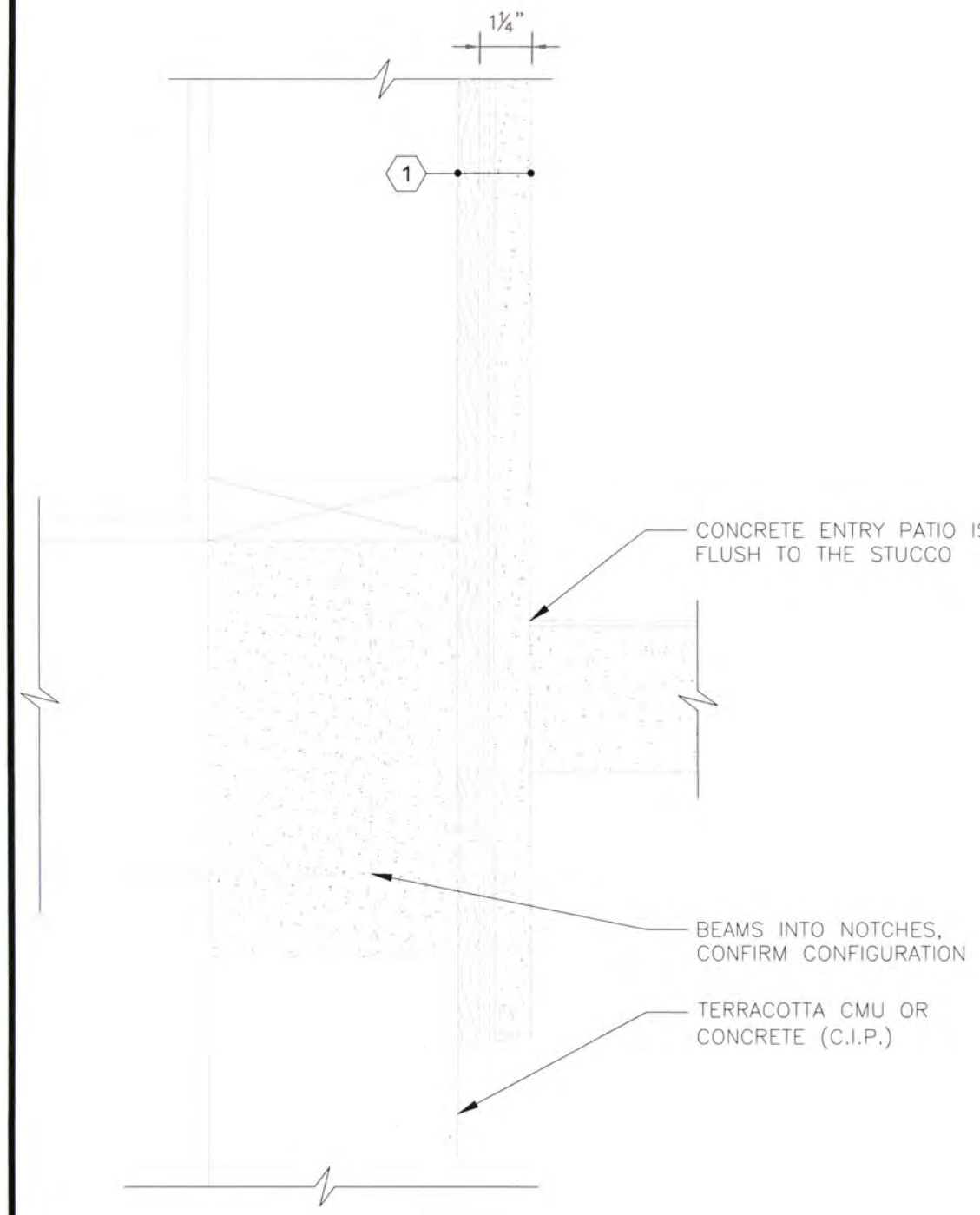
Scale
3" = 1'-0"

DWG No.	Version	Date
[redacted]	04.03	2018-03-14

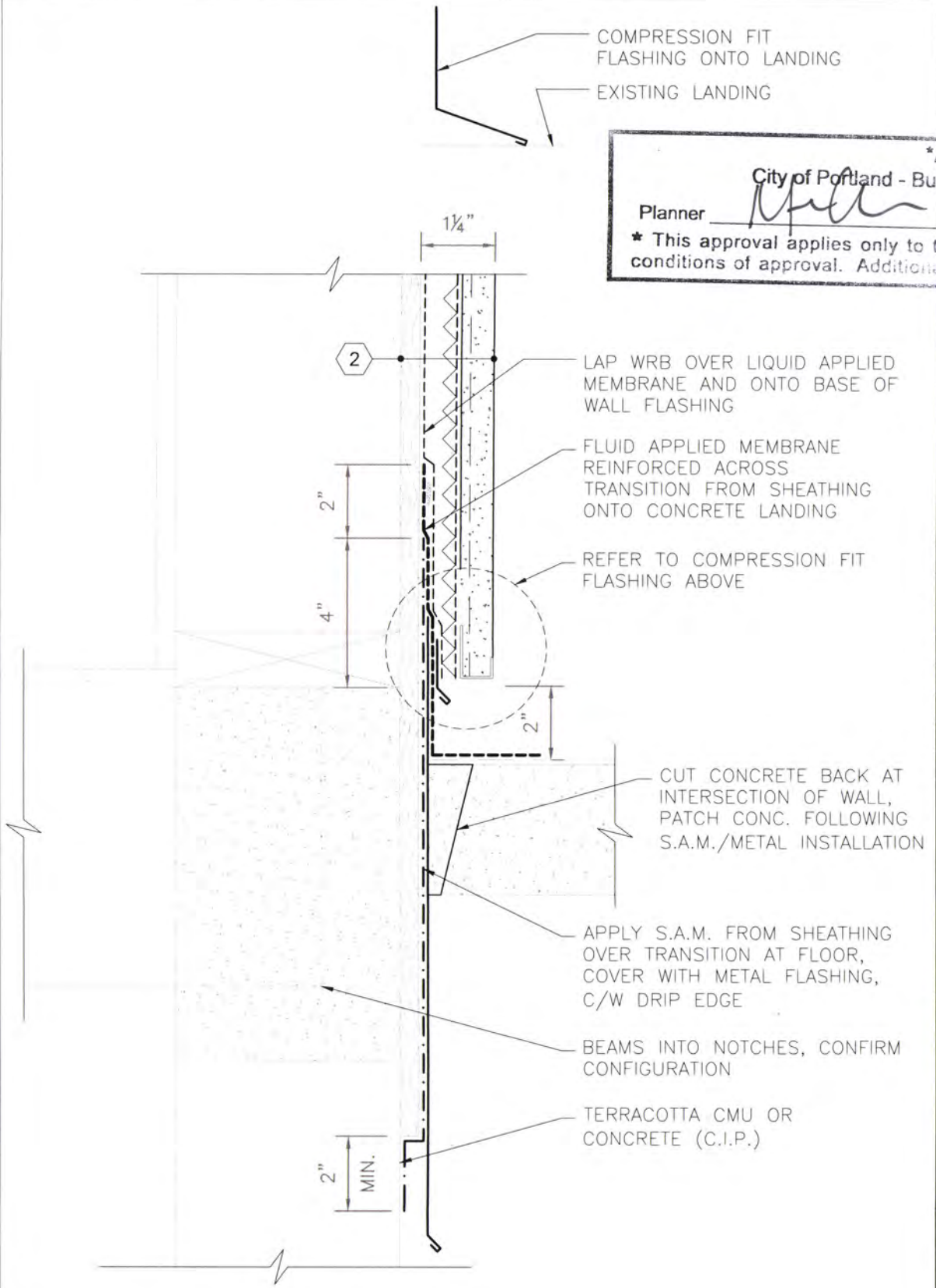
\\POR01FP\Data1\Shared\Proj\P160234 Avon Manor Condo Rehab\10. Drawings & GIS\2. Design\1. Current\LU.100.dwg

LU 21-033674 HR EXH G-4

EXH C-47



1 C.22 STUCCO AT SLAB (EXISTING)
SCALE: 3" = 1'-0"



2 C.22 STUCCO AT SLAB (NEW)
SCALE: 3" = 1'-0"

Approved
City of Portland - Bureau of Development Services
Planner [signature] Date 4.9.18
* This approval applies only to the review [illegible] and is subject to all conditions of approval. Additional zone [illegible] may apply.

Version	Description	YYYY-MM-DD
04.03	HISTORIC REVIEW SET_R2	2018-03-15
04.02	HISTORIC REVIEW SET_R1	2018-02-02
04.01	HISTORIC REVIEW SET	2017-12-22
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01.01	PRE-APP CONFERENCE	2017-03-08

Stamp

MORRISON HERSHFIELD

AVON MANOR
ENVELOPE REHABILITATION
909 NE BRAZEE STREET
PORTLAND, OR 97212
LAND USE REVIEW No. 17-196976 MH: P160234.00

TYPICAL BASE OF WALL

Scale
3" = 1'-0"

DWG No.	Version	Date
[illegible]	04.03	2018-03-14

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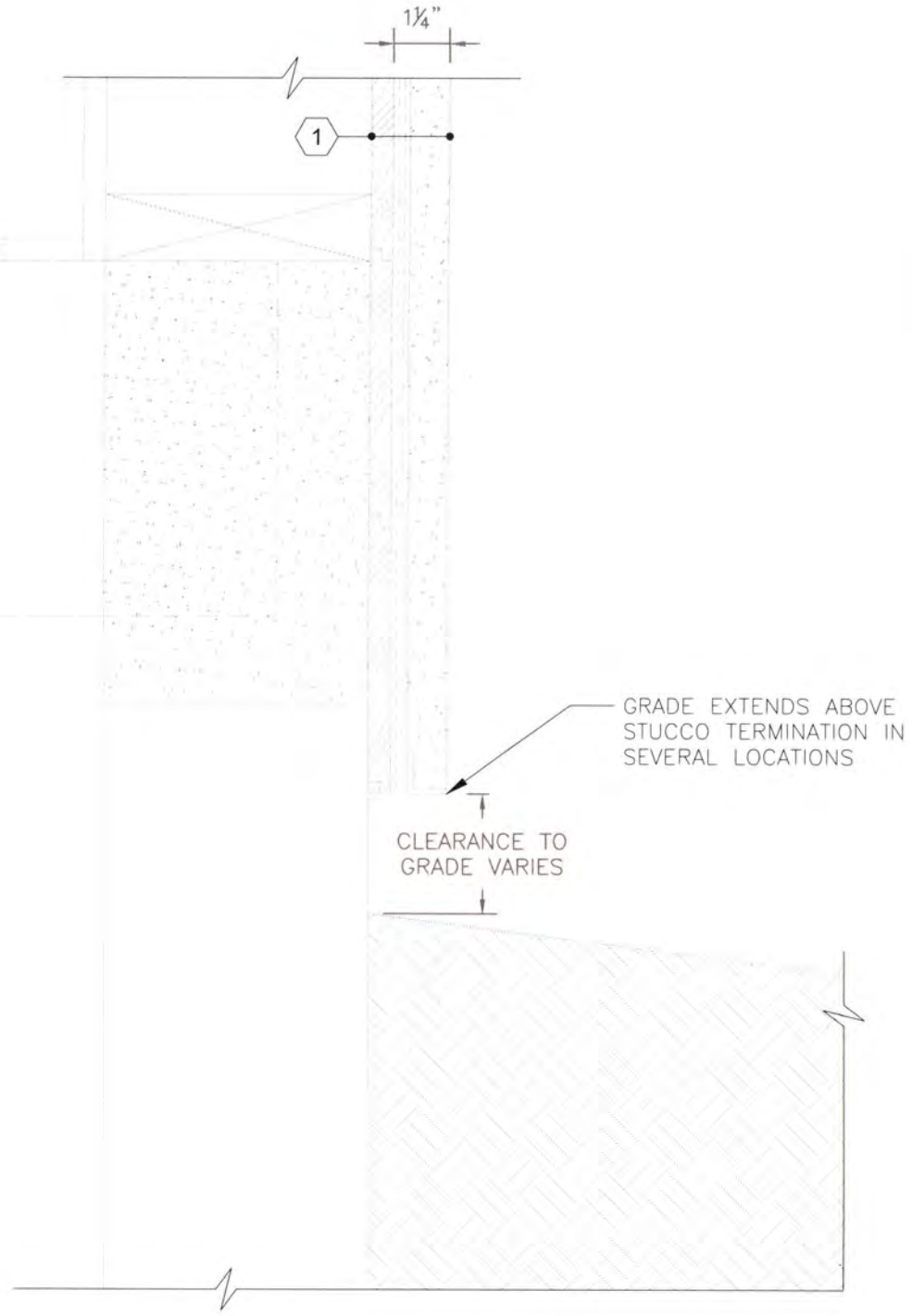
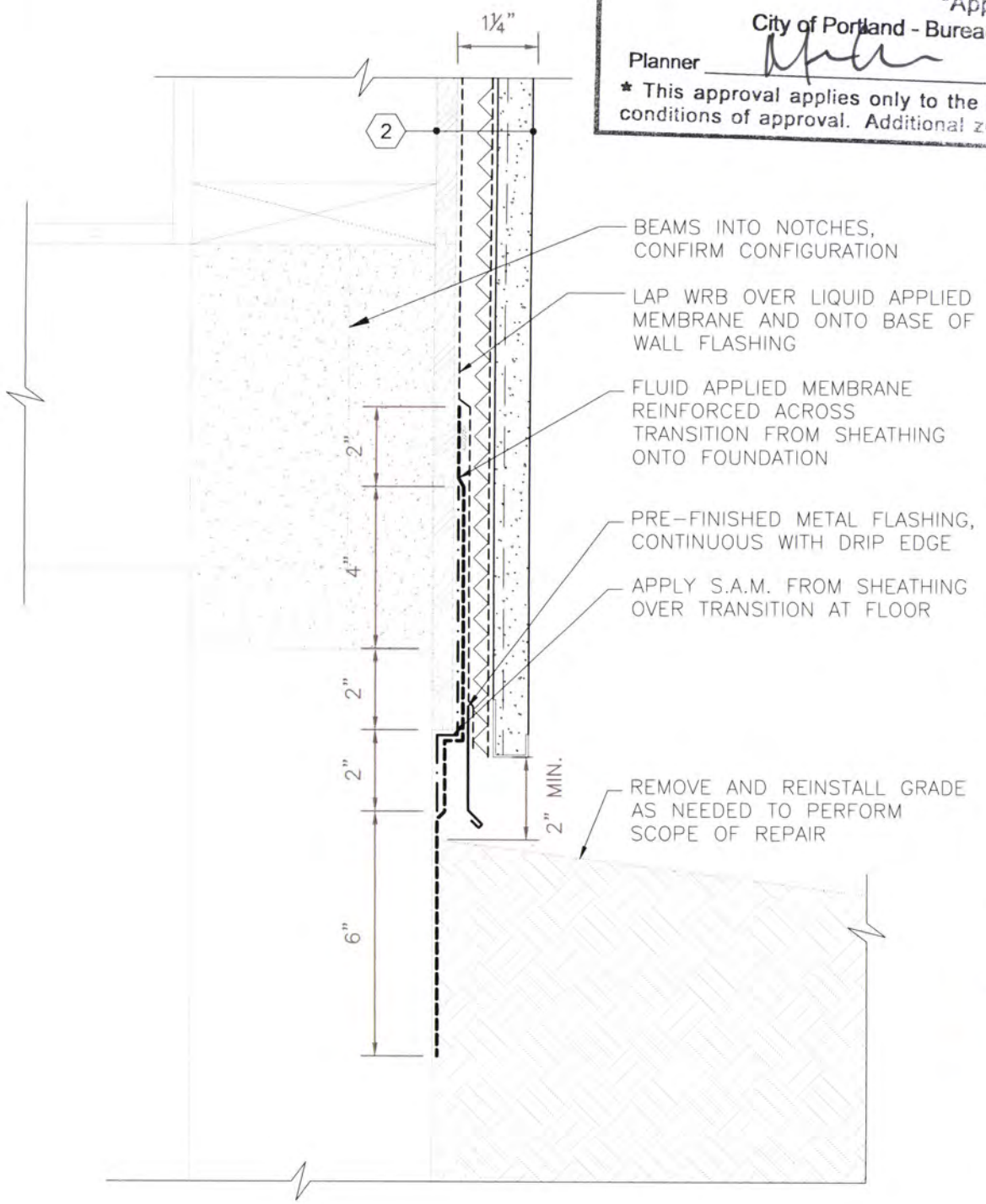
EXH C-48

LU 21-033674 HR EXH G-4



1 C.23 STUCCO AT GRADE (EXISTING)
SCALE: 3" = 1'-0"



2 C.23 STUCCO AT GRADE (NEW)
SCALE: 3" = 1'-0"

Approved
City of Portland - Bureau of Development Services
Planner _____ Date 4.9.18
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02.01	DESIGN PACKACKGE	2017-04-07
01.01	PRE-APP CONFERENCE	2017-03-08
Version	Description	YYYY-MM-DD

Stamp

MORRISON HERSHFIELD

AVON MANOR
ENVELOPE REHABILITATION
909 NE BRAZEE STREET
PORTLAND, OR 97212
LAND USE REVIEW No. 17-196976 MH: P160234.00

TYPICAL BASE OF WALL AT GRADE

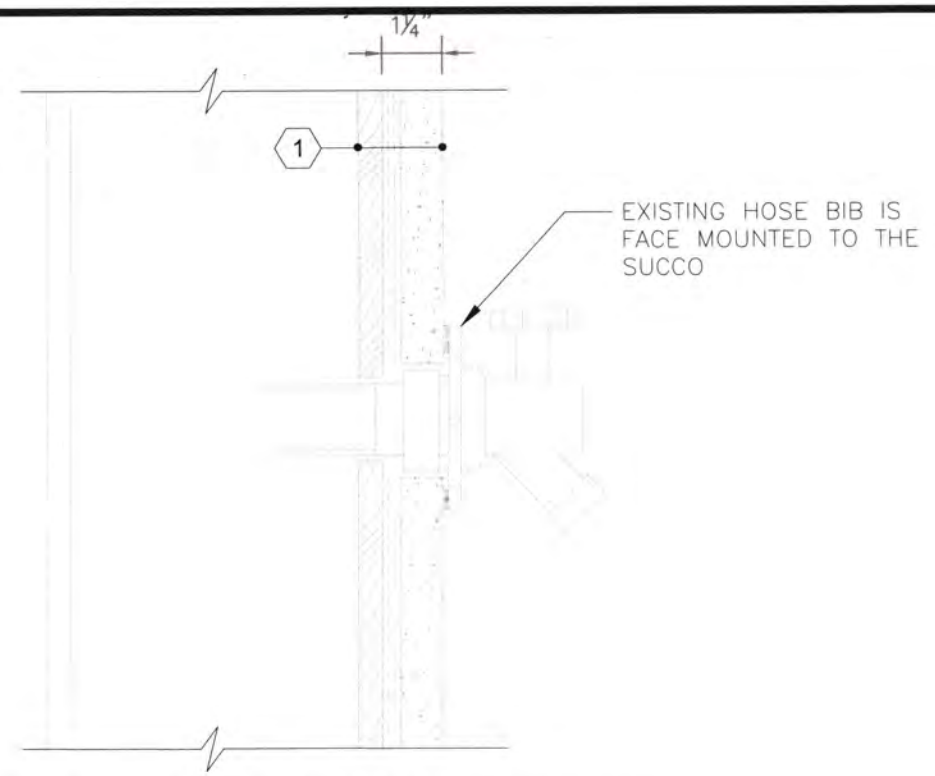
Scale
3" = 1'-0"

DWG No.	Version	Date
C.23	04.03	2018-03-14

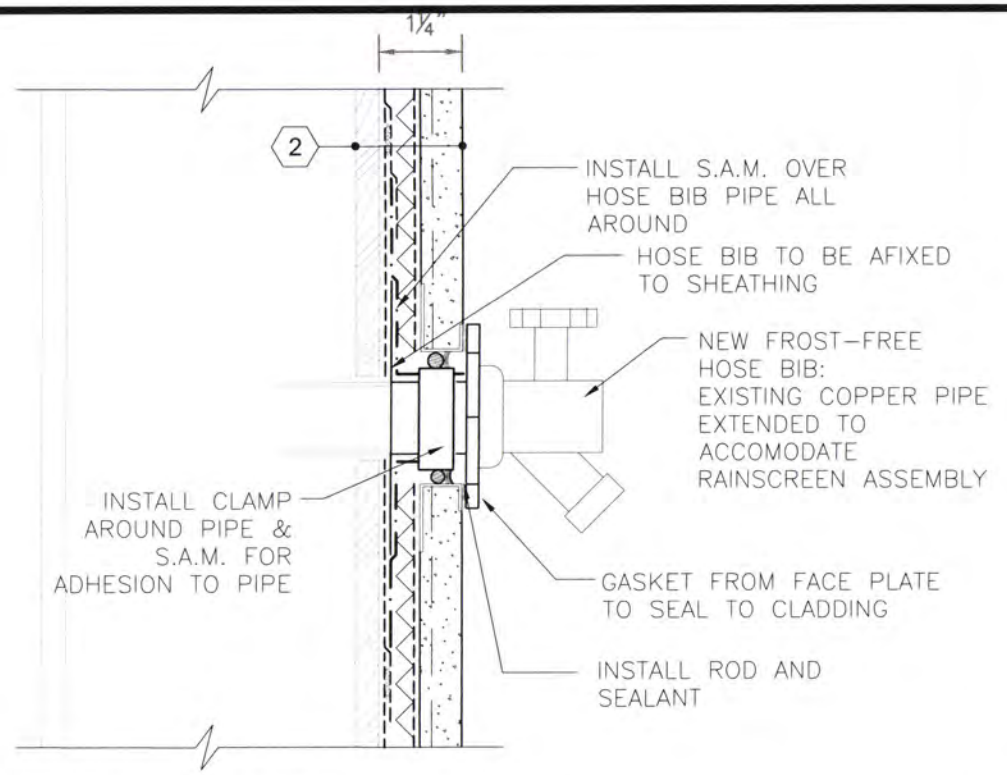
\\POR01FP\Data1\Shared\Proj\P160234 Avon Manor Condo Rehab\10. Drawings & GIS\2. Design\1. Current\LU 100.dwg

LU 21-033674 HR EXH G-4

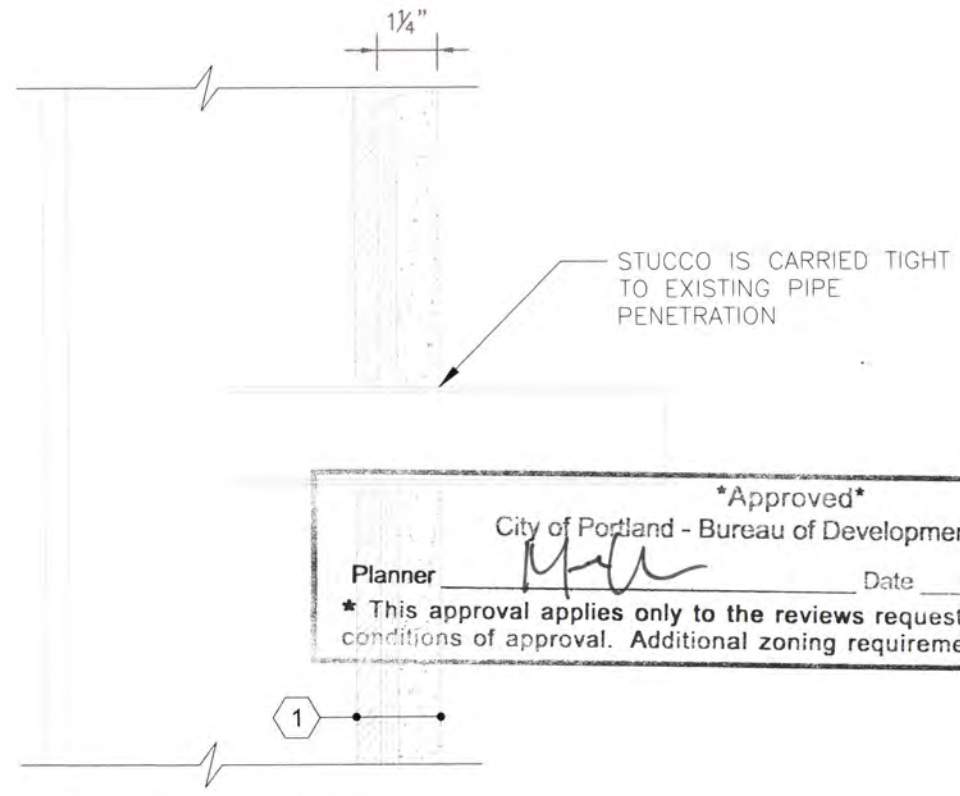
Exh C-49



1 C.24 TYPICAL HOSE BIB PENETRATION (EXISITNG)
SCALE: 3" = 1'-0"



2 C.24 TYPICAL HOSE BIB PENETRATION (NEW)
SCALE: 3" = 1'-0"



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City of Portland - Bureau of Development Services
Planner _____ Date 4.9.18
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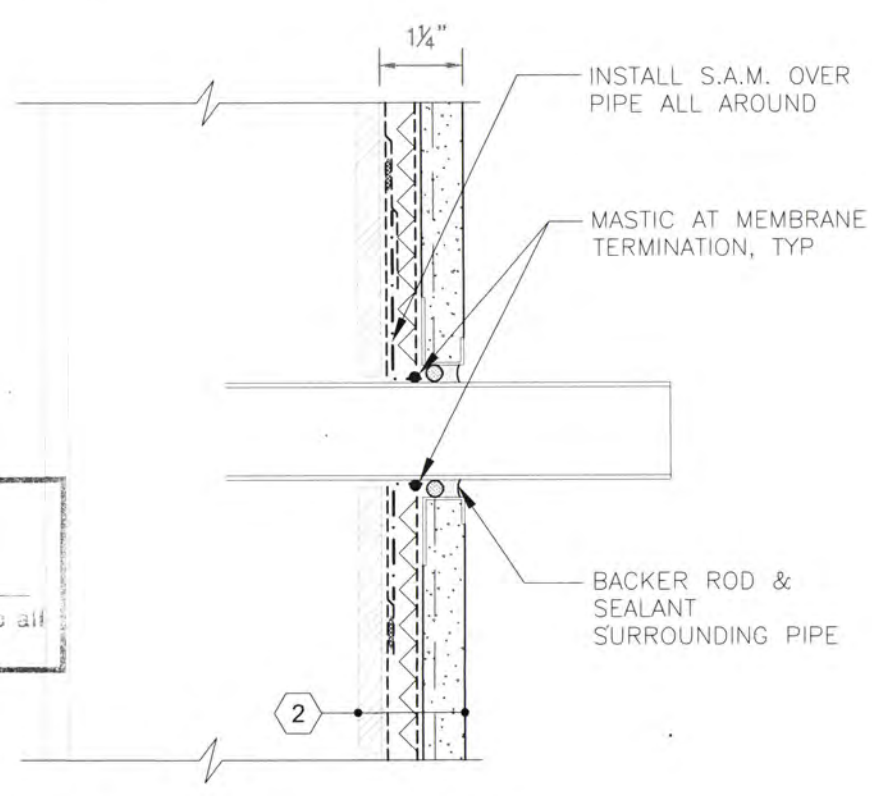
3 C.24 TYPICAL PIPE PENETRATION (EXISTING)
SCALE: 3" = 1'-0" (SIMILAR FOR SPRINKLER HEAD, GAS PIPE, OR FOR ANY EXTERIOR PENETRATION)



4 C.24 TYPICAL PIPE PENETRATION (NEW)
SCALE: 3" = 1'-0" (SIMILAR FOR SPRINKLER HEAD, GAS PIPE, OR FOR ANY EXTERIOR PENETRATION)

04.03	HISTORIC REVIEW SET_R2	2018-03-15
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Version	Description	YYYY-MM-DD

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MORRISON HERSHFIELD

AVON MANOR
ENVELOPE REHABILITATION
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PORTLAND, OR 97212
LAND USE REVIEW No. 17-196976 MH: P160234.00

TYPICAL PIPE PENETRATIONS

Scale
3" = 1'-0"

DWG No.	Version	Date
[redacted]	04.03	2018-03-14

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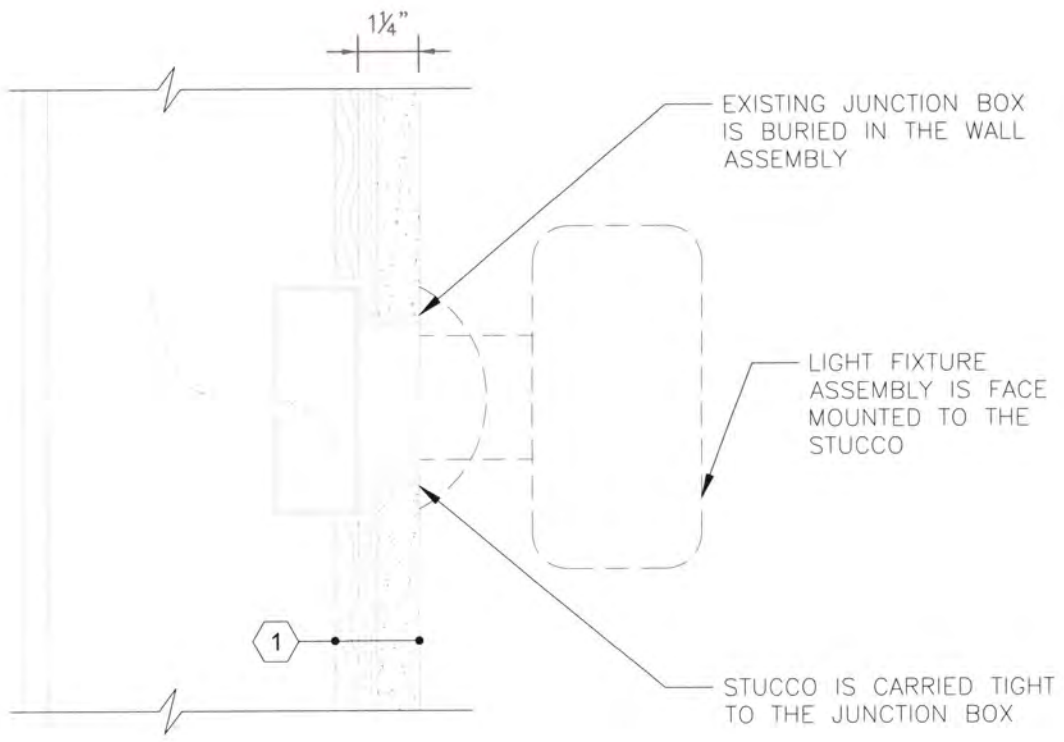
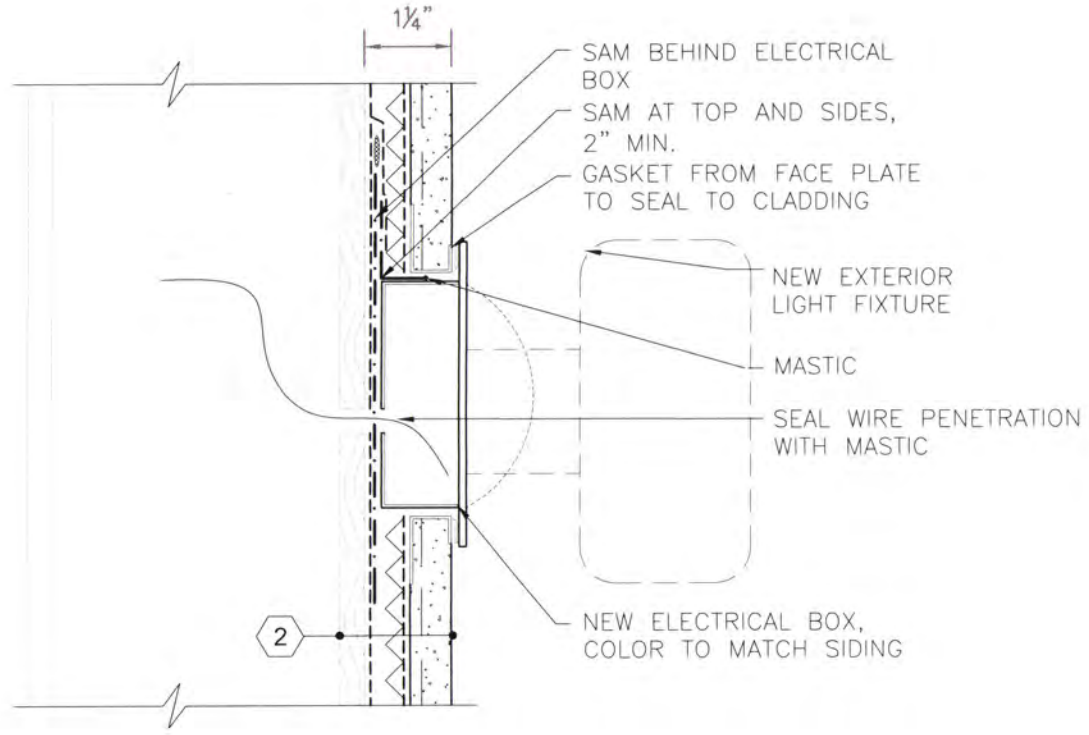
LU 21-033674 HR EXH G-4

EXH C-50



1 C.25 TYPICAL ELECTRICAL PENETRATION (EXISTING)
SCALE: 3" = 1'-0" (SIMILAR FOR EXTERIOR OUTLET)



2 C.25 TYPICAL ELECTRICAL PENETRATION (NEW)
SCALE: 3" = 1'-0" (SIMILAR FOR EXTERIOR OUTLET)

"Approved"
City of Portland - Bureau of Development Services
Planner _____ Date 4.9.18
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Version	Description	YYYY-MM-DD

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PORTLAND, OR 97212
LAND USE REVIEW No. 17-196976 MH: P160234.00

TYPICAL ELECTRICAL PENETRATION

Scale
3" = 1'-0"

DWG No.	Version	Date
~~C.25~~	04.03	2018-03-14

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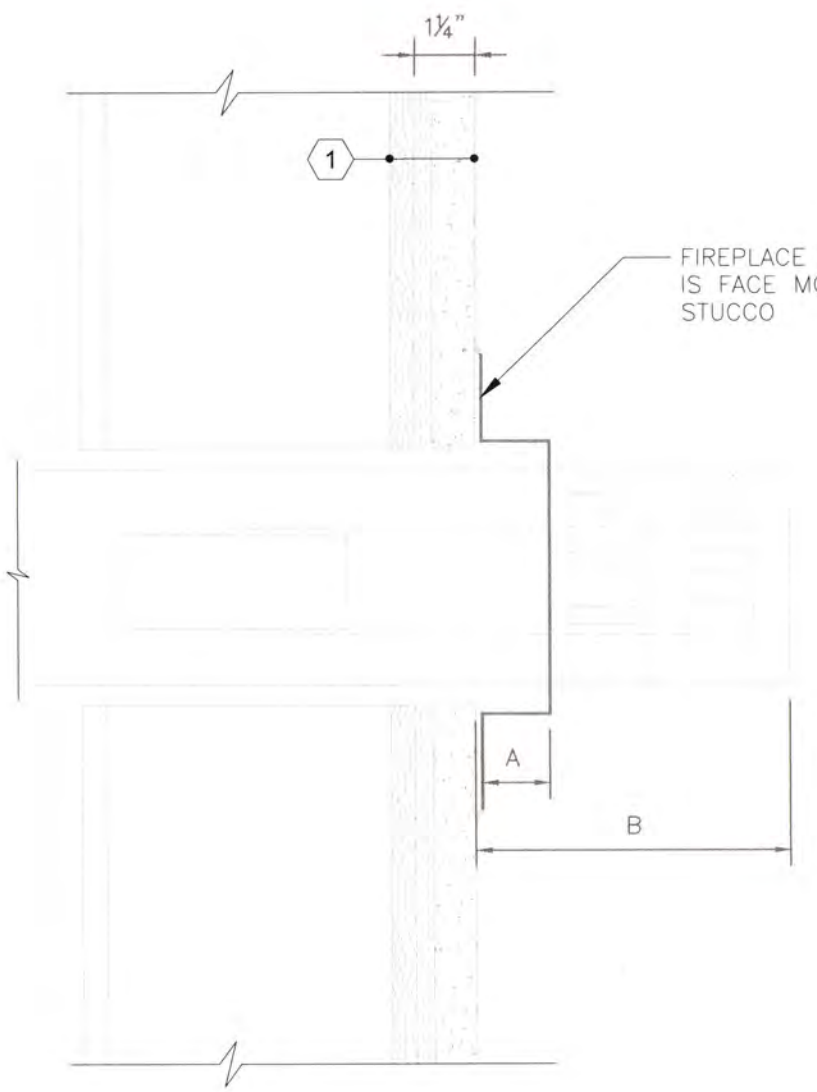
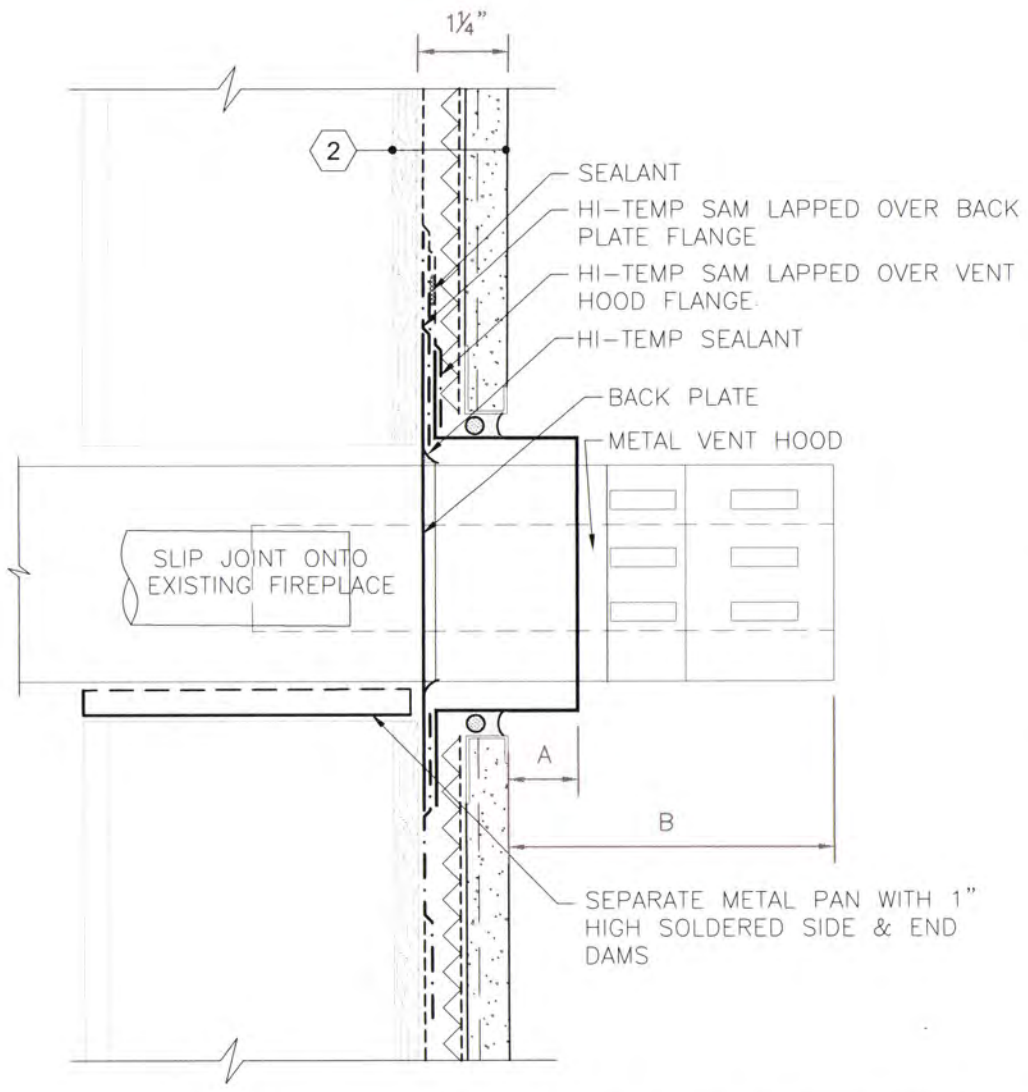
Exh C- 51



1 C.26 TYPICAL FIREPLACE VENT (EXISTING SECTION)
SCALE: 3" = 1'-0"



2 C.26 TYPICAL FIREPLACE VENT (NEW SECTION)
SCALE: 3" = 1'-0"

Approved
City of Portland - Bureau of Development Services
Planner _____ Date 4.9.18
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PORTLAND, OR 97212
LAND USE REVIEW No. 17-196976 MH: P160234.00

TYPICAL FIREPLACE VENT (SECTION)

Scale
3" = 1'-0"

DWG No.	Version	Date
C.26	04.03	2018-03-14

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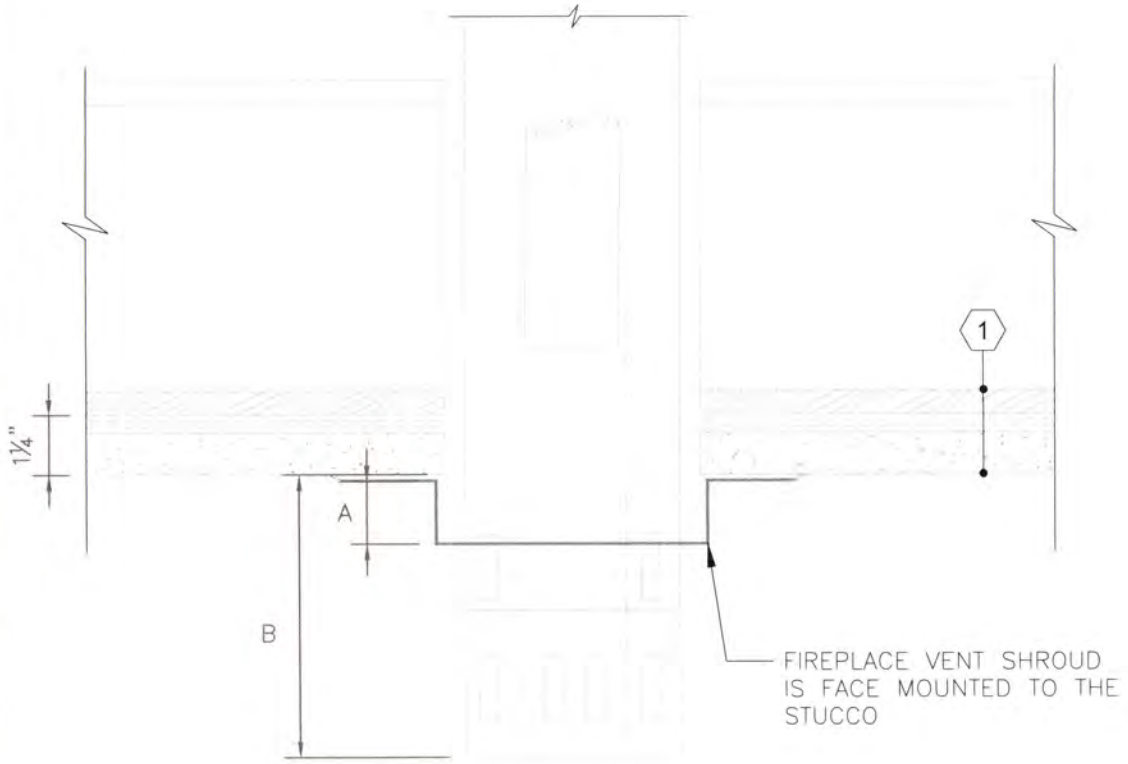
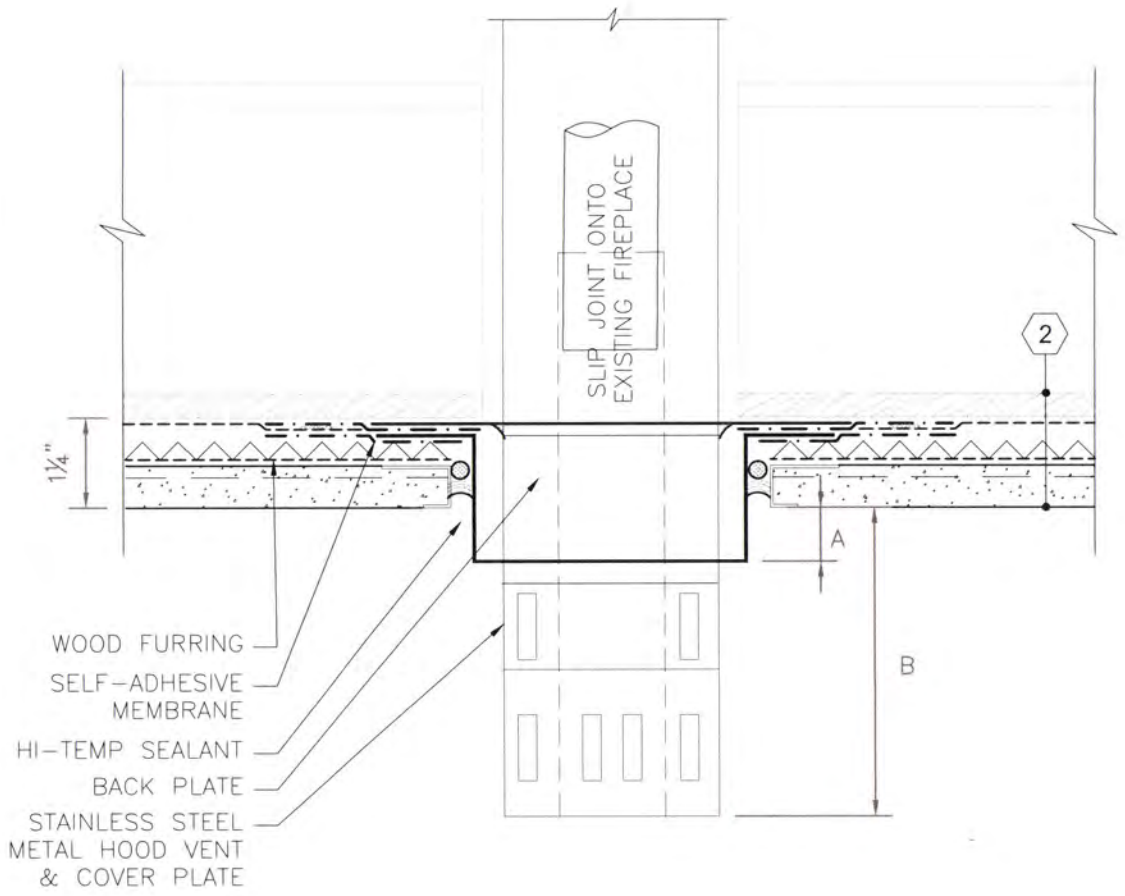
LU 21-033674 HR EXH G-4

Exh C-52



1 C.27 TYPICAL FIREPLACE VENT (EXISTING PLAN)
SCALE: 3" = 1'-0"



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City of Portland - Bureau of Development Services
Planner _____ Date 4.9.18
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2 C.27 TYPICAL FIREPLACE VENT (NEW PLAN)
SCALE: 3" = 1'-0"

04.03	HISTORIC REVIEW SET_R2	2018-03-15
04.02	HISTORIC REVIEW SET_R1	2018-02-02
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03.01	PERMIT SET	2017-06-21
02.01	DESIGN PACKACKGE	2017-04-07
01.01	PRE-APP CONFERENCE	2017-03-08
Version	Description	YYYY-MM-DD

Stamp

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AVON MANOR
ENVELOPE REHABILITATION
909 NE BRAZEE STREET
PORTLAND, OR 97212
LAND USE REVIEW No. 17-196976 MH: P160234.00

TYPICAL FIREPLACE VENT (PLAN)

Scale
3" = 1'-0"

DWG No.	Version	Date
[redacted]	04.03	2018-03-14

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EXH C-53

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City of Portland - Bureau of Development Services
Planner _____ Date 4.9.18
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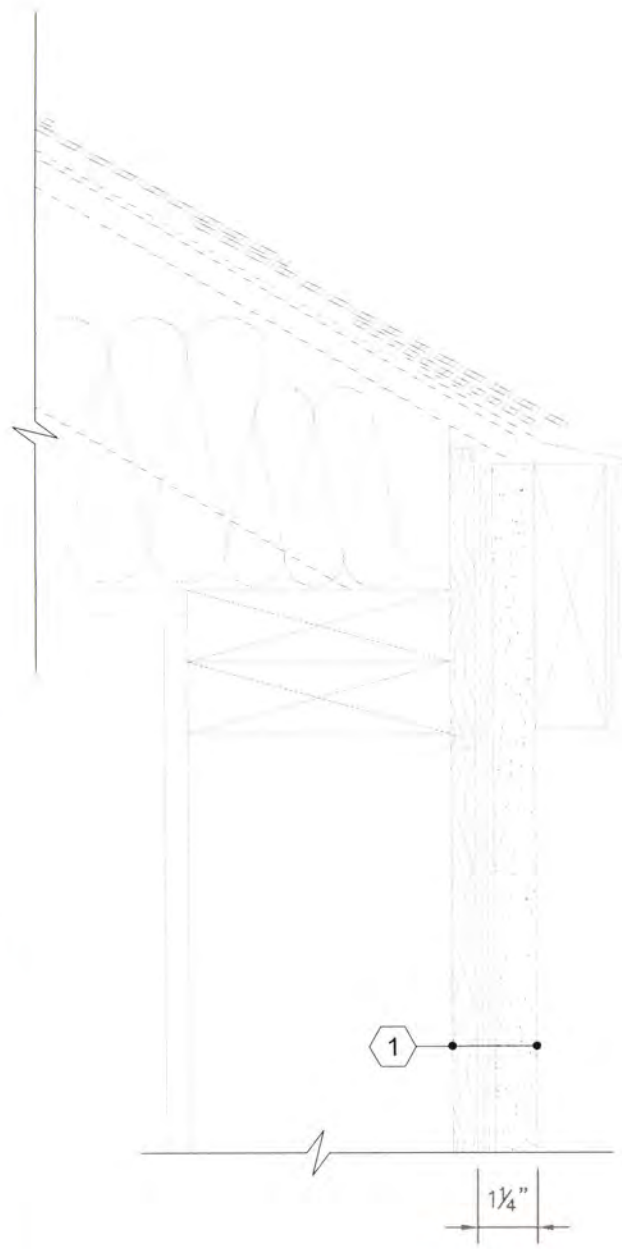
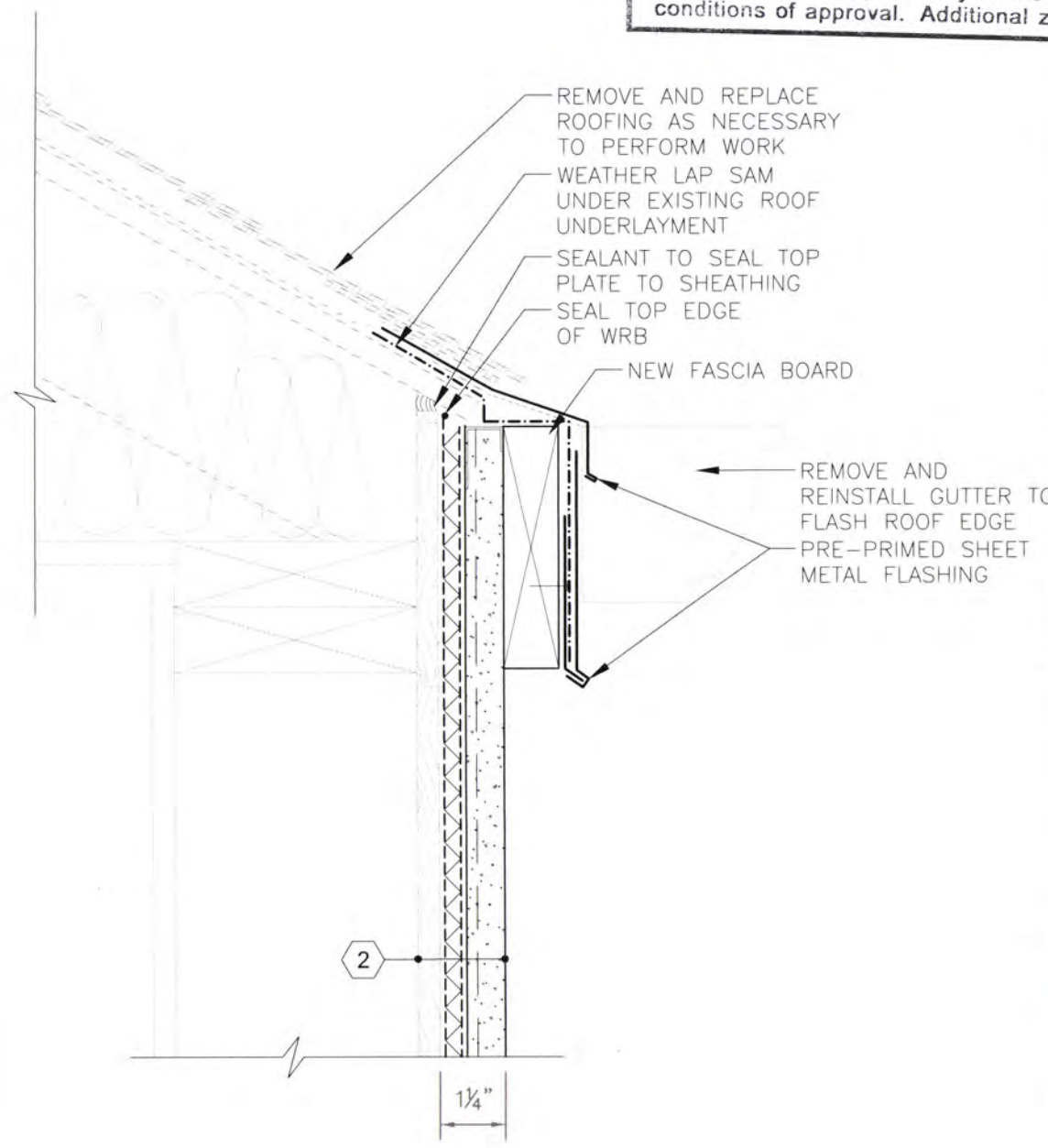


1 C.28 EXISTING TYPICAL SLOPED ROOF TO GUTTER
SCALE: 3"=1'-0"



2 C.28 NEW TYPICAL SLOPED ROOF TO GUTTER
SCALE: 3"=1'-0"

04.03	HISTORIC REVIEW SET_R2	2018-03-15
04.02	HISTORIC REVIEW SET_R1	2018-02-02
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LAND USE REVIEW No. 17-196976 MH: P160234.00

TYPICAL SLOPED ROOF TO GUTTER

Scale
3" = 1'-0"

DWG No.	Version	Date
[redacted]	04.03	2018-03-14

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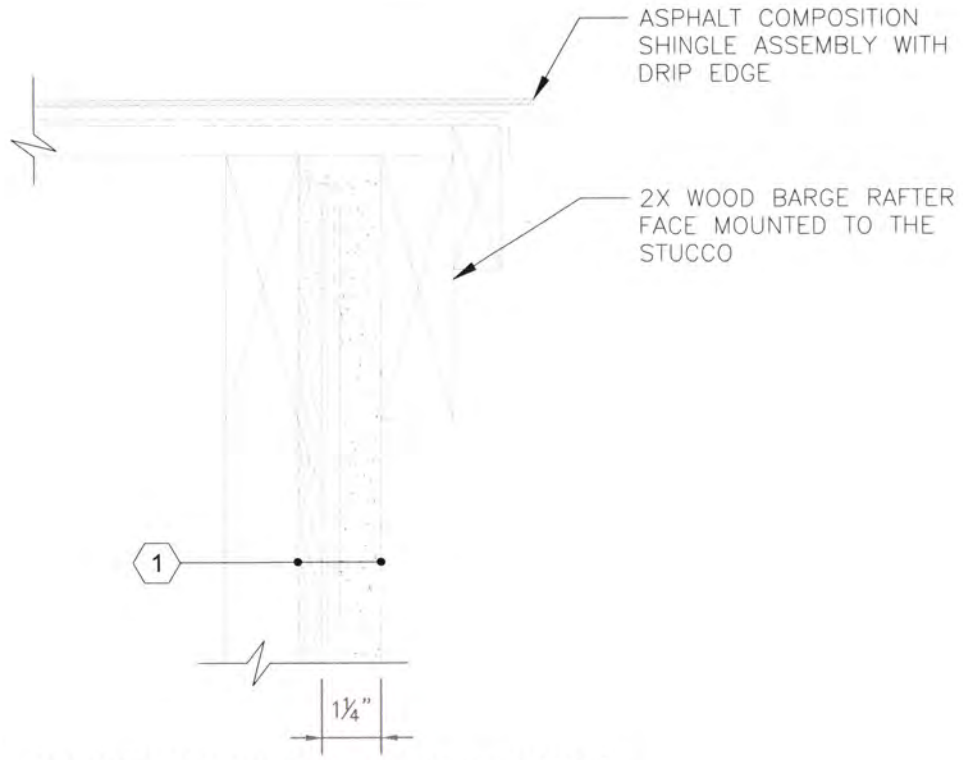
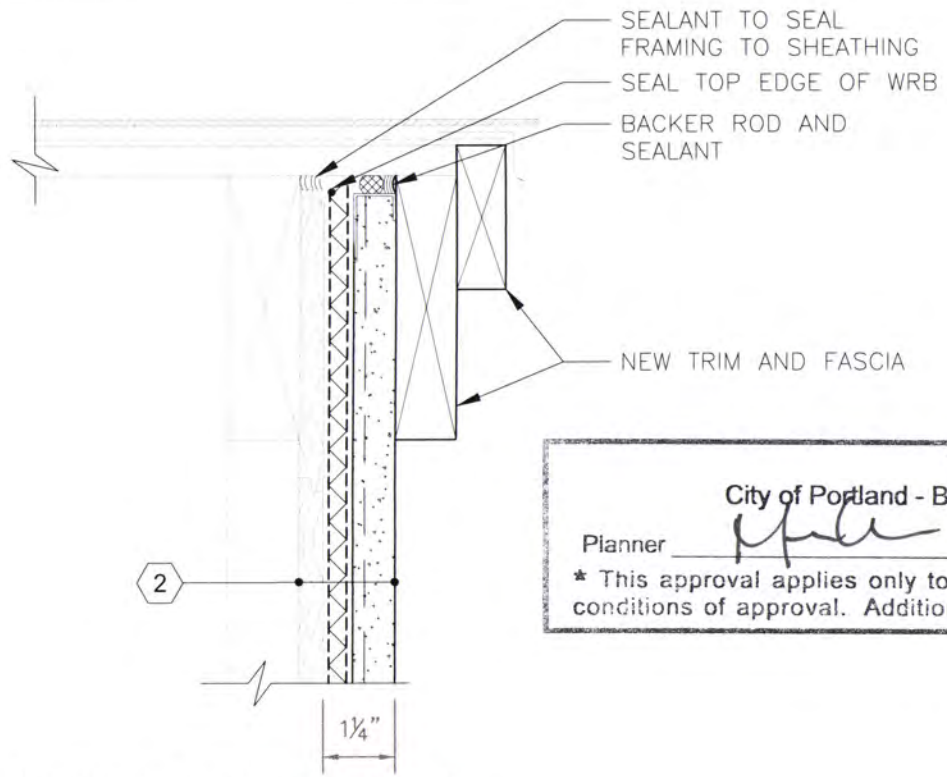
LU 21-033674 HR EXH G-4

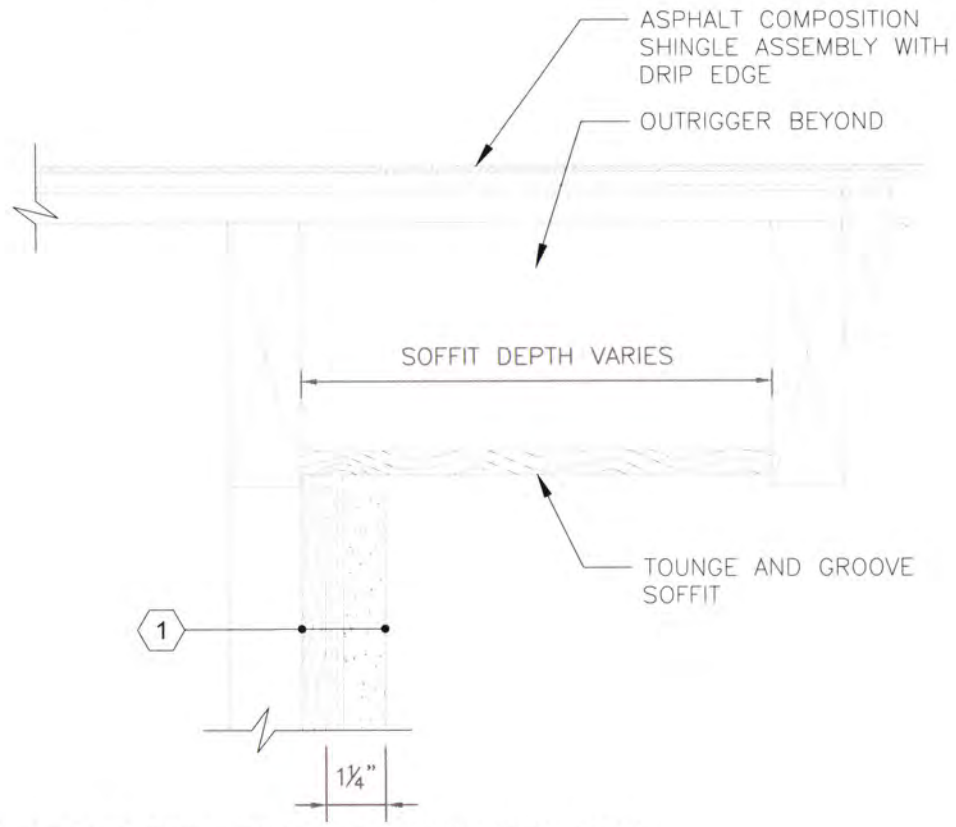
Exhc-51



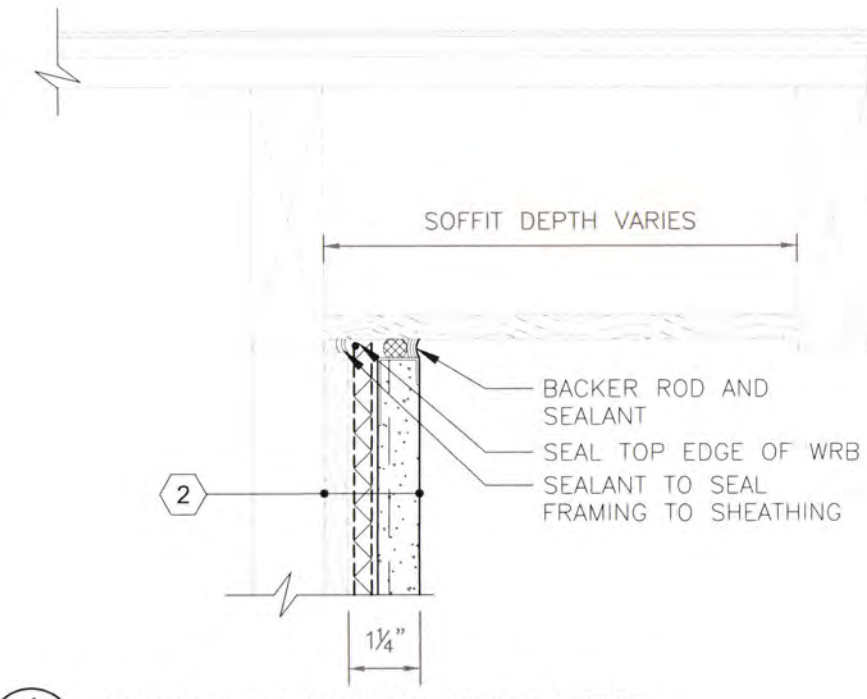
1 C.29 TOP OF WALL AT RAKE ROOF (EXISTING)
SCALE: 3"=1'-0"



2 C.29 TOP OF WALL AT RAKE ROOF (NEW)
SCALE: 3"=1'-0"



3 C.29 TOP OF WALL AT RAKE SOFFIT (EXISTING)
SCALE: 3"=1'-0"



4 C.29 TOP OF WALL AT RAKE SOFFIT (NEW)
SCALE: 3"=1'-0"

Approved
City of Portland - Bureau of Development Services
Planner _____ Date 4.9.18
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01.01	PRE-APP CONFERENCE	2017-03-08
Version	Description	YYYY-MM-DD

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AVON MANOR
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PORTLAND, OR 97212
LAND USE REVIEW No. 17-196976 MH: P160234.00

TYPICAL TOP OF WALL AT RAKE ROOF

Scale
3" = 1'-0"

DWG No.	Version	Date
~~C.29~~	04.03	2018-03-14

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LU 21-033674 HR EXH G-4

EXH C-55



1 C.30 ORIGINALCONDITIONS
SCALE: 3"=1'-0"

Approved
City of Portland - Bureau of Development Services
Planner _____ Date 4.9.18
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02.01	DESIGN PACKACKGE	2017-04-07
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ORIGINAL PHOTOGRAPHIC CONTEXT

Scale
NTS

DWG No.	Version	Date
[redacted]	04.03	2018-03-14

\\POR01FP\Data1\Shared\Proj\P160234 Avon Manor Condo Rehab\10. Drawings & GIS\2. Design\1. Current\LU 200.dwg

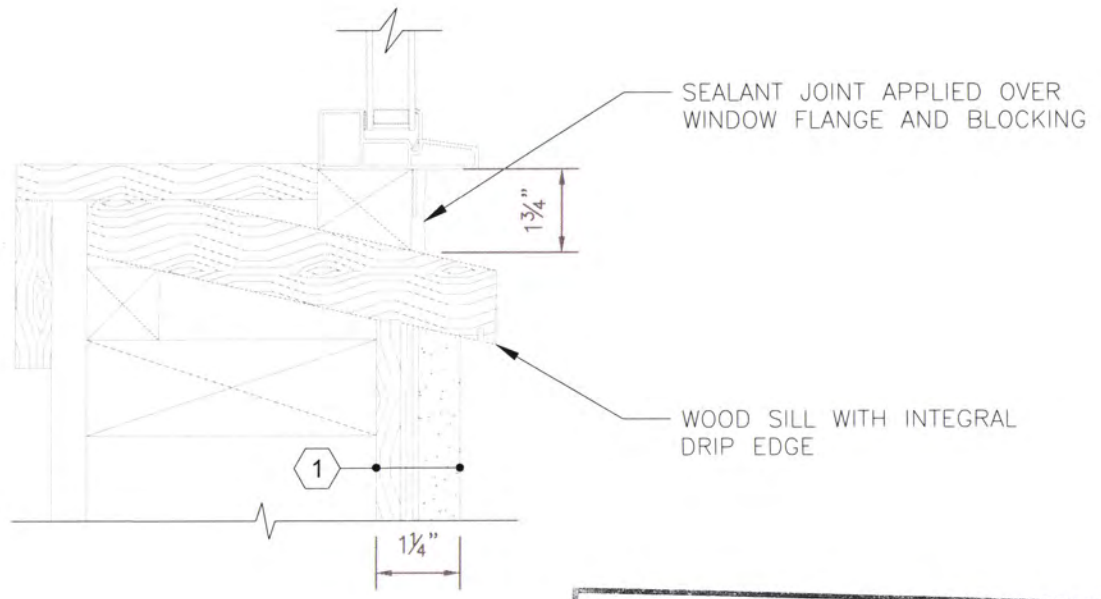
LU 21-033674 HR EXH G-4

Exh C-56









1 C.31 TYPICAL WINDOW SILL (EXISTING)
SCALE: 3"=1'-0"

Approved
City of Portland - Bureau of Development Services
Planner _____ Date 4.9.18
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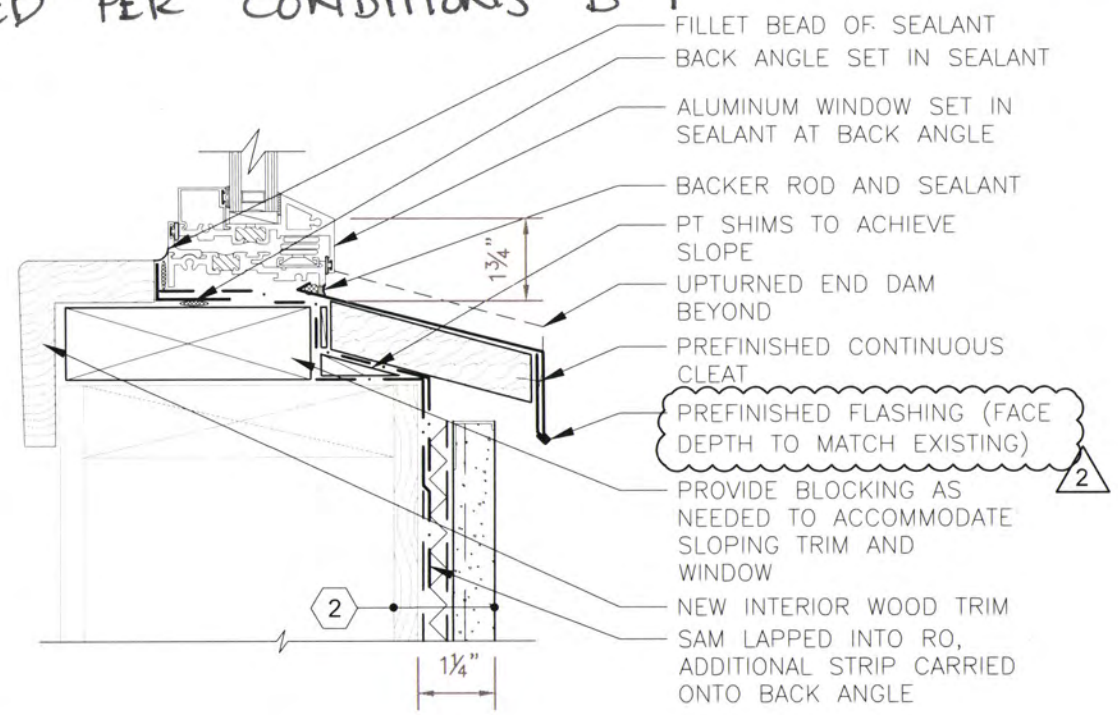
* APPROVED PER CONDITIONS B-F



2 C.31 TYPICAL OPERABLE WINDOW SILL (NEW)
SCALE: 3"=1'-0"

Version	Description	YYYY-MM-DD
04.03	HISTORIC REVIEW SET_R2	2018-03-15
04.02	HISTORIC REVIEW SET_R1	2018-02-02
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TYPICAL WINDOW SILLS

Scale
3" = 1'-0"

DWG No.	Version	Date
[redacted]	04.03	2018-03-14

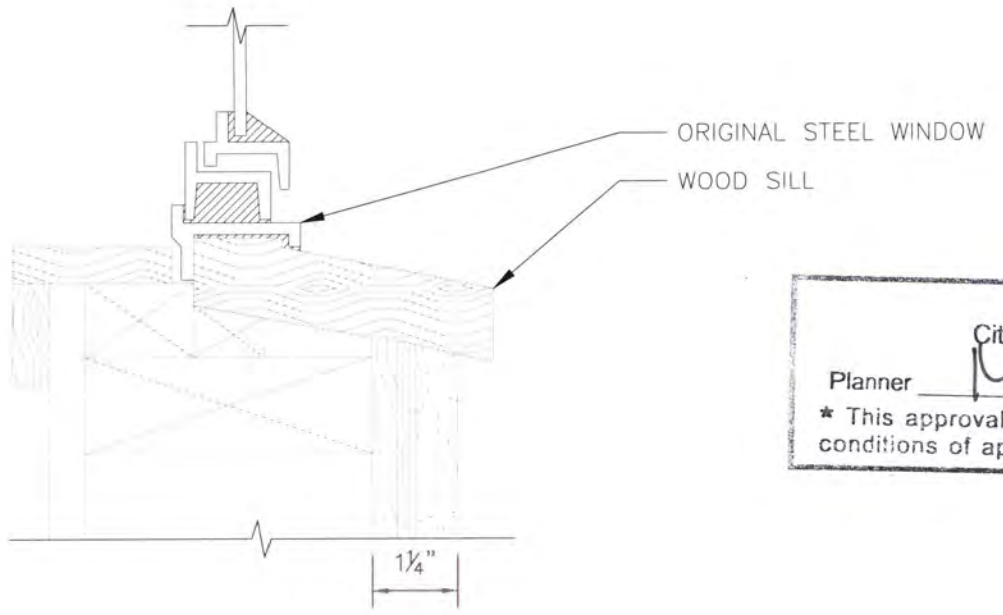
\\POR01FP\Data1\Shared\Proj\P160234 Avon Manor Condo Rehab\10. Drawings & GIS\2. Design\1. Current\LU.200.dwg

LU 21-033674 HR EXH G-4

EXH C-57

SHEET IS NEW IN ENTIRETY

2



1 C.31A ORIGINAL WINDOW SILL
SCALE: 3"=1'-0"

Approved
City of Portland - Bureau of Development Services
Planner _____ Date 4.9.18
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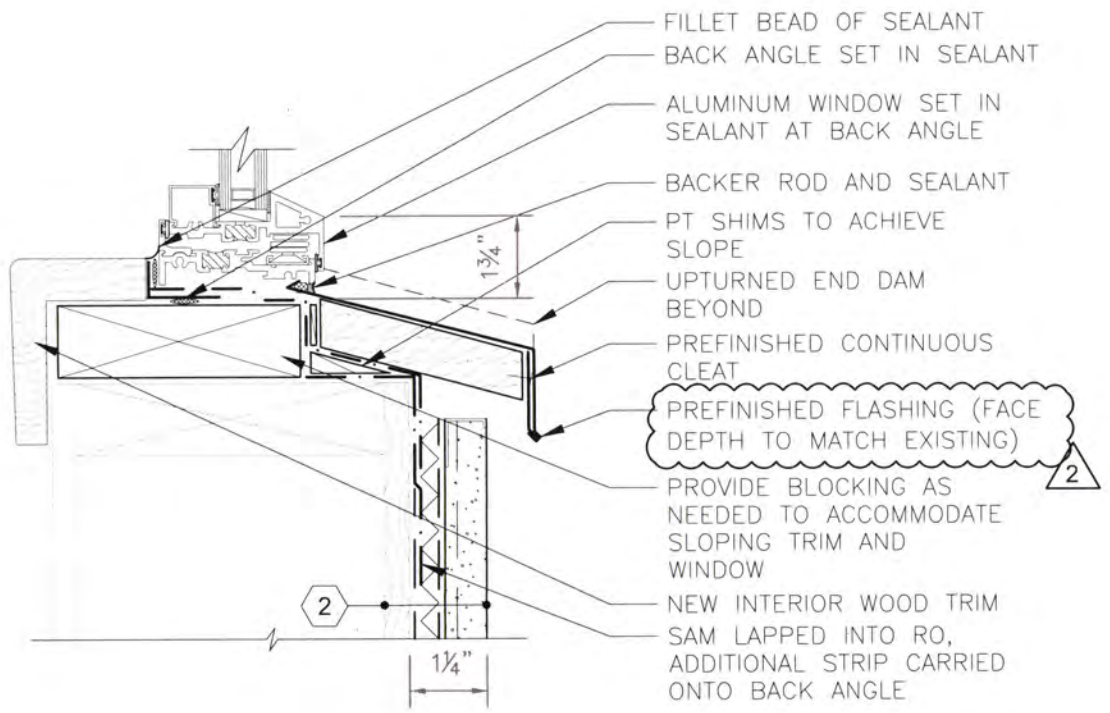
*APPROVED PER CONDITIONS B-F



2 C.31A TYPICAL OPERABLE WINDOW SILL (NEW)
SCALE: 3"=1'-0"

Version	Description	YYYY-MM-DD
04.03	HISTORIC REVIEW SET_R2	2018-03-15
04.02	HISTORIC REVIEW SET_R1	2018-02-02
04.01	HISTORIC REVIEW SET	2017-12-22
03.01	PERMIT SET	2017-06-21
02.01	DESIGN PACKACKGE	2017-04-07
01.01	PRE-APP CONFERENCE	2017-03-08

Stamp

MORRISON HERSHFIELD

AVON MANOR
ENVELOPE REHABILITATION
909 NE BRAZEE STREET
PORTLAND, OR 97212
LAND USE REVIEW No. 17-196976 MH: P160234.00

ORIGINAL WINDOW SILL

Scale
3" = 1'-0"

DWG No.	Version	Date
~~C.31A~~	04.03	2018-03-14

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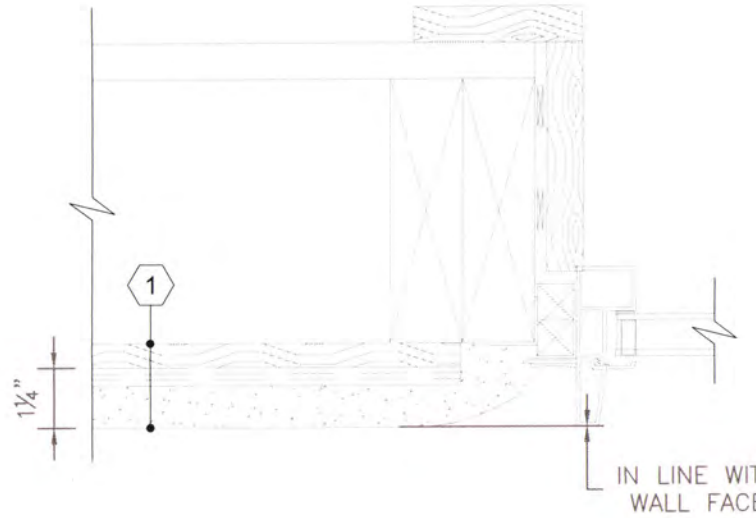
LU 21-033674 HR EXH G-4

Exh C-58

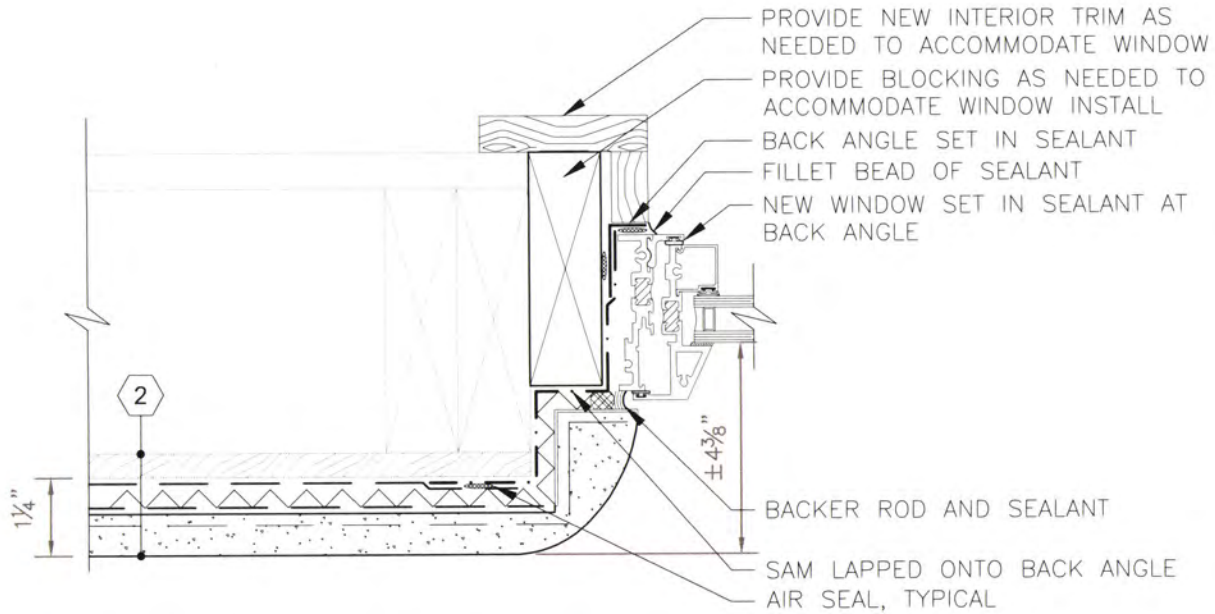








1 C.32 TYPICAL WINDOW JAMB (EXISTING)
SCALE: 3"=1'-0"



2 C.32 TYPICAL WINDOW JAMB (NEW)
SCALE: 3"=1'-0"

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Version	Description	YYYY-MM-DD

Stamp

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LAND USE REVIEW No. 17-196976 MH: P160234.00

TYPICAL WINDOW JAMBS

Scale
3" = 1'-0"

DWG No.	Version	Date
[redacted]	04.03	2018-03-14

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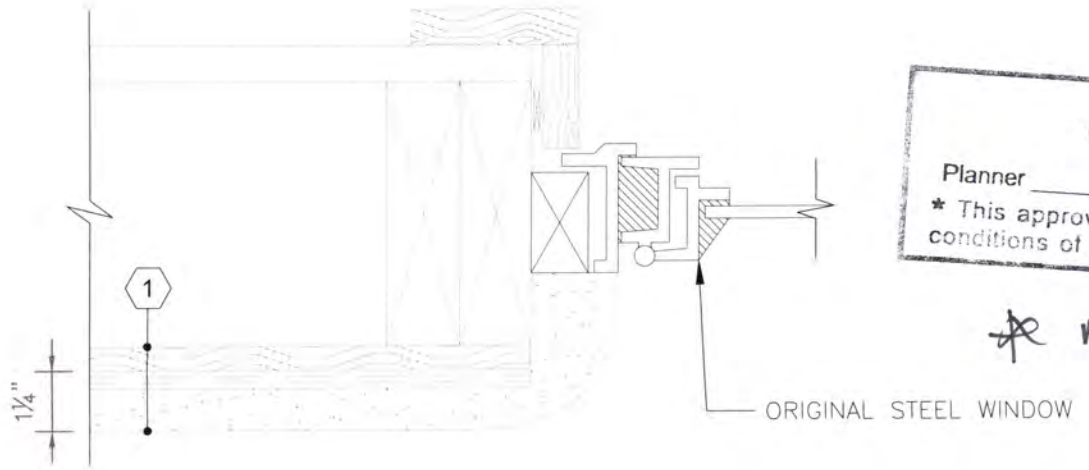
LU 21-033674 HR EXH G-4

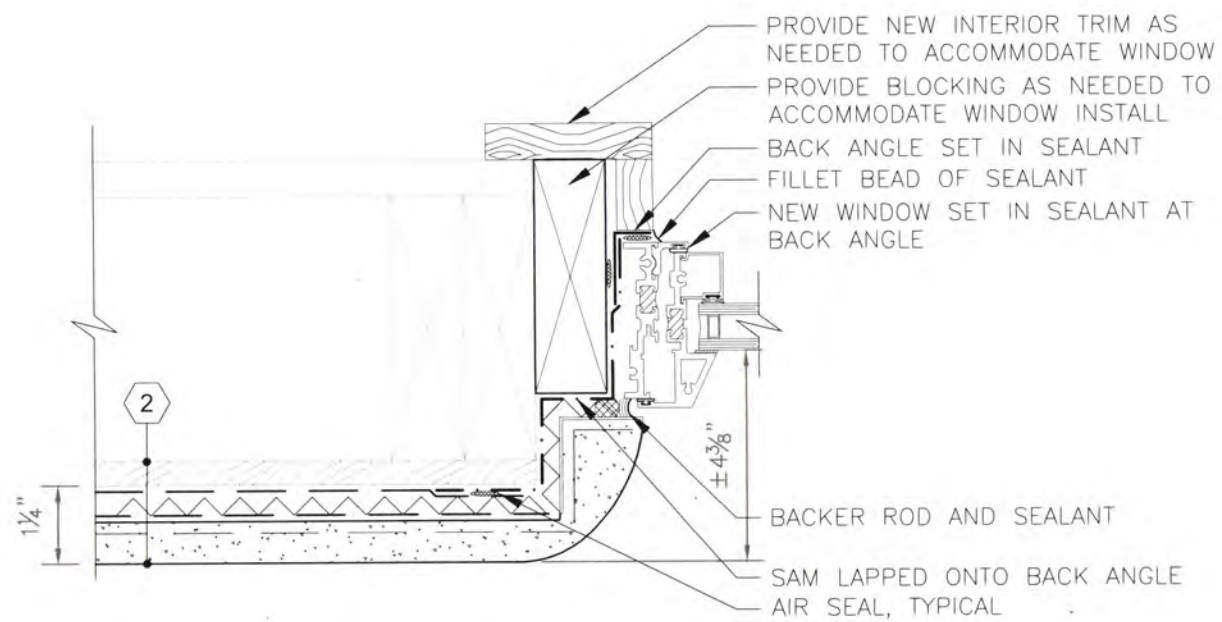
Exh C-59

SHEET IS NEW IN ENTIRETY

2



1 C.32A ORIGINAL WINDOW JAMB
SCALE: 3"=1'-0"



2 C.32A TYPICAL WINDOW JAMB (NEW)
SCALE: 3"=1'-0"

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City of Portland - Bureau of Development Services
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ORIGINAL WINDOW JAMB

Scale
3" = 1'-0"

DWG No.	Version	Date
[redacted]	04.03	2018-03-14

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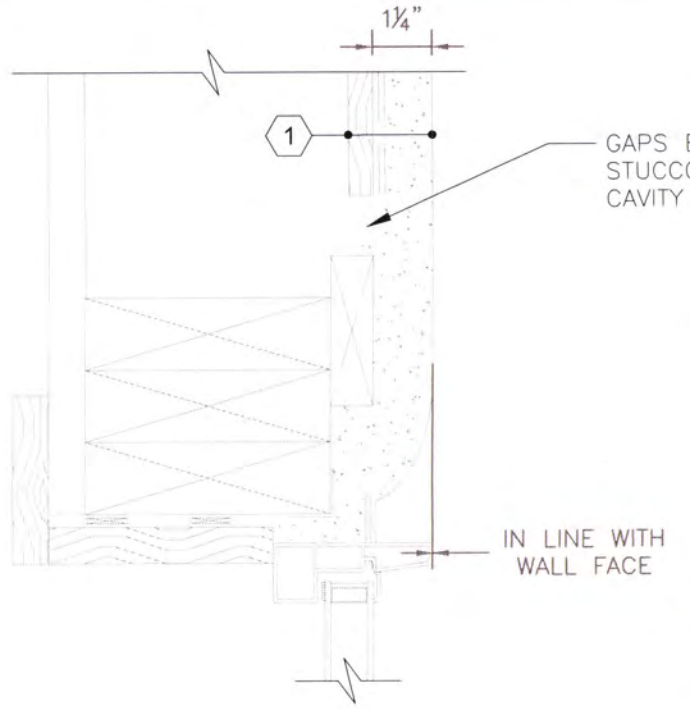
LU 21-033674 HR EXH G-4

EXH C-60

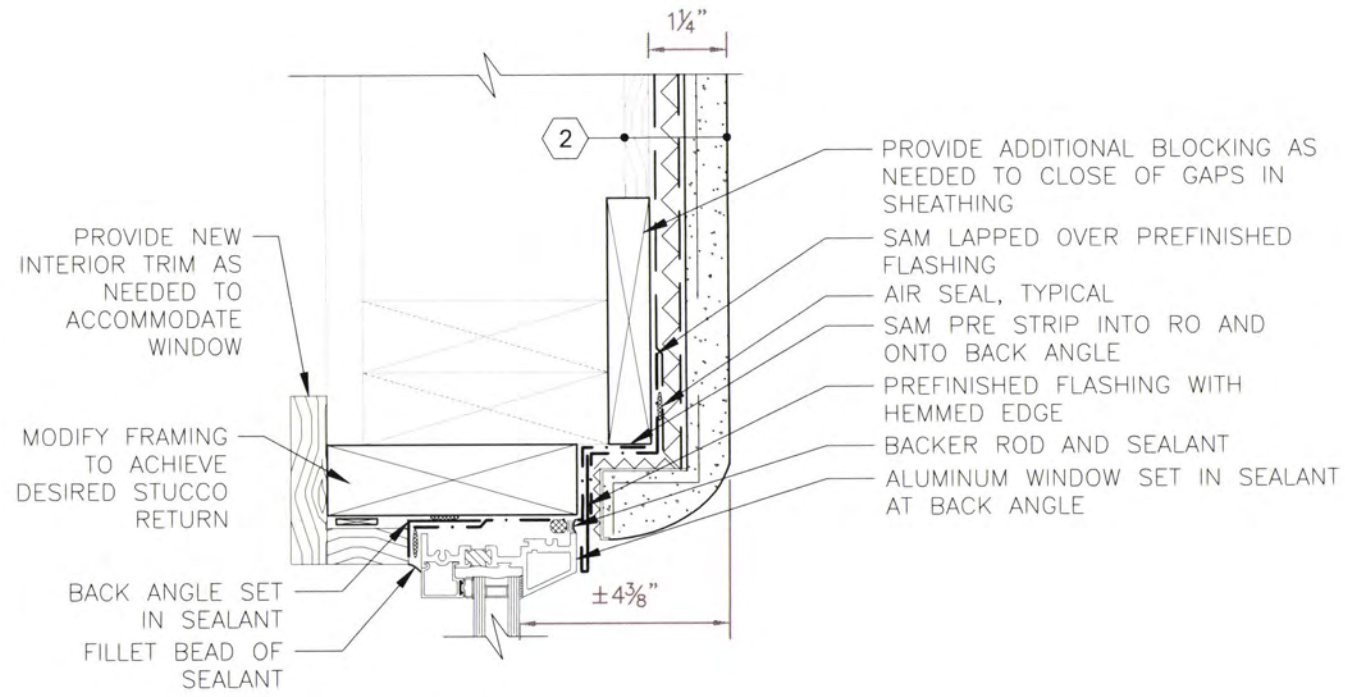








1 / C.33 TYPICAL WINDOW HEAD (EXISTING)
SCALE: 3"=1'-0"



2 / C.33 TYPICAL FIXED WINDOW HEAD (NEW)
SCALE: 3"=1'-0"

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01.01	PRE-APP CONFERENCE	2017-03-08
Version	Description	YYYY-MM-DD

Stamp

MORRISON HERSHFIELD

AVON MANOR
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909 NE BRAZEE STREET
PORTLAND, OR 97212
LAND USE REVIEW No. 17-196976 MH: P160234.00

TYPICAL WINDOW HEADS

Scale
3" = 1'-0"

DWG No.	Version	Date
[redacted]	04.03	2018-03-14

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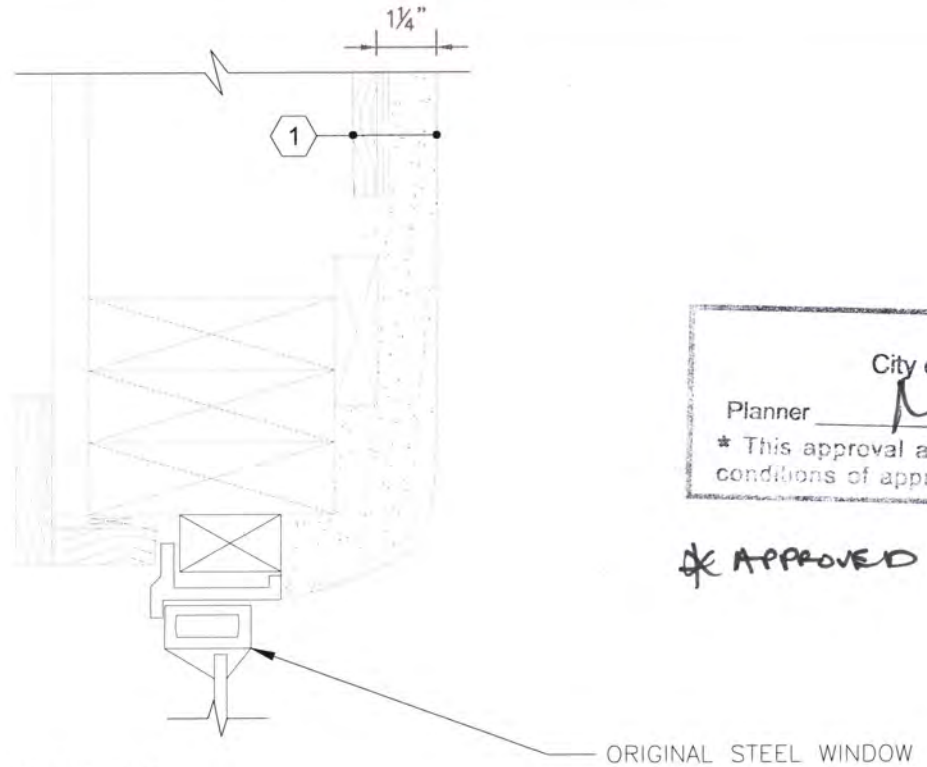
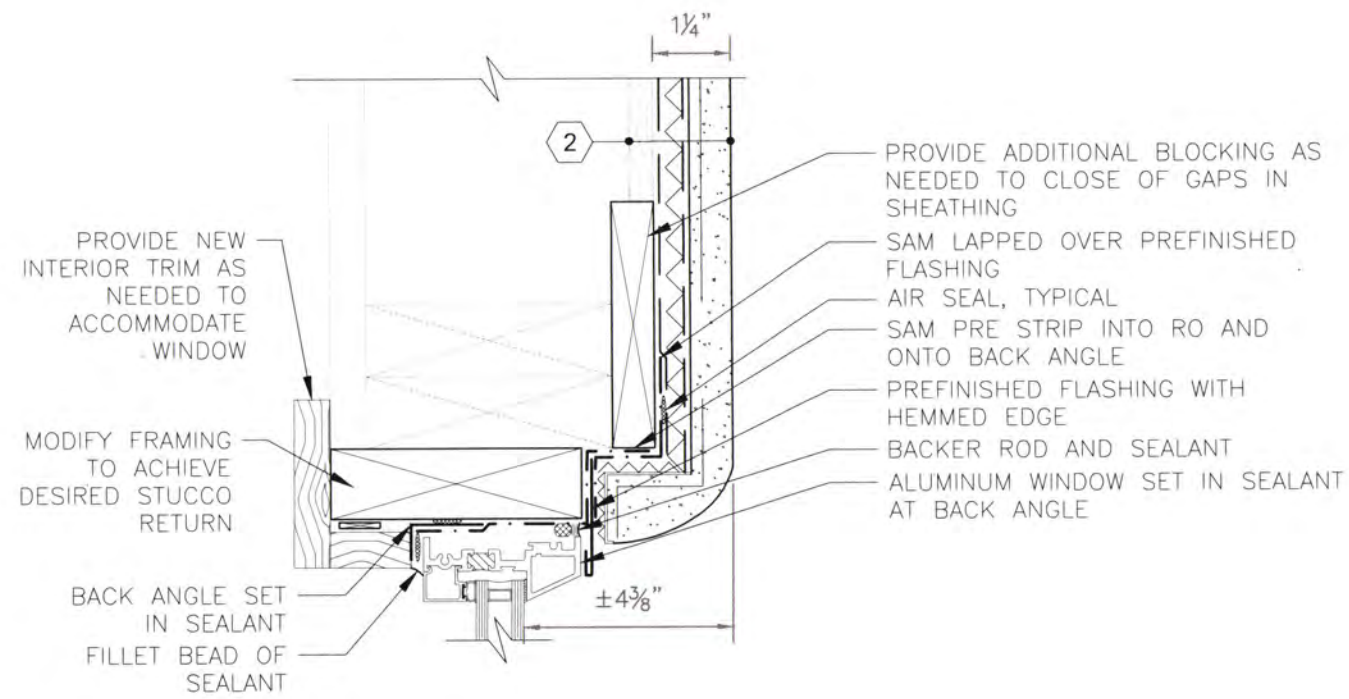
LU 21-033674 HR EXH G-4

EXH C-61

SHEET IS NEW IN ENTIRETY 2



1 C.33A ORIGINAL WINDOW HEAD
SCALE: 3"=1'-0"



2 C.33A TYPICAL FIXED WINDOW HEAD (NEW)
SCALE: 3"=1'-0"

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City of Portland - Bureau of Development Services
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Version	Description	YYYY-MM-DD

Stamp

MORRISON HERSHFIELD

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PORTLAND, OR 97212
LAND USE REVIEW No. 17-196976 MH: P160234.00

ORIGINAL WINDOW HEAD

Scale
3" = 1'-0"

DWG No.	Version	Date
~~C.33A~~	04.03	2018-03-14

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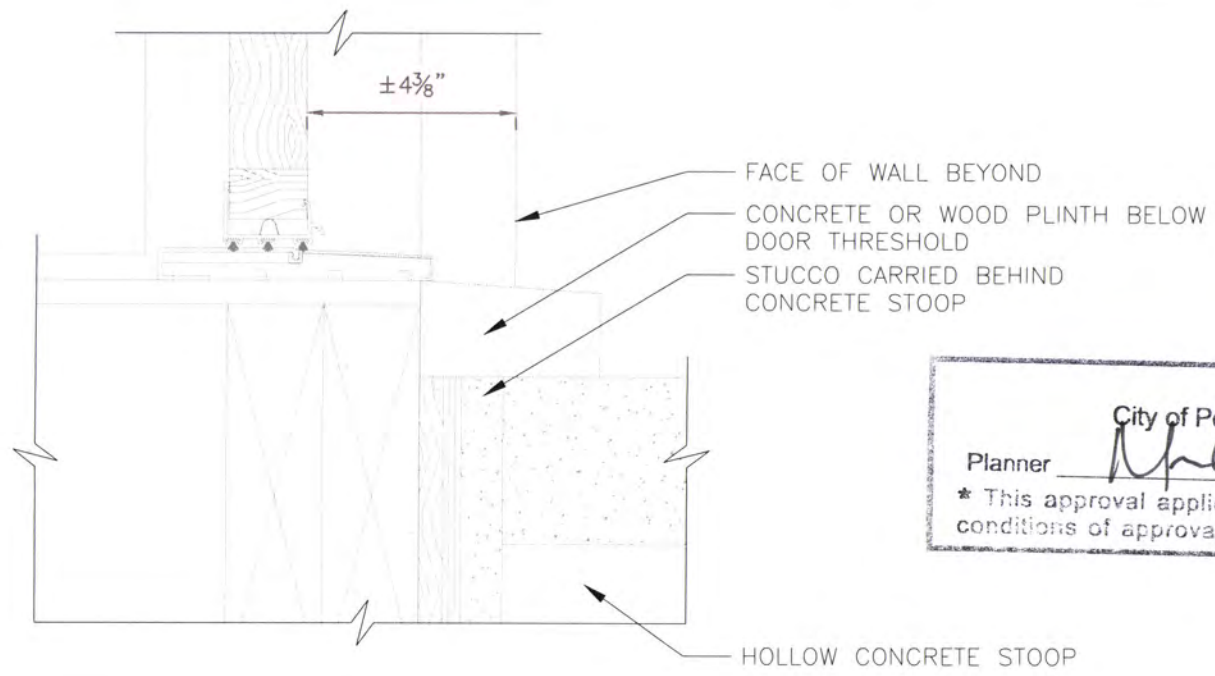
LU 21-033674 HR EXH G-4

Exh C-62

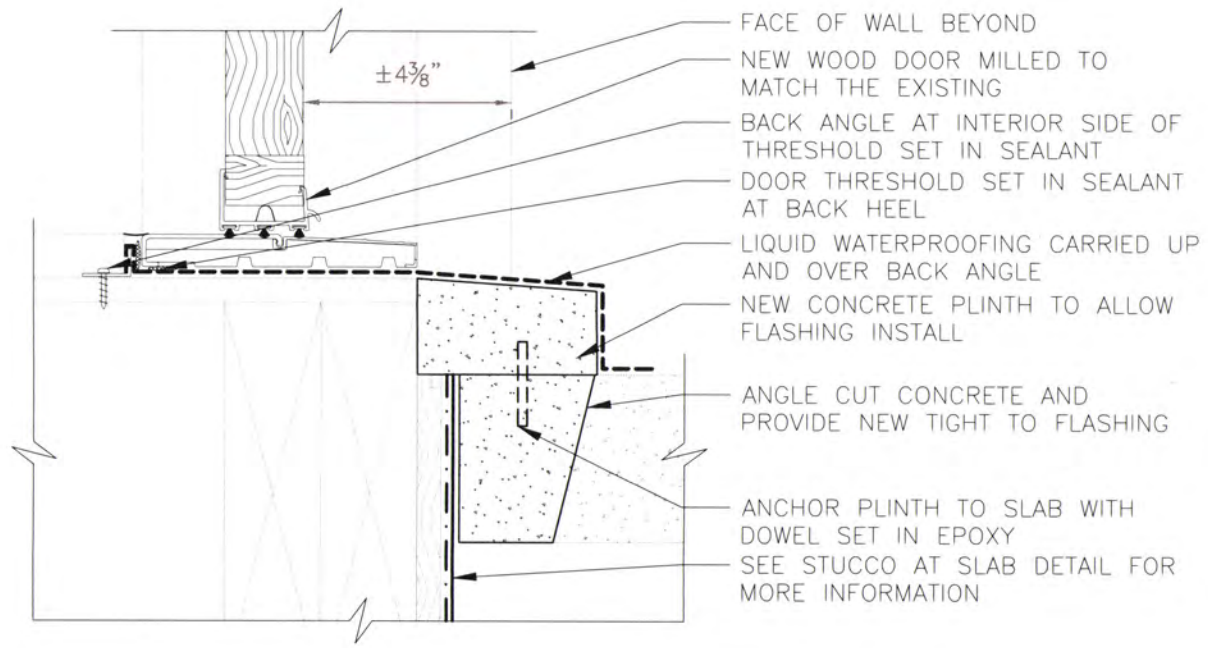








1 / C.34 TYPICAL DOOR SILL (EXISTING)
SCALE: 3"=1'-0"



2 / C.34 TYPICAL DOOR SILL (NEW)
SCALE: 3"=1'-0"

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LAND USE REVIEW No. 17-196976 MH: P160234.00

TYPICAL DOOR SILLS

Scale
3" = 1'-0"

DWG No.	Version	Date
[redacted]	04.03	2018-03-14

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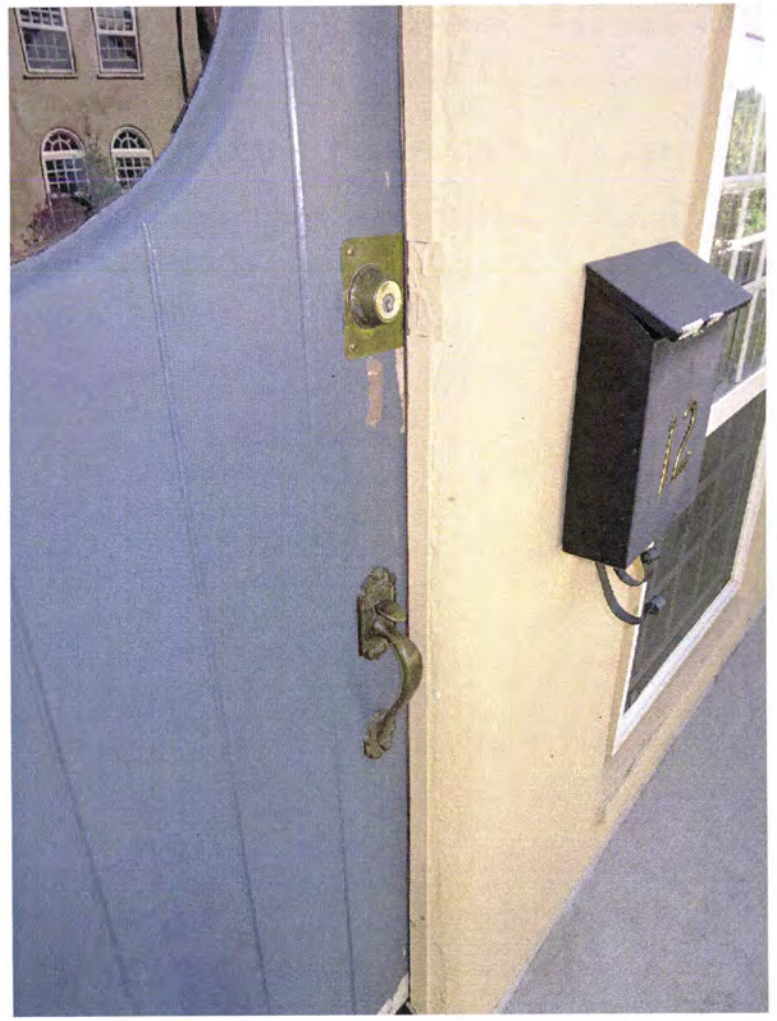
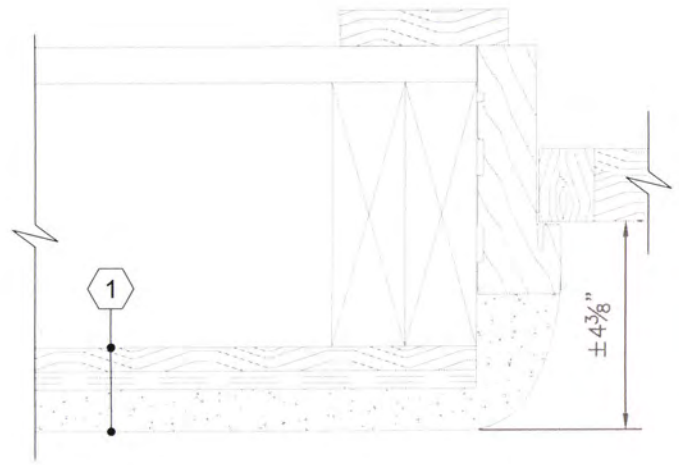
LU 21-033674 HR EXH G-4

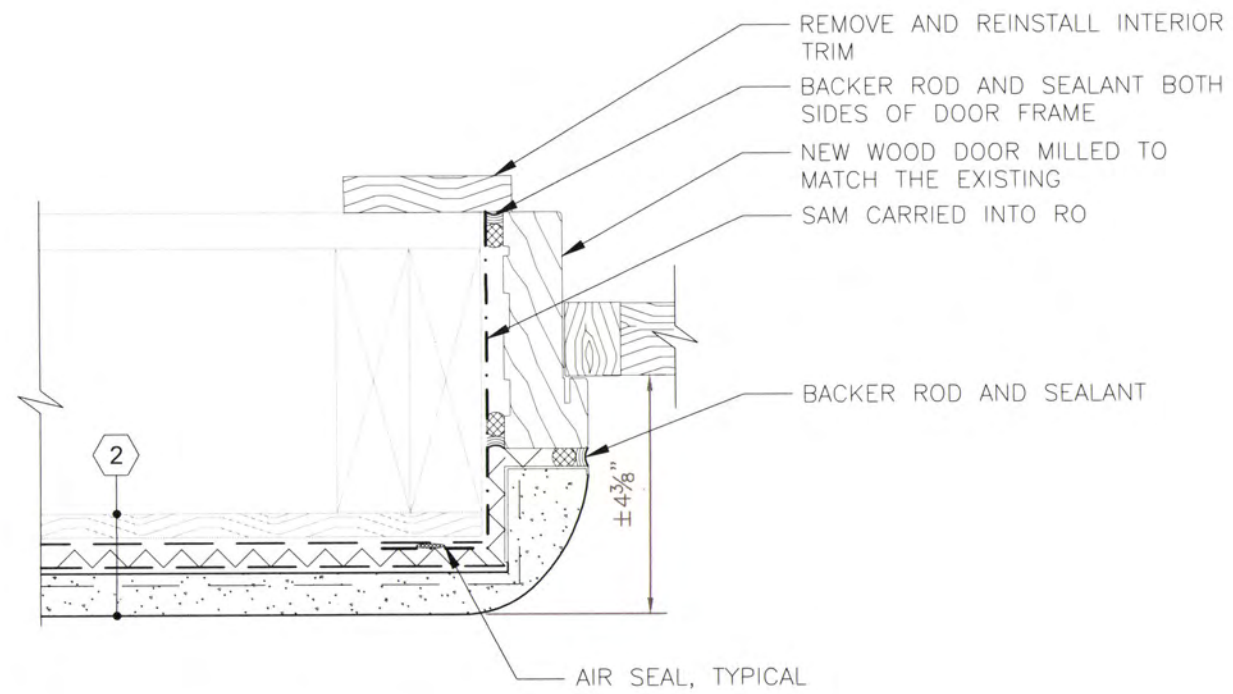
Exh C-63







1 C.35 TYPICAL DOOR JAMB (EXISTING)
SCALE: 3"=1'-0"



2 C.35 TYPICAL DOOR JAMB (NEW)
SCALE: 3"=1'-0"

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01.01	PRE-APP CONFERENCE	2017-03-08
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PORTLAND, OR 97212
LAND USE REVIEW No. 17-196976 MH: P160234.00

TYPICAL DOOR JAMBS

Scale
3" = 1'-0"

DWG No.	Version	Date
~~C.35~~	04.03	2018-03-14

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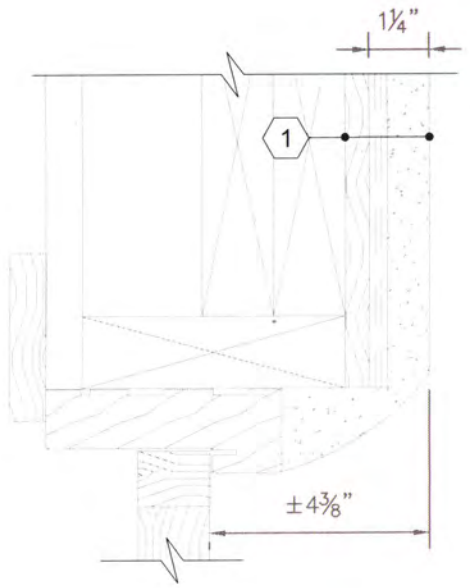
LU 21-033674 HR EXH G-4

EX# C-69





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City of Portland - Bureau of Development Services
Planner _____ Date 4.9.18
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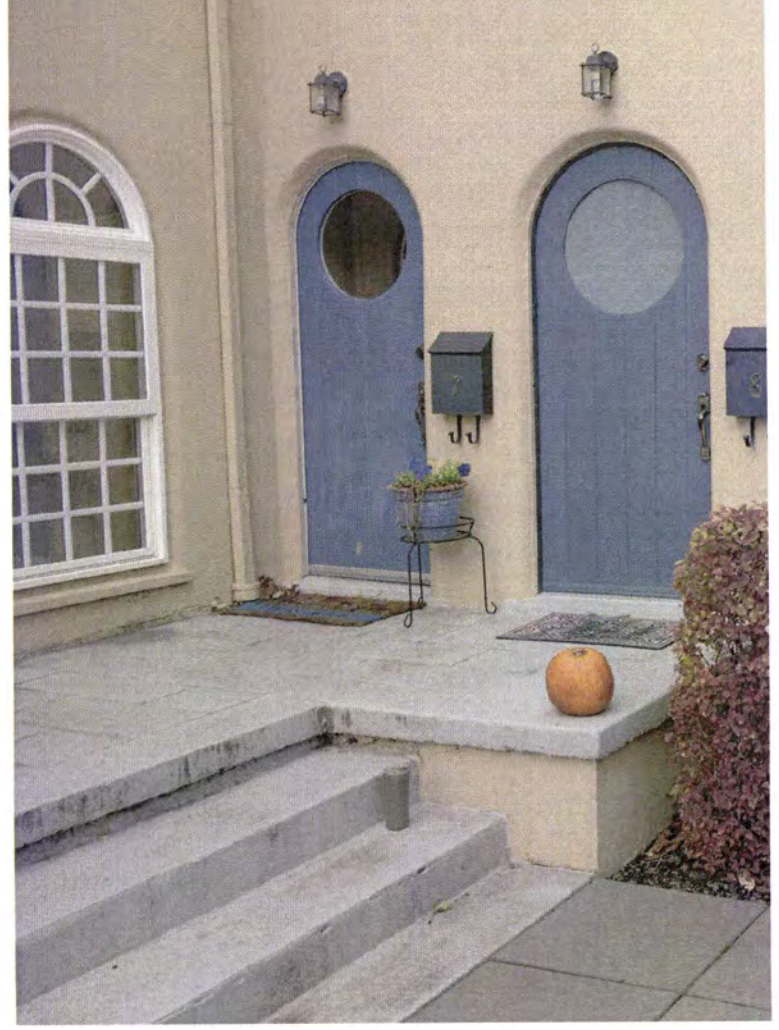
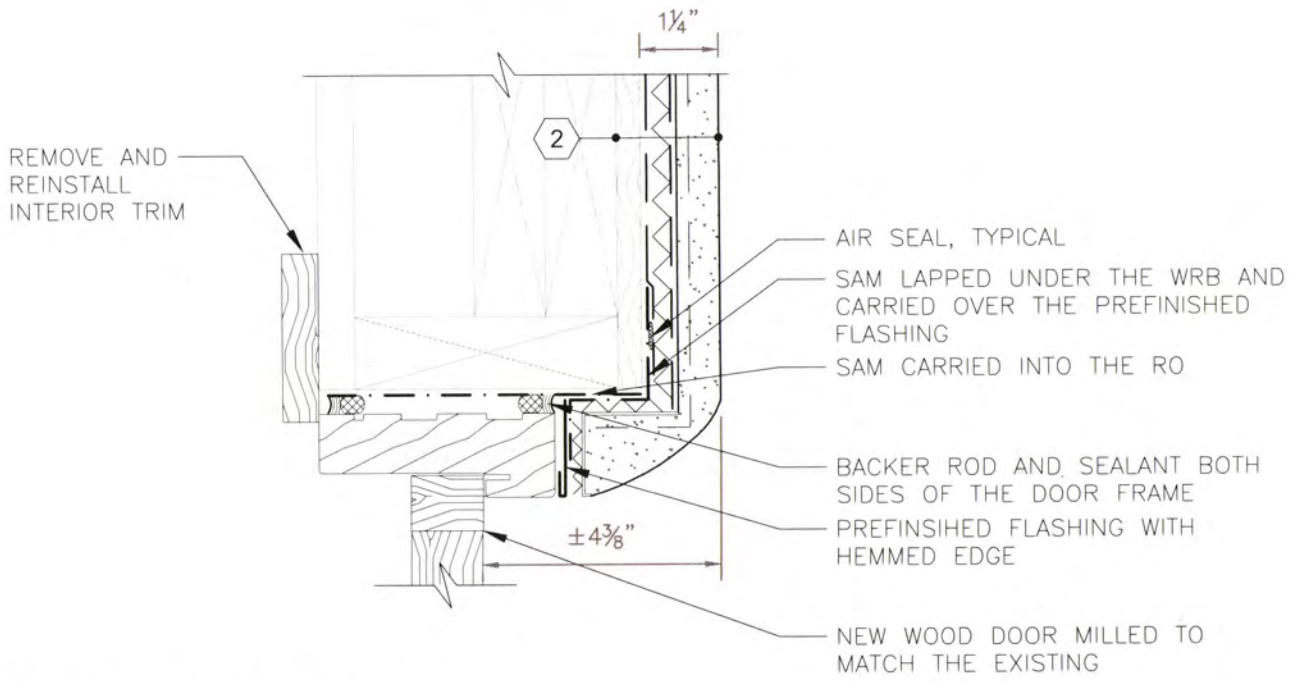
1 / C.36 TYPICAL DOOR HEAD (EXISTING)
SCALE: 3"=1'-0"





2 / C.36 TYPICAL DOOR HEAD (NEW)
SCALE: 3"=1'-0"

Version	Description	YYYY-MM-DD
04.03	HISTORIC REVIEW SET_R2	2018-03-15
04.02	HISTORIC REVIEW SET_R1	2018-02-02
04.01	HISTORIC REVIEW SET	2017-12-22
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02.01	DESIGN PACKACKGE	2017-04-07
01.01	PRE-APP CONFERENCE	2017-03-08

Stamp

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TYPICAL DOOR HEADS

Scale
3" = 1'-0"

DWG No.	Version	Date
[redacted]	04.03	2018-03-14

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LU 21-033674 HR EXH G-4

EXH C-65

3-1/4" Architectural Grade Thermal Window System

Series 3250 Fixed - Projected - Casement



3250 Steel Replica Window offers the most advanced features and options of any system on the market today. From triple weather-stripping in the vents to stack joints only 2-3/4 inch wide, the 3250 will fit your historic requirements. Don't settle for low performance in order to maintain historic sight lines. The 3250 leads the industry with a 12 lb water test on AAMA's gateway test size. Frames and vents come fully factory glazed to reduce field labor. Project-out vents suspended in a fixed window unit truly replicate steel window construction. The 3250 has a 3-1/4 inch deep frame with 1/8 inch wall thickness allowing for large window sizes without reinforcement.

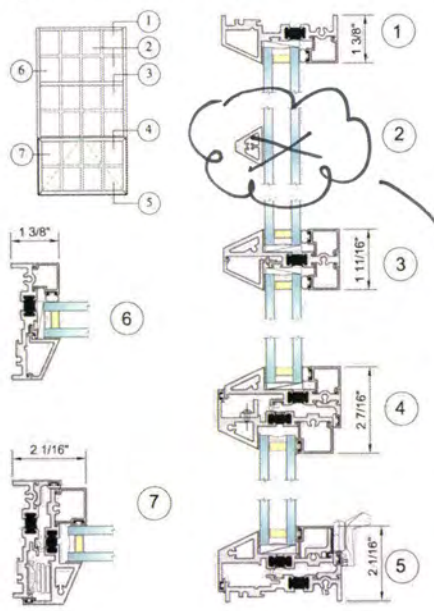
For additional information for the Series 3250 please visit www.wincowindow.com or contact your local Winco Sales Representative for any additional information and help on your current project.

Wind Protection | Energy Savings | Green Commitment | Historic Replication | Blast Shield | Noise Control

3/17

3250 Features

- 3-1/4" frame depth 1/8" wall thickness for superior structural performance and durability
- Integral extruded beveled glazing leg
- Azon "Azo-Braided" thermally broken frame and sash, backed by a 10 year warranty against thermal break shrinkage
- Fully mitered sash configuration with fully sealed corners and triple weather-stripping
- Vent can be suspended in the middle of a fixed window
- Glazing thicknesses of 1/4" or 1"
- Window is delivered fully glazed
- Wide variety of locking and operating hardware available
- Vertical and Horizontal stacking member
- Optional grid profiles to meet many designs
- Optional aluminum extruded screens
- Optional accessory line of sub-frames, mullions, panning and trim to complete the customized look
- Optional simulated TDL grids



Performance Data

Projected AW Grade AP-AW80

Air.....<.10cfm/ft @ .624psf
Water.....no leakage @ 12#
Structural.....+/- 120psf
CRF.....59*
U-Value.....36*
STC.....From 32 to 40

Casement AW Grade C-AW80

Air.....<.10cfm/ft @ .624psf
Water.....no leakage @ 12#
Structural.....+/- 120psf
CRF.....59*
U-Value.....36*
STC.....From 32 to 40

*U-Value, CRF and AW ratings are based on a particular type of glazing and window configuration being used. Performance may vary when different glazing types and sizes are used.

For More Information on the 3250 Series

SEE EXH C-68

Winco Window
6200 Maple Avenue
St Louis, MO 63130
Ph 800-525-8089
FX 314-725-1419
www.wincowindow.com

Made in the U.S.A

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LAND USE REVIEW No. 17-196976 MH: P160234.00

REPLACEMENT WINDOW BROCHURE

Scale N/A

DWG No.	Version	Date
[redacted]	04.03	2018-03-14

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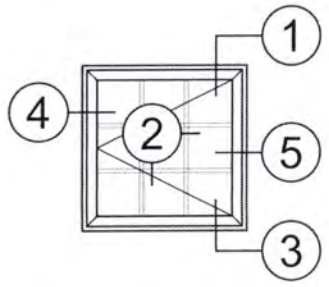
LU 21-033674 HR EXH G-4

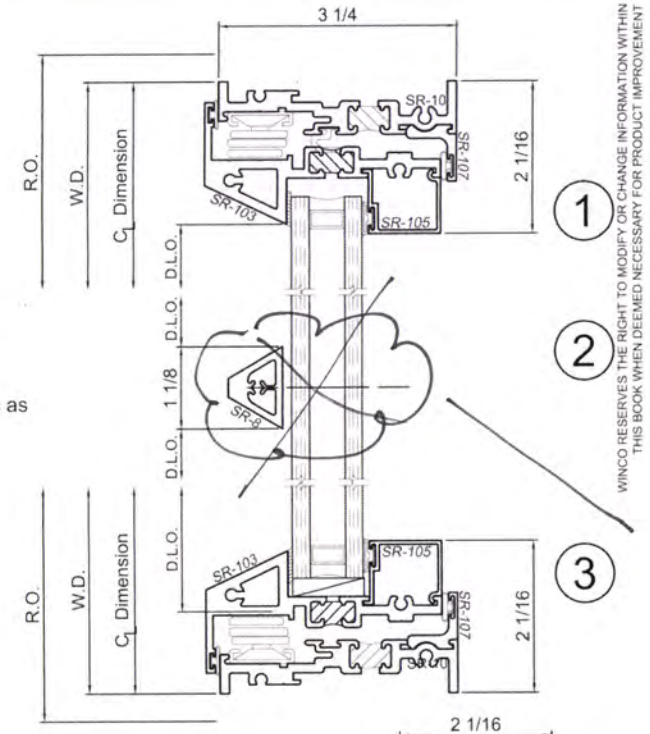
EXH C-66

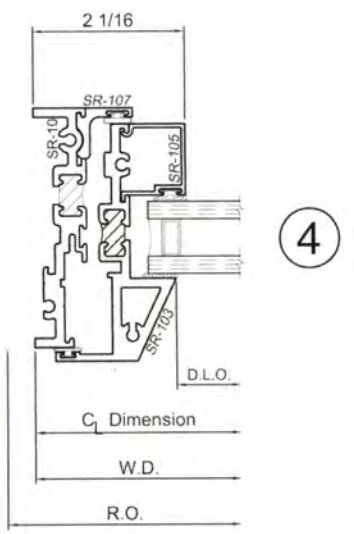
3250 Series 3-1/4" Thermal Fixed, Casement & Projected Windows
Product Details - Outswing Casement

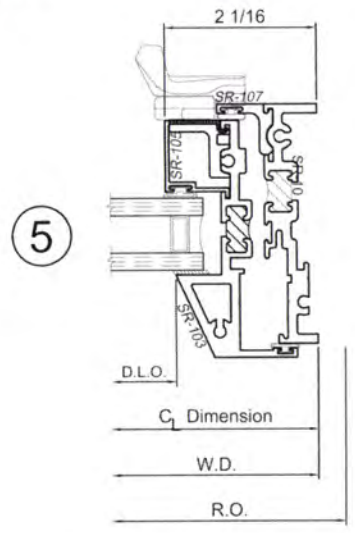
Note: Multiple configurations of this window system are available. Refer to the WINCO website for additional options or contact your local WINCO Sales Representative for information.



Casement available in PO only.
Concealed 4-Bar Hinges only.
Will not meet NFPA-101 code for means as secondary egress.







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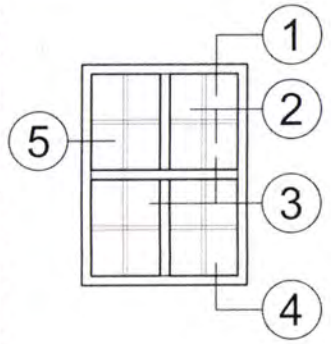
SCALE 6"=1'-0"

3250 Series 3-1/4" Thermal Fixed and Projected Windows
Product Details - Fixed - Picture Window

Note: Multiple configurations of this window system are available. Refer to the WINCO website for additional options or contact your local WINCO Sales Representative for information.



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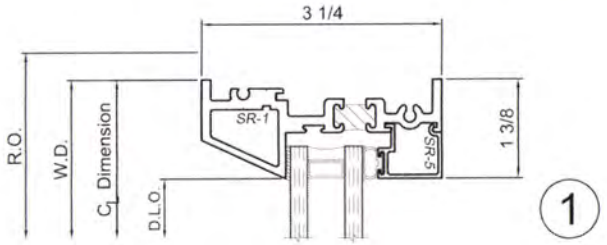
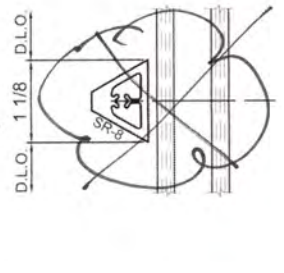
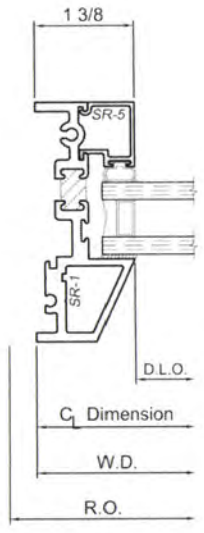
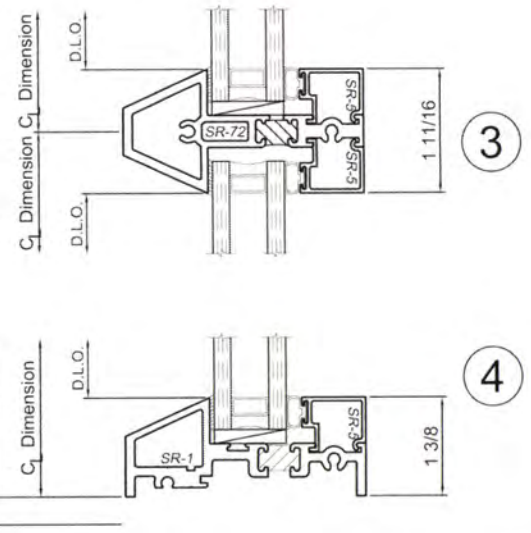




* SEE EXH C-68 —





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SCALE 6"=1'-0"

Approved
City of Portland - Bureau of Development Services
Planner _____ Date 4.9.18
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

*APPROVED PER CONDITIONS B-F

04.03	HISTORIC REVIEW SET_R2	2018-03-15
04.02	HISTORIC REVIEW SET_R1	2018-02-02
04.01	HISTORIC REVIEW SET	2017-12-22
03.01	PERMIT SET	2017-06-21
02.01	DESIGN PACKACKGE	2017-04-07
01.01	PRE-APP CONFERENCE	2017-03-08
Version	Description	YYYY-MM-DD

Stamp

MORRISON HERSHFIELD

AVON MANOR
ENVELOPE REHABILITATION
909 NE BRAZEE STREET
PORTLAND, OR 97212
LAND USE REVIEW No. 17-196976 MH: P160234.00

REPLACEMENT
WINDOW CUT SHEET

Scale
N/A

DWG No.	Version	Date
~~C.001~~	04.03	2018-03-14

\\POR01FP\Data1\Shared\Proj\P160234 Avon Manor Condo Rehab\10. Drawings & GIS\2. Design\1. Current\LU.200.dwg

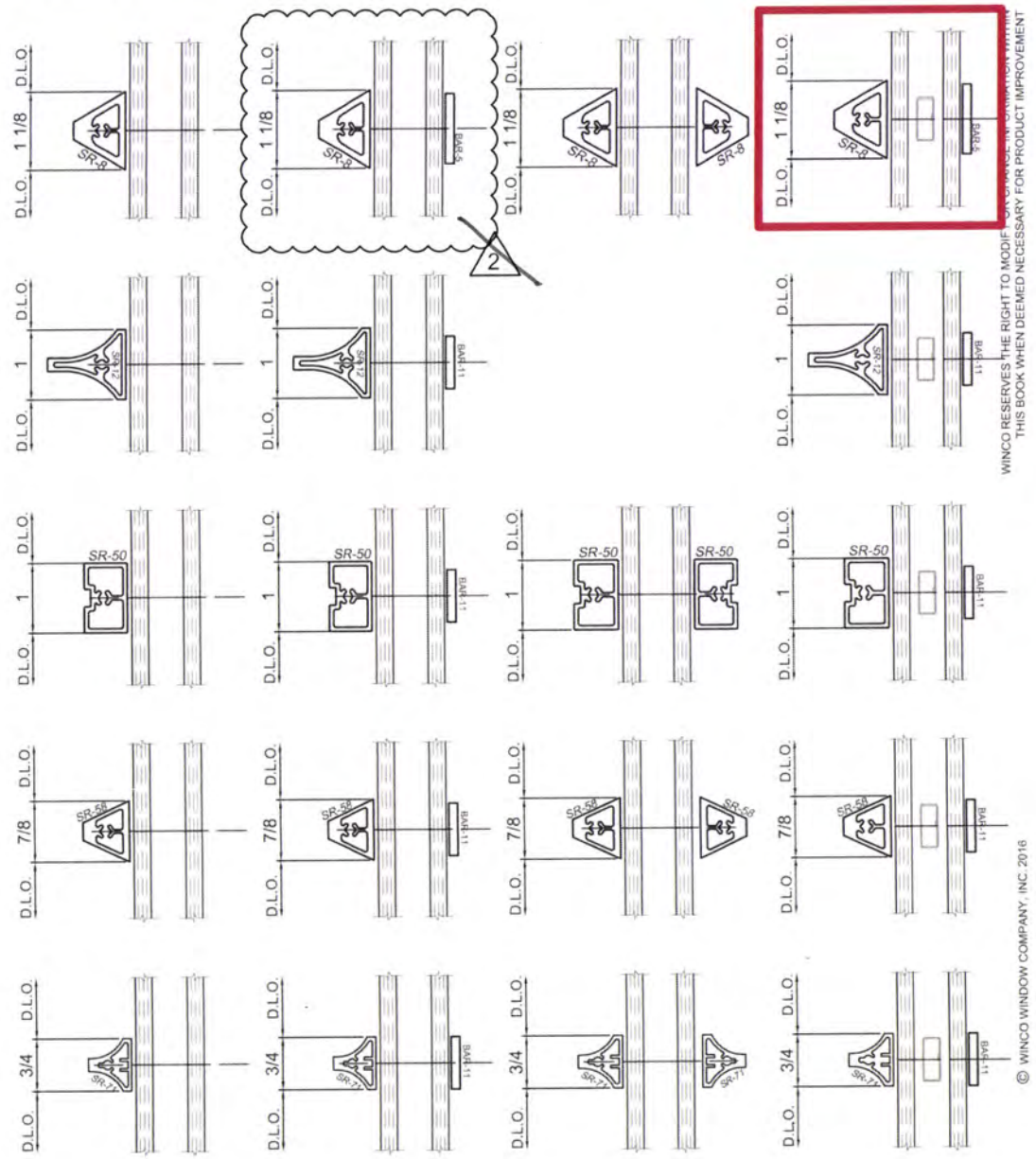
LU 21-033674 HR EXH G-4

EXH C-67

Approved
City of Portland - Bureau of Development Services
Planner [signature] Date 4.9.18
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

3250 Series 3-1/4" Thermal Fixed, Casement & Projected Windows
Product Details - Grid Options

Note: Multiple configurations of this window system are available. Refer to the WINCO website for additional options or contact your local WINCO Sales Representative for information.



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3250 / G / 2 (800) 525-8089 www.wincowindow.com

Version	Description	YYYY-MM-DD
04.03	HISTORIC REVIEW SET_R2	2018-03-15
04.02	HISTORIC REVIEW SET_R1	2018-02-02
04.01	HISTORIC REVIEW SET	2017-12-22
03.01	PERMIT SET	2017-06-21
02.01	DESIGN PACKACKGE	2017-04-07
01.01	PRE-APP CONFERENCE	2017-03-08

Stamp

MORRISON HERSHFIELD

AVON MANOR
ENVELOPE REHABILITATION
909 NE BRAZEE STREET
PORTLAND, OR 97212

LAND USE REVIEW No. 17-196976 MH: P160234.00

REPLACEMENT WINDOW
MULLION ~~OPTIONS~~
(IN RED)

Scale
N/A

DWG No.	Version	Date
[redacted]	04.03	2018-03-14

\\POR01FP\Data1\Shared\Proj\P160234 Avon Manor Condo Rehab\10. Drawings & GIS\2. Design\1. Current\LU.200.dwg

EXH C-68

WaterWay™ 11mm
Rainscreen Drainage Mat

Description

WaterWay 11mm is a nominal **7/16 inch / 11mm** thick drainage product consisting of a polymer core of fused entangled filaments bonded to a moisture resistant filter fabric on the outer surface. WaterWay 11mm is designed for use with manufactured and natural stone, traditional and one coat stucco, EIFS, fiber-cement, wood based sidings, masonry, metal and other wall cladding materials. This rainscreen product provides an uninterrupted drainage path & ventilation for incidental moisture between exterior finish materials and wall sheathing. * Meets Canadian Code Requirements for Rainscreen Cavity *

Waterway 11mm has a unique filter fabric bonded to the outer surface that **resists liquid water penetration**, providing greater substrate protection than competitive rainscreen mats.

- **Exceeds ICC / IRC AC -38 acceptance criteria for Weather Resistive Barriers**

Recommended Applications

- *WaterWay Drainable Stucco Assembly*
- *Traditional Stucco*
- *Manufactured & Natural Stone*
- *Below Grade Drainage*
- *EIFS*
- *Fiber-Cement & Lap Sidings*
- *Brick*
- *Roofing Applications*

Features and Benefits

Creates space for water drainage & ventilation
50 times faster at draining water than standard weather resistive barriers
Filter fabric ensures a clear drainage path
Filter fabric exceeds AC-38 acceptance criteria for "Water Resistive Barriers"
Keeps wet claddings away from the building & weather resistive barriers
90% Open space within cavity
Provides cushion between building & cladding assembly – Reduced cracking
Up to 40% recycled content – LEED Credits

Installation Procedure

These suggestions represent generally accepted procedures for successful installation. It may be followed, modified, or rejected by the owner, engineer, contractor or their representative to accommodate project specific requirements.

Prior to installation the contractor's responsibility is to ensure that:

1. The substrate is sound, that there are no voids or other protrusions or conditions that would interfere with the drainage plane. Acceptable sheathing types include code compliant exterior grade plywood, oriented strand board, water-resistant gypsum and others. Consult your local building code for approved materials.
2. The substrate is flat or plumb within 6.4mm (1/4 inch) in a 1.2m (4-foot) radius.
3. Windows and doors have been properly flashed and sealed and also that roof flashings have been properly installed. Refer to Installation Guide for Flashing Windows/Doors (Available upon request).
4. Weather resistive barrier is properly installed to allow drainage without water penetration.

Attachment to Sheathing with Weather Resistive Barrier

1. For wall application work from bottom to top. Attach fabric side out with flap down to assure proper shingling. Wrap the building completely, butt tightly at all door, window and other building materials (electrical boxes, air conditioning units, etc.), stopping at all wall ends. Install drainage mat so that it lies flat against the wall with adequate corrosion resistant fasteners to hold in place until cladding material application is complete.

2. If specified cladding is stucco, EIFS or cultured stone veneer, at the bottom of the mat, place a foundation weep screed. Weather barrier and mat may be placed over top of the back leg of the weep screed to create the proper shingle effect and support moisture drainage.

** Review Specifications

Storage & Handling

WaterWay 11mm should be stored at temperature between 50 degrees to 90 degrees, out of direct sunlight.

Technical / Packaging Information

Product	USA (metric)	WaterWay 11mm	
Core Material	Polypropylene		
Total Thickness	inches (mm)	0.45	(11.5)
Width (less flap)	inches (cm)	58	(147.3)
Width (with flap)	inches (cm)	62	(157.4)
Length	feet (meters)	37.3	(11.37)
Area	sq. ft. (m^2)	180	(16.7)
Roll diameter (average)	inches (cm)	16	(40.6)
Gross roll weight (average)	lbs (kg)	21	(9.52)

Filter Fabric Properties

	Test Method	USA	(Metric)	WaterWay 11mm	
Polymer		Polypropylene			
Weight	EN 1849-1	oz/yd^2	(g/m^2)	2.21	(75)
Mean Tensile Strength	EN 12311-1	Lbs/ft	(kN/m)	181.58	(2.65)
Mean Elongation @ Break	EN12311-1	%	(%)	75	(75)
	Test Reports				
Hydrostatic Head Pressure	AATCC 127	10 cm / 18 hours (equal to 70-mph wind)			
Acceptance criteria for WRB	AC-38	Sec. 4.2.2 Ponding water - Pass			
Moisture vapor transmission	ASTM E-96	Exceeds 247 perms			
Water resistance (Boat test)	ASTM D-779	Vapor transfer 12 min, no water after 96 hours			
Fabric color		White			

Approved
City of Portland - Bureau of Development Services
Planner _____ Date 4.9.18
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

STUC-O-FLEX INTERNATIONAL, INC.
17639 NE 67TH COURT
Redmond, WA 98052
1-800-305-1045
1-425-885-5085
info@stucoflex.com
www.stucoflex.com



IMAGE No. 1: CROSS SECTION OF THE PRODUCT LAYERS



IMAGE No. 2: SAMPLE APPLICATION IN A WALL ASSEMBLY

04.03	HISTORIC REVIEW SET_R2	2018-03-15
04.02	HISTORIC REVIEW SET_R1	2018-02-02
04.01	HISTORIC REVIEW SET	2017-12-22
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Stamp

MORRISON HERSHFIELD

AVON MANOR
ENVELOPE REHABILITATION
909 NE BRAZEE STREET
PORTLAND, OR 97212
LAND USE REVIEW No. 17-196976 MH: P160234.00

DRAIN MAT PRODUCT DATA SHEET

Scale
N/A

DWG No.	Version	Date
[redacted]	04.03	2018-03-14

\\POR01FP\Data1\Shared\Proj\P160234 Avon Manor Condo Rehab\10. Drawings & GIS\2. Design\1. Current\LU.200.dwg

LU 21-033674 HR EXH G-4

Exh C-69


02/26/2018


02/26/2018


ilding Systems Group
from the Elements
02/26/2018


02/26/2018


02/26/2018


PLEASE DO
NOT MOVE
02/26/2018


EXIT
02/26/2018


02/26/2018


02/26/2018


02/26/2018


02/26/2018


02/26/2018


02/26/2018


PLEASE DO
NOT MOVE
02/26/2018

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

September 27, 2021

James Riley
Certa Building Solutions
1510 SE 44th Ave #102
Portland, OR 97215

Re: Land Use Review LU 21-033674 HR – *King's Hill Building Envelope Replacement*

Dear James:

City records indicate that you applied for a Land Use Review on April 6, 2021 for the property located at 731 SW KING AVE, case file number LU 21-033674 HR. As noted in the Incomplete Letter sent May 5, 2021, the deadline to make your application complete is Monday October 4, 2021. Since a copy of the Early Assistance Summary Notes was sent to you on July 2nd, no further action has occurred for this application.

State law (ORS 227.178) allows you up to 180 days from the date your application was submitted to provide some or all of the requested missing information, or to provide a written statement indicating that none of the requested missing information will be provided. If none of the requested information is provided within 180 days, or if a written statement is not submitted within 180 days indicating none of the requested information will be provided, ORS 227.178 states the application is voided on the 181st day. Without this time limit, it is difficult to process applications because regulations and other circumstances may be considerably different from when the application was first submitted.

In this case, the incomplete application will be voided after the October 4, 2021 deadline. If you wish to pursue this application, by October 4,2021, please submit the items indicated in the Incomplete Letter dated May 5, 2021 or provide a written statement that some or none of the requested information will be provided. See Section IV of the Incomplete letter for more information on how to deem the application complete. If you no longer wish to pursue the application, a written request to withdraw your application would result in a partial refund. Again, if we don't receive any response, the application will be voided after October 4, 2021 with no refund.

You may reach me at (503) 865-6515 or via email at *MeganSita.Walker@portlandoregon.gov*. If you write, make sure to include the case number (LU 21-033674 HR) on all correspondence.

Sincerely,

Megan Sita Walker
City Planner

cc: Pieter Vermeulen | Kings Hill Condominium Owners Association
president.khc.board@gmail.com
731 SW King St | Portland, OR 97214
Application Case File
Enc: Incomplete Letter dated May 5, 2021

Walker, Megan

From: Walker, Megan
Sent: Monday, November 22, 2021 2:23 PM
To: Jim Riley
Subject: Re: LU 21-033674 HR - Presentation document

We are starting in a minute.

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Monday, November 22, 2021 2:17 PM
To: Jim Riley <jriley@certasolutions.com>
Subject: Re: LU 21-033674 HR - Presentation document

Hi Jim, the item ahead of us will likely be done early/ we'll likely start before 2:45.

From: Jim Riley <jriley@certasolutions.com>
Sent: Monday, November 22, 2021 12:18 PM
To: BDS Hearings Clerk <BDSHearingsClerk@portlandoregon.gov>
Cc: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Subject: LU 21-033674 HR - Presentation document

Good afternoon.
A pdf version of the PowerPoint I'll be presenting this afternoon has been uploaded to the COP file for the project. Please let me know if you've not received it.
Thanks,
Jim

Jim Riley
CERTA
Director of Architecture
Certa Building Solutions, Inc.
AIA, NCARB, LEED AP BD+C
206.399.8335c
www.certasolutions.com

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Walker, Megan

From: Walker, Megan
Sent: Monday, November 22, 2021 2:17 PM
To: Jim Riley
Subject: Re: LU 21-033674 HR - Presentation document

Hi Jim, the item ahead of us will likely be done early/ we'll likely start before 2:45.

From: Jim Riley <jriley@certasolutions.com>
Sent: Monday, November 22, 2021 12:18 PM
To: BDS Hearings Clerk <BDSHearingsClerk@portlandoregon.gov>
Cc: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Subject: LU 21-033674 HR - Presentation document

Good afternoon.
A pdf version of the PowerPoint I'll be presenting this afternoon has been uploaded to the COP file for the project. Please let me know if you've not received it.
Thanks,
Jim

Jim Riley
CERTA
Director of Architecture
Certa Building Solutions, Inc.
AIA, NCARB, LEED AP BD+C
206.399.8335c
www.certasolutions.com

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Walker, Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Monday, November 22, 2021 12:19 PM
To: BDS Hearings Clerk
Cc: Walker, Megan
Subject: LU 21-033674 HR - Presentation document

Good afternoon.
A pdf version of the PowerPoint I'll be presenting this afternoon has been uploaded to the COP file for the project. Please let me know if you've not received it.
Thanks,
Jim

Jim Riley
CERTA
Director of Architecture
Certa Building Solutions, Inc.
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Walker, Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Monday, November 15, 2021 4:03 PM
To: Walker, Megan
Subject: Re: Staff Report and Recommendation - Action Needed to resolve Urban Forestry concerns Re: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Thank you Megan. I'm going to go put my heart back in my chest…;-)

Jim Riley
206.399.8335c

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Monday, November 15, 2021 4:00:58 PM
To: Jim Riley <jriley@certasolutions.com>
Subject: Re: Staff Report and Recommendation - Action Needed to resolve Urban Forestry concerns Re: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, Please see the attached, amended Urban Foresety response noting that they no longer object to the approval of the Land Use Review. The reviewer, Andrew, appreciates the additional information that you provided and said that this adequately addresses the previously noted concerns. Andrew also mentioned that it is good to know that you worked closely with the previous reviewer Casey Clapp before he left Urban Forestry (I believe this happened recently).

Packets for the hearing - I will also send out another email to you towards the end of next week when I receive the print cost invoice for the hearing packets from P&D. I will forward you the contact information for who to contact at P&D so that you can make the payment for the packets over the phone before the hearing.

Summary of Presentation Order/ Times - Please see below for additional information on the presentation order and time limits for Monday and the attached guide with more information on joining the Zoom Webinar as the applicant.

Staff Presentation (Zoning/ Site Context) - 5 mins
*Applicant Presentation - **20 mins***
Staff Presentation - Discussion topics/ Conditions of Approval - 15 mins
Questions from Commission
Public Testimony - 2 mins each
Commission Deliberation

Let me know if any questions come up.

Thank you,
Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Monday, November 15, 2021 12:58 PM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Subject: RE: Staff Report and Recommendation - Action Needed to resolve Urban Forestry concerns Re: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Thank you Megan. I'm still making calls… Let me know if you need anything.

Jim Riley
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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Monday, November 15, 2021 12:28 PM
To: Jim Riley <jriley@certasolutions.com>
Subject: Re: Staff Report and Recommendation - Action Needed to resolve Urban Forestry concerns Re: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, I forwarded this additional Tree Protection Plan to the Urban Forestry Reviewer and left a VM with them. I am hoping to talk to them about whether or not this additional information can work for them to be able to support the LU. I also asked if this additional plan can serve to resolve the concerns for the Land Use Review phase with the ability to provide any additional information to document the protection of street trees at time of permit. I will keep you updated.

Thank you,
Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Monday, November 15, 2021 9:46 AM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Subject: RE: Staff Report and Recommendation - Action Needed to resolve Urban Forestry concerns Re: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

The City's email systems have identified this email as potentially suspicious. Please click responsibly and be cautious if asked to provide sensitive information.

Megan-
Based on the initial meeting we had with Urban Forestry, my notes say he wasn't going to require an arborists report as the trees are already back from the building face. He even noted that we would be fine just engaging UF during set up of scaffolding to make sure everything was agreeable. He stated flatly that he'd looked at the property and the trees appear to be well back from the building and an arborist report wasn't justified – otherwise we'd have done this month ago. I've attached a more detailed tree protection plan, but there's no way I can get an arborist out and get a report

generated that fast. Had I received it on 11/9, I might have had a shot at it…but this is not viable unless I can pull off a miracle – I'm four calls in and no miracles are in my future so far...

That he's had that drawing for quite some time, stated this wasn't necessary, and I pulled several LU packages where that was the extent of information shown and approved, is really frustrating. Regardless, the updated plan is attached along with some google screen shots that show the conditions that were identified to us as begin sufficient to not need an arborist to be involved. I've confirmed with the scaffolding folks they can stay in the width noted on the plan and they can push the existing foliage out of the way. Scaffolding on sidewalks for a building this short isn't imparting a significant load and isn't going to put substantial pressure on the root zone. Further, any access control we do will be outboard of the curb, laydown of materials will be in the street, and the whole thing will be fenced off which we'll show in the building permit submittal, like we usually do. Megan, I'm really concerned with this one and I need clarity on how we can resolve it.

I have no issues with the flashing Condition being included.

Jim Riley
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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Friday, November 12, 2021 3:44 PM
To: Jim Riley <jriley@certasolutions.com>
Subject: Staff Report and Recommendation - Action Needed to resolve Urban Forestry concerns Re: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, Please find a copy of the Staff Report and Recommendation for the 11/22 hearing with the Historic Landmarks Commission attached. The Staff Report is recommending approval with added recommended Conditions of Approval (B-E). Conditions 'B' and 'E' are standard Conditions of Approval and Conditions 'C' and 'D' are discussed below.

Please note that Urban Forestry submitted a response on 11/9 noting that they are not yet able to recommend approval of the Land Use Review (see attached responses). In order to not proceed with a recommendation of denial, I added Condition of Approval 'D' that states: "Assuming that the issues noted in the Urban Forestry Response (Exhibit E-5) are adequately addressed and Urban Forestry concerns with recommending approval for the purposes of the Land Use Review are resolved prior to the Hearing on November 22nd", the approval criteria are met. Please let me know if you have/ can get the information that the Urban Forestry reviewer is requesting next week. I am going to reach out to the reviewer directly as well and it would be good to know how quickly you will be able to get them the information that they are requesting. If you are able to get them this information by mid week next week, I am hoping that they may be able to submit a revised response saying that they can recommend approval of the LU with additional review needed at time of permit before the 11/22 hearing. Please also note that Life Safety has not yet provided their response to the Land Use Review. I will forward that to you when they send it.

The other added Condition (Condition of Approval 'C') says the following: "All unbacked metal flashing including, but not limited to, through-wall flashing and flashing at casings shall be 22-gauge metal or thicker and have a baked on or prefinished coating to match the cladding or the wood trim where applicable". **Please confirm this Condition is supportable.**

Please let me know if you have the information requested from the Urban Forestry Reviewer. I will give you a call on Monday to discuss this and a few questions about the North Elevation and the dormers.

Hope you have a good weekend~
Thank you,

Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Tuesday, November 2, 2021 11:40 AM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Subject: RE: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Megan-
I just uploaded the update to the drawing package to your portal. It is the file titled 2021-11-02_Kings Hill Type III Historic Landmarks HRR submission.pdf. We did not make any revisions to the narrative document. Please let me know if you have any issues with the file.
Best,

Jim Riley
CERTA
Director of Architecture
Certa Building Solutions, Inc.
AIA, NCARB, LEED AP BD+C
206.399.8335c
www.certasolutions.com

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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Monday, November 1, 2021 5:33 PM
To: Jim Riley <jriley@certasolutions.com>
Subject: Re: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, Please update the final packets to include what we discussed on the 21st (update elevations to show joint line locations, a detail showing the how joints are proposed to be concealed, etc). Please see the attached example from a previous case for stucco replacement on a contributing resource in Irvington approved by the Landmarks Commission in 2018. Also attached are two pictures from the mock-up that the applicant brought to that hearing to show how the proposed expansion joints were being concealed successfully.

If the files are too large to email you can upload them via the same secure link as last time (below). Please let me know when the packets have been uploaded and let me know if any questions come up.

Thank you,
Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Monday, November 1, 2021 4:49 PM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Subject: Re: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Megan-
I have on my calendar that final packets need to be sent for printing tomorrow. Do you have any comments that need to be addressed?
Please let me know.
Best,
Jim

Jim Riley
206.399.8335c

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Thursday, October 21, 2021 8:44:15 AM
To: Jim Riley <jriley@certasolutions.com>
Subject: Fw: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Please confirm you can access attachments.
Thank you,
Megan

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Tuesday, October 19, 2021 3:03 PM
To: Jim Riley <jriley@certasolutions.com>
Subject: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim,

Please see the attached Posting Notice with additional information on how to post the site for the upcoming 11/22 hearing with the Historic Landmarks Commission. The attached Notice also includes the due dates for posting the boards on the site (by the end of the day **10/23**) and for returning the signed Posting Certification Form (by **11/8**) that must be met to keep the 11/22 hearing date noted above.

In addition to the Posting Notice, an Illustrator template for the 18"x24" Posting Board is attached for you (or a print shop) to assemble and print. The 8.5"x11" Posting Information sheet should be placed into the Posting Board template along with a rendering of the proposal. Please see additional instructions attached

for information on the posting board template, materials, installation and mounting height. The instructions also include an example of the Posting Board layout.

Please let me know if I can clarify anything about the posting requirements. I am available to discuss the due dates mentioned in my 10/5 email and posting requirements this week. I'd like to set up a time this week/ early next week to discuss the details of the proposal with you. Please see potential meeting times below and let me know if any of them can work for you to meet via MS Teams next week.

Potential meeting times

10/21 - 9-9:30am

10/25 - 1-2pm

10/26 - 9-10am or 2-3pm

Thank you,

Megan

Attached:

- Posting Notice with Posting Certification Form (PDF)
- Posting Board Information Sheet (PDF and JPG)
- Additional Instructions for Posting Notice Signs for Design Reviews, Historic Resource Reviews, and Design Advice Requests (PDF)
- Posting Notice template with PDF and Illustrator files of 18"x24" Posting Board template (.ZIP)
- Applicant's Guide to Zoom Webinar Hearings for Design Commission and Landmarks Commission

---

From: Jim Riley <jriley@certasolutions.com>
Sent: Wednesday, October 13, 2021 11:33 AM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Megan-
Site area is 6700 sf
Gross occupied building area is 5350 sf X 4 floors for a total of 21,280 sf.

Let me know if need anything else.

Best,

Jim

Jim Riley
CERTA
Director of Architecture
Certa Building Solutions, Inc.
AIA, NCARB, LEED AP BD+C
206.399.8335c
www.certasolutions.com

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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Tuesday, October 12, 2021 9:47 AM
To: Jim Riley <jriley@certasolutions.com>
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Thanks, Jim. Please confirm the Site area and existing building square footage (to remain) so that I can list it on the agenda.

Thank you,
Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Friday, October 8, 2021 11:42 AM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Sorry Megan- I've bene out of office a lot this week. Confirmed on 11/22.
Best,

Jim

Jim Riley
CERTA
Director of Architecture
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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Friday, October 8, 2021 9:12 AM
To: Jim Riley <jriley@certasolutions.com>
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, please confirm the 11/22 hearing date associated dates work for you.

Thank you,
Megan

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Tuesday, October 5, 2021 11:18 AM
To: Jim Riley <jriley@certasolutions.com>
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim,
The next available hearing date with the Historic Landmarks Commission is **Monday, 11/8**. If that date cannot work the next available is **Monday, 11/22**. Please see below for the associated timelines and due dates for these potential hearing dates and confirm which date you would like to pursue as soon as possible.

Timeline associated with the **11/8** hearing date:
Posting Notice ready (digital copy of 18"x24" board to you for you to print/ have printed): **10/6**
Site must be posted by: **10/9**
Final Drawing Packets (digital copy to be printed at P&D and paid for by applicant prior to hearing) due by: **10/19**
Posting Certification Form returned by: **10/24**
Copy of Staff Report and recommendation to the Design Commission to you by: **11/1**

Timeline associated with the **11/22** hearing date:
Posting Notice ready (digital copy of 18"x24" board to you for you to print/ have printed): **10/19**
Site must be posted by: **10/23**
Final Drawing Packets (digital copy to be printed at P&D and paid for by applicant prior to hearing) due by: **11/2**
Posting Certification Form returned by: **11/7**
Copy of Staff Report and recommendation to the Design Commission to you by: **11/15**

Please confirm whether the 11/8 or 11/22 hearing date with the associated timeline will work for you. I will prepare Posting Notice and posting instructions and get them to you by by either tomorrow morning or 10/19 depending on the hearing date picked.

Thank you,
Megan

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Monday, October 4, 2021 1:45 PM
To: Jim Riley <jriley@certasolutions.com>
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Thank you, Jim. Received! I am checking in on the next available hearing date with the Historic Landmarks Commission considering the 10/1 complete date. If I do not hear back about scheduling today, I will let you know the next available hearing date with associated due dates tomorrow.

Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Monday, October 4, 2021 12:57 PM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Cc: president.khc.board@gmail.com <president.khc.board@gmail.com>; Justin Barnhart <jbarnhart@certasolutions.com>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Megan-
Confirmed on this being the complete submission. The files have been uploaded to the link you've provided.
Thanks and talk to you soon.

Jim

Jim Riley
CERTA
Director of Architecture
Certa Building Solutions, Inc.
AIA, NCARB, LEED AP BD+C
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www.certasolutions.com

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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Monday, October 4, 2021 8:33 AM
To: Jim Riley <jriley@certasolutions.com>
Cc: president.khc.board@gmail.com; Justin Barnhart <jbarnhart@certasolutions.com>
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, Please confirm that with this additional information you are providing in response to the Incomplete letter, that you would like to deem the case complete as of Friday, October 1, 2021.

I am not able to access files via the link. Please upload the documents via the secure upload link below and let me know when you have done so (I do not get a separate upload alert). Please also use this link to submit large files that cannot be sent via email (such as Final Drawing Packets) as we moved forward.
https://hcpaw.portlandoregon.gov/u/xfUPFNN1DwfX9Q8V/LU%2021-033674%20HR_731%20SW%20King?l

As mentioned on Wednesday, once you confirm that the case is complete, I will look into the next available hearing date with the Historic Landmarks Commission and get back to you with the associated timeline and due dates later today. I will take a few days to review the additional information in the submittal and let you know if I have any questions.

Thank you,
Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Friday, October 1, 2021 1:51 PM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Cc: president.khc.board@gmail.com <president.khc.board@gmail.com>; Justin Barnhart <jbarnhart@certasolutions.com>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

The City's email systems have identified this email as potentially suspicious. Please click responsibly and be cautious if asked to provide sensitive information.

Megan-

Attached is our response letter for the Kings Hill Historic Resource Review documents we've been sent to date. A copy of this narrative with the original high resolution images was too large to email so the proper file, along with the updated drawings can be found at this dropbox link:
https://www.dropbox.com/sh/vo3u1kgpjkqy0jv/AABPmxE8Ka3vDmOi8_TCOyVwa?dl=0.

Should you have any issues accessing the files, please let me know.

Please confirm receipt.

Have a good weekend and I'll plan to talk with you Monday.

Best,

Jim

Jim Riley
CERTA
Director of Architecture
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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Wednesday, September 29, 2021 12:13 PM
To: Jim Riley <jriley@certasolutions.com>
Cc: president.khc.board@gmail.com
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, thank you for the update. This is good to hear. I am in meetings until 2 and will call you after that.

Talk to you soon,
Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Wednesday, September 29, 2021 10:34 AM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Cc: president.khc.board@gmail.com <president.khc.board@gmail.com>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Megan-
I left you another VM regarding this project. Could you please let me know when a good time to talk would be? I have our submittal ready to turn in – and have had it that way for some time but I do need to discuss a critical piece of the response before I send you documentation regarding it.
I'll be available the rest of the day.
Thank you,

Jim

Jim Riley
CERTA
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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Monday, September 27, 2021 2:47 PM
To: Jim Riley <jriley@certasolutions.com>
Cc: president.khc.board@gmail.com
Subject: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, Please see the attached 180-day Notice Memo explaining that action is needed on this case (LU 21-033674 HR) by the October 4, 2021 deadline. If no action is taken by October 4th to either deem the case complete (see options in Section IV of the attached Incomplete letter) or if you do not request that the case be withdrawn for a partial refund, the application will be voided after October 4, 2021, with no refund.

Please let me know how you choose to proceed.

Thank you,
Megan

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Friday, July 2, 2021 10:24 AM
To: jriley@certasolutions.com <jriley@certasolutions.com>
Subject: Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, thank you for your message. Please find a copy of the EA Summary Memo attached (EA 20-153737 PC). Also, I checked, and it looks like the link to the reference materials below still works, but please let me know if you have any issues accessing those documents.

Let me know if you would like to set up a time next week to talk about the case as you gather information in response to the Incomplete letter.

Thank you,
Megan

From: Walker, Megan
Sent: Wednesday, May 5, 2021 5:41 PM
To: jriley@certasolutions.com <jriley@certasolutions.com>
Subject: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, Thank you for the information submitted in the Historic Resource Review application (LU 21-033674 HR) for the proposed alterations at 731 SW King Ave. It is great to see that you will be retaining and rehabilitating the existing windows with dual glazing.

In reviewing the information submitted, there is still additional information needed to deem the application complete and for staff to be able to adequately review the proposal. Please see Section I of the attached Incomplete letter outlining information that is needed to deem the application complete.

Section II of the letter outlines initial issues that should be addressed relative to the applicable approval criteria based on the information provided. The letter includes references to example cladding assessment and analysis diagrams to help clarify the type of information that is needed for review. Please find these examples/ reference documents from a previous cladding replacement HR case at the link below. I also included a copy of the final approved exhibits for this case and pictures of the large wall-assembly mock-up provided for that project. This mockup was very large and included a full window as window replacements were being proposed as a part of that project. Staff does not expect needing this large of a mock, but information on how you are proposing to inset existing rehabilitated windows into the cladding and how you are going to conceal joints should be clearly conveyed. Let me know if you have any trouble accessing the examples through the link below.
https://hcpaw.portlandoregon.gov/u/mu0FtYxtBb6I7QW0/INC%20Reference%20Documents?l

Request for Completeness responses from PBOT and BES reviewers are also attached for reference.

Please let me know if I can answer any questions about the information requested to deem the case complete, the issues raised, or the examples provided.

Thank you,

Megan

Megan Sita Walker (she/ her/ they)

City Planner - Urban Design
Design and Historic Resource Review | Land Use Services
Bureau of Development Services | City of Portland

MeganSita.Walker@portlandoregon.gov | (503) 865-6515

Monday through Thursday: 8am - 4:30pm
Every Friday: Furlough

Walker, Megan

From: Walker, Megan
Sent: Monday, November 15, 2021 4:01 PM
To: Jim Riley
Subject: Re: Staff Report and Recommendation - Action Needed to resolve Urban Forestry concerns Re: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR
Attachments: Virtual-Mtg-Guidance_for_Applicants_DC-HLC_v8-3-20.pdf; LU 21-033674 HR_E-5_Urban Forestry_Amended_111521.pdf

Hi Jim, Please see the attached, amended Urban Foresety response noting that they no longer object to the approval of the Land Use Review. The reviewer, Andrew, appreciates the additional information that you provided and said that this adequately addresses the previously noted concerns. Andrew also mentioned that it is good to know that you worked closely with the previous reviewer Casey Clapp before he left Urban Forestry (I believe this happened recently).

Packets for the hearing - I will also send out another email to you towards the end of next week when I receive the print cost invoice for the hearing packets from P&D. I will forward you the contact information for who to contact at P&D so that you can make the payment for the packets over the phone before the hearing.

Summary of Presentation Order/ Times - Please see below for additional information on the presentation order and time limits for Monday and the attached guide with more information on joining the Zoom Webinar as the applicant.

Staff Presentation (Zoning/ Site Context) - 5 mins
*Applicant Presentation - **20 mins***
Staff Presentation - Discussion topics/ Conditions of Approval - 15 mins
Questions from Commission
Public Testimony - 2 mins each
Commission Deliberation

Let me know if any questions come up.

Thank you,
Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Monday, November 15, 2021 12:58 PM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Subject: RE: Staff Report and Recommendation - Action Needed to resolve Urban Forestry concerns Re: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Thank you Megan. I'm still making calls… Let me know if you need anything.

Jim Riley
CERTA
Director of Architecture
Certa Building Solutions, Inc.
AIA, NCARB, LEED AP BD+C
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www.certasolutions.com

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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Monday, November 15, 2021 12:28 PM
To: Jim Riley <jriley@certasolutions.com>
Subject: Re: Staff Report and Recommendation - Action Needed to resolve Urban Forestry concerns Re: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, I forwarded this additional Tree Protection Plan to the Urban Forestry Reviewer and left a VM with them. I am hoping to talk to them about whether or not this additional information can work for them to be able to support the LU. I also asked if this additional plan can serve to resolve the concerns for the Land Use Review phase with the ability to provide any additional information to document the protection of street trees at time of permit. I will keep you updated.

Thank you,
Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Monday, November 15, 2021 9:46 AM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Subject: RE: Staff Report and Recommendation - Action Needed to resolve Urban Forestry concerns Re: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

The City's email systems have identified this email as potentially suspicious. Please click responsibly and be cautious if asked to provide sensitive information.

Megan-
Based on the initial meeting we had with Urban Forestry, my notes say he wasn't going to require an arborists report as the trees are already back from the building face. He even noted that we would be fine just engaging UF during set up of scaffolding to make sure everything was agreeable. He stated flatly that he'd looked at the property and the trees appear to be well back from the building and an arborist report wasn't justified – otherwise we'd have done this month ago. I've attached a more detailed tree protection plan, but there's no way I can get an arborist out and get a report generated that fast. Had I received it on 11/9, I might have had a shot at it…but this is not viable unless I can pull off a miracle – I'm four calls in and no miracles are in my future so far...

That he's had that drawing for quite some time, stated this wasn't necessary, and I pulled several LU packages where that was the extent of information shown and approved, is really frustrating. Regardless, the updated plan is attached along with some google screen shots that show the conditions that were identified to us as begin sufficient to not need an arborist to be involved. I've confirmed with the scaffolding folks they can stay in the width noted on the plan and they can push the existing foliage out of the way. Scaffolding on sidewalks for a building this short isn't imparting a significant load and isn't going to put substantial pressure on the root zone. Further, any access control we do will be

outboard of the curb, laydown of materials will be in the street, and the whole thing will be fenced off which we'll show in the building permit submittal, like we usually do. Megan, I'm really concerned with this one and I need clarity on how we can resolve it.

I have no issues with the flashing Condition being included.

Jim Riley
CERTA
Director of Architecture
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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Friday, November 12, 2021 3:44 PM
To: Jim Riley <jriley@certasolutions.com>
Subject: Staff Report and Recommendation - Action Needed to resolve Urban Forestry concerns Re: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, Please find a copy of the Staff Report and Recommendation for the 11/22 hearing with the Historic Landmarks Commission attached. The Staff Report is recommending approval with added recommended Conditions of Approval (B-E). Conditions 'B' and 'E' are standard Conditions of Approval and Conditions 'C' and 'D' are discussed below.

Please note that Urban Forestry submitted a response on 11/9 noting that they are not yet able to recommend approval of the Land Use Review (see attached responses). In order to not proceed with a recommendation of denial, I added Condition of Approval 'D' that states: "Assuming that the issues noted in the Urban Forestry Response (Exhibit E-5) are adequately addressed and Urban Forestry concerns with recommending approval for the purposes of the Land Use Review are resolved prior to the Hearing on November 22nd", the approval criteria are met. Please let me know if you have/ can get the information that the Urban Forestry reviewer is requesting next week. I am going to reach out to the reviewer directly as well and it would be good to know how quickly you will be able to get them the information that they are requesting. If you are able to get them this information by mid week next week, I am hoping that they may be able to submit a revised response saying that they can recommend approval of the LU with additional review needed at time of permit before the 11/22 hearing. Please also note that Life Safety has not yet provided their response to the Land Use Review. I will forward that to you when they send it.

The other added Condition (Condition of Approval 'C') says the following: "All unbacked metal flashing including, but not limited to, through-wall flashing and flashing at casings shall be 22-gauge metal or thicker and have a baked on or prefinished coating to match the cladding or the wood trim where applicable". **Please confirm this Condition is supportable.**

Please let me know if you have the information requested from the Urban Forestry Reviewer. I will give you a call on Monday to discuss this and a few questions about the North Elevation and the dormers.

Hope you have a good weekend~

Thank you,

Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Tuesday, November 2, 2021 11:40 AM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Subject: RE: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Megan-
I just uploaded the update to the drawing package to your portal. It is the file titled 2021-11-02_Kings Hill Type III Historic Landmarks HRR submission.pdf. We did not make any revisions to the narrative document. Please let me know if you have any issues with the file.
Best,

Jim Riley
CERTA
Director of Architecture
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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Monday, November 1, 2021 5:33 PM
To: Jim Riley <jriley@certasolutions.com>
Subject: Re: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, Please update the final packets to include what we discussed on the 21st (update elevations to show joint line locations, a detail showing the how joints are proposed to be concealed, etc). Please see the attached example from a previous case for stucco replacement on a contributing resource in Irvington approved by the Landmarks Commission in 2018. Also attached are two pictures from the mock-up that the applicant brought to that hearing to show how the proposed expansion joints were being concealed successfully.

If the files are too large to email you can upload them via the same secure link as last time (below). Please let me know when the packets have been uploaded and let me know if any questions come up.

Thank you,
Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Monday, November 1, 2021 4:49 PM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>

Subject: Re: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Megan-
I have on my calendar that final packets need to be sent for printing tomorrow. Do you have any comments that need to be addressed?
Please let me know.
Best,
Jim

Jim Riley
206.399.8335c

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Thursday, October 21, 2021 8:44:15 AM
To: Jim Riley <jriley@certasolutions.com>
Subject: Fw: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Please confirm you can access attachments.
Thank you,
Megan

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Tuesday, October 19, 2021 3:03 PM
To: Jim Riley <jriley@certasolutions.com>
Subject: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim,

Please see the attached Posting Notice with additional information on how to post the site for the upcoming 11/22 hearing with the Historic Landmarks Commission. The attached Notice also includes the due dates for posting the boards on the site (by the end of the day **10/23**) and for returning the signed Posting Certification Form (by **11/8**) that must be met to keep the 11/22 hearing date noted above.

In addition to the Posting Notice, an Illustrator template for the 18"x24" Posting Board is attached for you (or a print shop) to assemble and print. The 8.5"x11" Posting Information sheet should be placed into the Posting Board template along with a rendering of the proposal. Please see additional instructions attached for information on the posting board template, materials, installation and mounting height. The instructions also include an example of the Posting Board layout.

Please let me know if I can clarify anything about the posting requirements. I am available to discuss the due dates mentioned in my 10/5 email and posting requirements this week. I'd like to set up a time this week/

early next week to discuss the details of the proposal with you. Please see potential meeting times below and let me know if any of them can work for you to meet via MS Teams next week.

Potential meeting times

10/21 - 9-9:30am

10/25 - 1-2pm

10/26 - 9-10am or 2-3pm

Thank you,

Megan

Attached:

- Posting Notice with Posting Certification Form (PDF)
- Posting Board Information Sheet (PDF and JPG)
- Additional Instructions for Posting Notice Signs for Design Reviews, Historic Resource Reviews, and Design Advice Requests (PDF)
- Posting Notice template with PDF and Illustrator files of 18"x24" Posting Board template (.ZIP)
- Applicant's Guide to Zoom Webinar Hearings for Design Commission and Landmarks Commission

---

From: Jim Riley <jriley@certasolutions.com>
Sent: Wednesday, October 13, 2021 11:33 AM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Megan-
Site area is 6700 sf
Gross occupied building area is 5350 sf X 4 floors for a total of 21,280 sf.

Let me know if need anything else.

Best,

Jim

Jim Riley

Director of Architecture
Certa Building Solutions, Inc.
AIA, NCARB, LEED AP BD+C
206.399.8335c
www.certasolutions.com

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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Tuesday, October 12, 2021 9:47 AM
To: Jim Riley <jriley@certasolutions.com>
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Thanks, Jim. Please confirm the Site area and existing building square footage (to remain) so that I can list it on the agenda.

Thank you,
Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Friday, October 8, 2021 11:42 AM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Sorry Megan- I've bene out of office a lot this week. Confirmed on 11/22.
Best,

Jim

Jim Riley

Director of Architecture
Certa Building Solutions, Inc.
AIA, NCARB, LEED AP BD+C
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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Friday, October 8, 2021 9:12 AM
To: Jim Riley <jriley@certasolutions.com>
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, please confirm the 11/22 hearing date associated dates work for you.

Thank you,
Megan

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Tuesday, October 5, 2021 11:18 AM
To: Jim Riley <jriley@certasolutions.com>
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim,
The next available hearing date with the Historic Landmarks Commission is **Monday, 11/8**. If that date cannot work the next available is **Monday, 11/22**. Please see below for the associated timelines and due dates for these potential hearing dates and confirm which date you would like to pursue as soon as possible.

Timeline associated with the **11/8** hearing date:
Posting Notice ready (digital copy of 18"x24" board to you for you to print/ have printed): **10/6**
Site must be posted by: **10/9**
Final Drawing Packets (digital copy to be printed at P&D and paid for by applicant prior to hearing) due by: **10/19**
Posting Certification Form returned by: **10/24**
Copy of Staff Report and recommendation to the Design Commission to you by: **11/1**

Timeline associated with the **11/22** hearing date:
Posting Notice ready (digital copy of 18"x24" board to you for you to print/ have printed): **10/19**
Site must be posted by: **10/23**
Final Drawing Packets (digital copy to be printed at P&D and paid for by applicant prior to hearing) due by: **11/2**
Posting Certification Form returned by: **11/7**
Copy of Staff Report and recommendation to the Design Commission to you by: **11/15**

Please confirm whether the 11/8 or 11/22 hearing date with the associated timeline will work for you. I will prepare Posting Notice and posting instructions and get them to you by by either tomorrow morning or 10/19 depending on the hearing date picked.

Thank you,
Megan

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Monday, October 4, 2021 1:45 PM
To: Jim Riley <jriley@certasolutions.com>
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Thank you, Jim. Received! I am checking in on the next available hearing date with the Historic Landmarks Commission considering the 10/1 complete date. If I do not hear back about scheduling today, I will let you know the next available hearing date with associated due dates tomorrow.

Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Monday, October 4, 2021 12:57 PM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Cc: president.khc.board@gmail.com <president.khc.board@gmail.com>; Justin Barnhart <jbarnhart@certasolutions.com>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Megan-
Confirmed on this being the complete submission. The files have been uploaded to the link you've provided.
Thanks and talk to you soon.

Jim

Jim Riley
CERTA
Director of Architecture
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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Monday, October 4, 2021 8:33 AM
To: Jim Riley <jriley@certasolutions.com>
Cc: president.khc.board@gmail.com; Justin Barnhart <jbarnhart@certasolutions.com>
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, Please confirm that with this additional information you are providing in response to the Incomplete letter, that you would like to deem the case complete as of Friday, October 1, 2021.

I am not able to access files via the link. Please upload the documents via the secure upload link below and let me know when you have done so (I do not get a separate upload alert). Please also use this link to submit large files that cannot be sent via email (such as Final Drawing Packets) as we moved forward.
https://hcpaw.portlandoregon.gov/u/xfUPFNN1DwfX9Q8V/LU%2021-033674%20HR_731%20SW%20King?l

As mentioned on Wednesday, once you confirm that the case is complete, I will look into the next available hearing date with the Historic Landmarks Commission and get back to you with the associated timeline and due dates later today. I will take a few days to review the additional information in the submittal and let you know if I have any questions.

Thank you,
Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Friday, October 1, 2021 1:51 PM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>

Cc: president.khc.board@gmail.com <president.khc.board@gmail.com>; Justin Barnhart <jbarnhart@certasolutions.com>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

The City's email systems have identified this email as potentially suspicious. Please click responsibly and be cautious if asked to provide sensitive information.

Megan-

Attached is our response letter for the Kings Hill Historic Resource Review documents we've been sent to date. A copy of this narrative with the original high resolution images was too large to email so the proper file, along with the updated drawings can be found at this dropbox link: https://www.dropbox.com/sh/vo3u1kgpjkqy0jv/AABPmxE8Ka3vDmOi8_TCOyVwa?dl=0.

Should you have any issues accessing the files, please let me know.

Please confirm receipt.

Have a good weekend and I'll plan to talk with you Monday.

Best,

Jim

Jim Riley
CERTA
Director of Architecture
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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Wednesday, September 29, 2021 12:13 PM
To: Jim Riley <jriley@certasolutions.com>
Cc: president.khc.board@gmail.com
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, thank you for the update. This is good to hear. I am in meetings until 2 and will call you after that.

Talk to you soon,
Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Wednesday, September 29, 2021 10:34 AM

To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Cc: president.khc.board@gmail.com <president.khc.board@gmail.com>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Megan-
I left you another VM regarding this project. Could you please let me know when a good time to talk would be? I have our submittal ready to turn in – and have had it that way for some time but I do need to discuss a critical piece of the response before I send you documentation regarding it.
I'll be available the rest of the day.
Thank you,

Jim

Jim Riley
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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Monday, September 27, 2021 2:47 PM
To: Jim Riley <jriley@certasolutions.com>
Cc: president.khc.board@gmail.com
Subject: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, Please see the attached 180-day Notice Memo explaining that action is needed on this case (LU 21-033674 HR) by the October 4, 2021 deadline. If no action is taken by October 4th to either deem the case complete (see options in Section IV of the attached Incomplete letter) or if you do not request that the case be withdrawn for a partial refund, the application will be voided after October 4, 2021, with no refund.

Please let me know how you choose to proceed.

Thank you,
Megan

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Friday, July 2, 2021 10:24 AM
To: jriley@certasolutions.com <jriley@certasolutions.com>
Subject: Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, thank you for your message. Please find a copy of the EA Summary Memo attached (EA 20-153737 PC). Also, I checked, and it looks like the link to the reference materials below still works, but please let me know if you have any issues accessing those documents.

Let me know if you would like to set up a time next week to talk about the case as you gather information in response to the Incomplete letter.

Thank you,
Megan

From: Walker, Megan
Sent: Wednesday, May 5, 2021 5:41 PM
To: jriley@certasolutions.com <jriley@certasolutions.com>
Subject: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, Thank you for the information submitted in the Historic Resource Review application (LU 21-033674 HR) for the proposed alterations at 731 SW King Ave. It is great to see that you will be retaining and rehabilitating the existing windows with dual glazing.

In reviewing the information submitted, there is still additional information needed to deem the application complete and for staff to be able to adequately review the proposal. Please see Section I of the attached Incomplete letter outlining information that is needed to deem the application complete.

Section II of the letter outlines initial issues that should be addressed relative to the applicable approval criteria based on the information provided. The letter includes references to example cladding assessment and analysis diagrams to help clarify the type of information that is needed for review. Please find these examples/ reference documents from a previous cladding replacement HR case at the link below. I also included a copy of the final approved exhibits for this case and pictures of the large wall-assembly mock-up provided for that project. This mockup was very large and included a full window as window replacements were being proposed as a part of that project. Staff does not expect needing this large of a mock, but information on how you are proposing to inset existing rehabilitated windows into the cladding and how you are going to conceal joints should be clearly conveyed. Let me know if you have any trouble accessing the examples through the link below.
https://hcpaw.portlandoregon.gov/u/mu0FtYxtBb6I7QW0/INC%20Reference%20Documents?l

Request for Completeness responses from PBOT and BES reviewers are also attached for reference.

Please let me know if I can answer any questions about the information requested to deem the case complete, the issues raised, or the examples provided.

Thank you,

Megan

Megan Sita Walker (she/ her/ they)

City Planner - Urban Design
Design and Historic Resource Review | Land Use Services
Bureau of Development Services | City of Portland

MeganSita.Walker@portlandoregon.gov | (503) 865-6515

Monday through Thursday: 8am - 4:30pm
Every Friday: Furlough

Walker, Megan

From: Gallahan, Andrew
Sent: Monday, November 15, 2021 3:27 PM
To: Walker, Megan
Subject: RE: Staff Report and Recommendation - Action Needed to resolve Urban Forestry concerns Re: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hello Megan,

Thanks for passing along the response and concerns of the applicant. It's always fun to jump n the middle of reviews for a project a coworker began. Anyway, the response is adequate and addresses my concerns for the street trees. I'm glad to know that they worked closely with Casey Clapp before his exit form UF. I have now revised my response in Amanda and am now supporting the proposal.

Thanks,

Andrew Gallahan
Tree Inspector
ISA Certified Arborist PN-6689 A
Tree Risk Assessment Qualified
Portland Parks & Recreation | Urban Forestry
1900 SW Fourth Avenue, Suite 5000, Portland, OR 97201
(503) 823-4511
Andrew.Gallahan@PortlandOregon.gov
https://www.portlandoregon.gov/trees/

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Monday, November 15, 2021 12:21 PM
To: Gallahan, Andrew <Andrew.Gallahan@portlandoregon.gov>
Cc: Fioravanti, Kara <Kara.Fioravanti@portlandoregon.gov>
Subject: Fw: Staff Report and Recommendation - Action Needed to resolve Urban Forestry concerns Re: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Andrew, this is intended to follow up on the voicemail I left with you. Please see the attached updated Tree Protection Plan from the applicant, Jim Riley, and Jim's response with a summary of what he has heard from Urban Forestry thus far below. The Pre-App notes provided to the applicant from Casey Clapp are also attached as areference.

I am hoping to check in with you today to see if this additional information can serve to address the concerns you raised in your attached Land Use Review Response for LU 21-033674 HR. I am hoping that this additional information could potentially help you be able to support them proceed with the Land Use Review (which staff is recommending approval for) and that additional information can be provided as needed at permit. This Type III Review is going to the Historic Landmarks Commission next Monday 11/22 and we will need Urban Forestry's support in order to proceed with approving the LU.

Please let me know if you are available to discuss this additional information with me today. I am available via MS Teams or my cell 503-865-6515.

Thank you,
Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Monday, November 15, 2021 9:46 AM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Subject: RE: Staff Report and Recommendation - Action Needed to resolve Urban Forestry concerns Re: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

The City's email systems have identified this email as potentially suspicious. Please click responsibly and be cautious if asked to provide sensitive information.

Megan-
Based on the initial meeting we had with Urban Forestry, my notes say he wasn't going to require an arborists report as the trees are already back from the building face. He even noted that we would be fine just engaging UF during set up of scaffolding to make sure everything was agreeable. He stated flatly that he'd looked at the property and the trees appear to be well back from the building and an arborist report wasn't justified – otherwise we'd have done this month ago. I've attached a more detailed tree protection plan, but there's no way I can get an arborist out and get a report generated that fast. Had I received it on 11/9, I might have had a shot at it…but this is not viable unless I can pull off a miracle – I'm four calls in and no miracles are in my future so far...

That he's had that drawing for quite some time, stated this wasn't necessary, and I pulled several LU packages where that was the extent of information shown and approved, is really frustrating. Regardless, the updated plan is attached along with some google screen shots that show the conditions that were identified to us as begin sufficient to not need an arborist to be involved. I've confirmed with the scaffolding folks they can stay in the width noted on the plan and they can push the existing foliage out of the way. Scaffolding on sidewalks for a building this short isn't imparting a significant load and isn't going to put substantial pressure on the root zone. Further, any access control we do will be outboard of the curb, laydown of materials will be in the street, and the whole thing will be fenced off which we'll show in the building permit submittal, like we usually do. Megan, I'm really concerned with this one and I need clarity on how we can resolve it.

I have no issues with the flashing Condition being included.

Jim Riley
CERTA
Director of Architecture
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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Friday, November 12, 2021 3:44 PM

To: Jim Riley <jriley@certasolutions.com>
Subject: Staff Report and Recommendation - Action Needed to resolve Urban Forestry concerns Re: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, Please find a copy of the Staff Report and Recommendation for the 11/22 hearing with the Historic Landmarks Commission attached. The Staff Report is recommending approval with added recommended Conditions of Approval (B-E). Conditions 'B' and 'E' are standard Conditions of Approval and Conditions 'C' and 'D' are discussed below.

Please note that Urban Forestry submitted a response on 11/9 noting that they are not yet able to recommend approval of the Land Use Review (see attached responses). In order to not proceed with a recommendation of denial, I added Condition of Approval 'D' that states: "Assuming that the issues noted in the Urban Forestry Response (Exhibit E-5) are adequately addressed and Urban Forestry concerns with recommending approval for the purposes of the Land Use Review are resolved prior to the Hearing on November 22nd", the approval criteria are met. Please let me know if you have/ can get the information that the Urban Forestry reviewer is requesting next week. I am going to reach out to the reviewer directly as well and it would be good to know how quickly you will be able to get them the information that they are requesting. If you are able to get them this information by mid week next week, I am hoping that they may be able to submit a revised response saying that they can recommend approval of the LU with additional review needed at time of permit before the 11/22 hearing. Please also note that Life Safety has not yet provided their response to the Land Use Review. I will forward that to you when they send it.

The other added Condition (Condition of Approval 'C') says the following: "All unbacked metal flashing including, but not limited to, through-wall flashing and flashing at casings shall be 22-gauge metal or thicker and have a baked on or prefinished coating to match the cladding or the wood trim where applicable". **Please confirm this Condition is supportable.**

Please let me know if you have the information requested from the Urban Forestry Reviewer. I will give you a call on Monday to discuss this and a few questions about the North Elevation and the dormers.

Hope you have a good weekend~
Thank you,

Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Tuesday, November 2, 2021 11:40 AM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Subject: RE: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Megan-
I just uploaded the update to the drawing package to your portal. It is the file titled 2021-11-02_Kings Hill Type III Historic Landmarks HRR submission.pdf. We did not make any revisions to the narrative document. Please let me know if you have any issues with the file.
Best,

Jim Riley
CERTA

Director of Architecture
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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Monday, November 1, 2021 5:33 PM
To: Jim Riley <jriley@certasolutions.com>
Subject: Re: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, Please update the final packets to include what we discussed on the 21st (update elevations to show joint line locations, a detail showing the how joints are proposed to be concealed, etc). Please see the attached example from a previous case for stucco replacement on a contributing resource in Irvington approved by the Landmarks Commission in 2018. Also attached are two pictures from the mock-up that the applicant brought to that hearing to show how the proposed expansion joints were being concealed successfully.

If the files are too large to email you can upload them via the same secure link as last time (below). Please let me know when the packets have been uploaded and let me know if any questions come up.

Thank you,
Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Monday, November 1, 2021 4:49 PM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Subject: Re: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Megan-
I have on my calendar that final packets need to be sent for printing tomorrow. Do you have any comments that need to be addressed?
Please let me know.
Best,
Jim

Jim Riley
206.399.8335c

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Thursday, October 21, 2021 8:44:15 AM
To: Jim Riley <jriley@certasolutions.com>
Subject: Fw: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Please confirm you can access attachments.

Thank you,
Megan

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Tuesday, October 19, 2021 3:03 PM
To: Jim Riley <jriley@certasolutions.com>
Subject: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim,

Please see the attached Posting Notice with additional information on how to post the site for the upcoming 11/22 hearing with the Historic Landmarks Commission. The attached Notice also includes the due dates for posting the boards on the site (by the end of the day **10/23**) and for returning the signed Posting Certification Form (by **11/8**) that must be met to keep the 11/22 hearing date noted above.

In addition to the Posting Notice, an Illustrator template for the 18"x24" Posting Board is attached for you (or a print shop) to assemble and print. The 8.5"x11" Posting Information sheet should be placed into the Posting Board template along with a rendering of the proposal. Please see additional instructions attached for information on the posting board template, materials, installation and mounting height. The instructions also include an example of the Posting Board layout.

Please let me know if I can clarify anything about the posting requirements. I am available to discuss the due dates mentioned in my 10/5 email and posting requirements this week. I'd like to set up a time this week/ early next week to discuss the details of the proposal with you. Please see potential meeting times below and let me know if any of them can work for you to meet via MS Teams next week.

Potential meeting times

10/21 - 9-9:30am

10/25 - 1-2pm

10/26 - 9-10am or 2-3pm

Thank you,

Megan

Attached:

- Posting Notice with Posting Certification Form (PDF)
- Posting Board Information Sheet (PDF and JPG)
- Additional Instructions for Posting Notice Signs for Design Reviews, Historic Resource Reviews, and Design Advice Requests (PDF)
- Posting Notice template with PDF and Illustrator files of 18"x24" Posting Board template (.ZIP)
- Applicant's Guide to Zoom Webinar Hearings for Design Commission and Landmarks Commission

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From: Jim Riley <jriley@certasolutions.com>
Sent: Wednesday, October 13, 2021 11:33 AM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Megan-
Site area is 6700 sf
Gross occupied building area is 5350 sf X 4 floors for a total of 21,280 sf.

Let me know if need anything else.

Best,

Jim

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206.399.8335c
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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Tuesday, October 12, 2021 9:47 AM
To: Jim Riley <jriley@certasolutions.com>
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Thanks, Jim. Please confirm the Site area and existing building square footage (to remain) so that I can list it on the agenda.

Thank you,
Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Friday, October 8, 2021 11:42 AM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Sorry Megan- I've bene out of office a lot this week. Confirmed on 11/22.
Best,

Jim

Jim Riley
CERTA
Director of Architecture
Certa Building Solutions, Inc.
AIA, NCARB, LEED AP BD+C
206.399.8335c
www.certasolutions.com

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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Friday, October 8, 2021 9:12 AM
To: Jim Riley <jriley@certasolutions.com>
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, please confirm the 11/22 hearing date associated dates work for you.

Thank you,
Megan

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Tuesday, October 5, 2021 11:18 AM
To: Jim Riley <jriley@certasolutions.com>
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim,

The next available hearing date with the Historic Landmarks Commission is **Monday, 11/8**. If that date cannot work the next available is **Monday, 11/22**. Please see below for the associated timelines and due dates for these potential hearing dates and confirm which date you would like to pursue as soon as possible.

Timeline associated with the **11/8** hearing date:

Posting Notice ready (digital copy of 18"x24" board to you for you to print/ have printed): **10/6**

Site must be posted by: **10/9**

Final Drawing Packets (digital copy to be printed at P&D and paid for by applicant prior to hearing) due by: **10/19**

Posting Certification Form returned by: **10/24**

Copy of Staff Report and recommendation to the Design Commission to you by: **11/1**

Timeline associated with the **11/22** hearing date:

Posting Notice ready (digital copy of 18"x24" board to you for you to print/ have printed): **10/19**

Site must be posted by: **10/23**

Final Drawing Packets (digital copy to be printed at P&D and paid for by applicant prior to hearing) due by: **11/2**

Posting Certification Form returned by: **11/7**

Copy of Staff Report and recommendation to the Design Commission to you by: **11/15**

Please confirm whether the 11/8 or 11/22 hearing date with the associated timeline will work for you. I will prepare Posting Notice and posting instructions and get them to you by by either tomorrow morning or 10/19 depending on the hearing date picked.

Thank you,
Megan

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Monday, October 4, 2021 1:45 PM
To: Jim Riley <jriley@certasolutions.com>
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Thank you, Jim. Received! I am checking in on the next available hearing date with the Historic Landmarks Commission considering the 10/1 complete date. If I do not hear back about scheduling today, I will let you know the next available hearing date with associated due dates tomorrow.

Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Monday, October 4, 2021 12:57 PM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>

Cc: president.khc.board@gmail.com <president.khc.board@gmail.com>; Justin Barnhart <jbarnhart@certasolutions.com>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Megan-
Confirmed on this being the complete submission. The files have been uploaded to the link you've provided.
Thanks and talk to you soon.

Jim

Jim Riley
CERTA
Director of Architecture
Certa Building Solutions, Inc.
AIA, NCARB, LEED AP BD+C
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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Monday, October 4, 2021 8:33 AM
To: Jim Riley <jriley@certasolutions.com>
Cc: president.khc.board@gmail.com; Justin Barnhart <jbarnhart@certasolutions.com>
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, Please confirm that with this additional information you are providing in response to the Incomplete letter, that you would like to deem the case complete as of Friday, October 1, 2021.

I am not able to access files via the link. Please upload the documents via the secure upload link below and let me know when you have done so (I do not get a separate upload alert). Please also use this link to submit large files that cannot be sent via email (such as Final Drawing Packets) as we moved forward.
https://hcpaw.portlandoregon.gov/u/xfUPFNN1DwfX9Q8V/LU%2021-033674%20HR_731%20SW%20King?l

As mentioned on Wednesday, once you confirm that the case is complete, I will look into the next available hearing date with the Historic Landmarks Commission and get back to you with the associated timeline and due dates later today. I will take a few days to review the additional information in the submittal and let you know if I have any questions.

Thank you,
Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Friday, October 1, 2021 1:51 PM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Cc: president.khc.board@gmail.com <president.khc.board@gmail.com>; Justin Barnhart <jbarnhart@certasolutions.com>

Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

The City's email systems have identified this email as potentially suspicious. Please click responsibly and be cautious if asked to provide sensitive information.

Megan-

Attached is our response letter for the Kings Hill Historic Resource Review documents we've been sent to date. A copy of this narrative with the original high resolution images was too large to email so the proper file, along with the updated drawings can be found at this dropbox link:
https://www.dropbox.com/sh/vo3u1kgpjkqy0jv/AABPmxE8Ka3vDmOi8_TCOyVwa?dl=0.

Should you have any issues accessing the files, please let me know.

Please confirm receipt.

Have a good weekend and I'll plan to talk with you Monday.

Best,

Jim

Jim Riley
CERTA
Director of Architecture
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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Wednesday, September 29, 2021 12:13 PM
To: Jim Riley <jriley@certasolutions.com>
Cc: president.khc.board@gmail.com
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, thank you for the update. This is good to hear. I am in meetings until 2 and will call you after that.

Talk to you soon,
Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Wednesday, September 29, 2021 10:34 AM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Cc: president.khc.board@gmail.com <president.khc.board@gmail.com>

Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Megan-
I left you another VM regarding this project. Could you please let me know when a good time to talk would be? I have our submittal ready to turn in – and have had it that way for some time but I do need to discuss a critical piece of the response before I send you documentation regarding it.
I'll be available the rest of the day.
Thank you,

Jim

Jim Riley
CERTA
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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Monday, September 27, 2021 2:47 PM
To: Jim Riley <jriley@certasolutions.com>
Cc: president.khc.board@gmail.com
Subject: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, Please see the attached 180-day Notice Memo explaining that action is needed on this case (LU 21-033674 HR) by the October 4, 2021 deadline. If no action is taken by October 4th to either deem the case complete (see options in Section IV of the attached Incomplete letter) or if you do not request that the case be withdrawn for a partial refund, the application will be voided after October 4, 2021, with no refund.

Please let me know how you choose to proceed.

Thank you,
Megan

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Friday, July 2, 2021 10:24 AM
To: jriley@certasolutions.com <jriley@certasolutions.com>
Subject: Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, thank you for your message. Please find a copy of the EA Summary Memo attached (EA 20-153737 PC). Also, I checked, and it looks like the link to the reference materials below still works, but please let me know if you have any issues accessing those documents.

Let me know if you would like to set up a time next week to talk about the case as you gather information in response to the Incomplete letter.

Thank you,
Megan

From: Walker, Megan
Sent: Wednesday, May 5, 2021 5:41 PM
To: jriley@certasolutions.com <jriley@certasolutions.com>
Subject: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, Thank you for the information submitted in the Historic Resource Review application (LU 21-033674 HR) for the proposed alterations at 731 SW King Ave. It is great to see that you will be retaining and rehabilitating the existing windows with dual glazing.

In reviewing the information submitted, there is still additional information needed to deem the application complete and for staff to be able to adequately review the proposal. Please see Section I of the attached Incomplete letter outlining information that is needed to deem the application complete.

Section II of the letter outlines initial issues that should be addressed relative to the applicable approval criteria based on the information provided. The letter includes references to example cladding assessment and analysis diagrams to help clarify the type of information that is needed for review. Please find these examples/ reference documents from a previous cladding replacement HR case at the link below. I also included a copy of the final approved exhibits for this case and pictures of the large wall-assembly mock-up provided for that project. This mockup was very large and included a full window as window replacements were being proposed as a part of that project. Staff does not expect needing this large of a mock, but information on how you are proposing to inset existing rehabilitated windows into the cladding and how you are going to conceal joints should be clearly conveyed. Let me know if you have any trouble accessing the examples through the link below.
https://hcpaw.portlandoregon.gov/u/mu0FtYxtBb6I7QW0/INC%20Reference%20Documents?l

Request for Completeness responses from PBOT and BES reviewers are also attached for reference.

Please let me know if I can answer any questions about the information requested to deem the case complete, the issues raised, or the examples provided.

Thank you,

Megan

Megan Sita Walker (she/ her/ they)

City Planner - Urban Design
Design and Historic Resource Review | Land Use Services
Bureau of Development Services | City of Portland

MeganSita.Walker@portlandoregon.gov | (503) 865-6515

Monday through Thursday: 8am - 4:30pm
Every Friday: Furlough

Walker, Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Monday, November 15, 2021 12:58 PM
To: Walker, Megan
Subject: RE: Staff Report and Recommendation - Action Needed to resolve Urban Forestry concerns Re: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Thank you Megan. I'm still making calls… Let me know if you need anything.

Jim Riley
CERTA
Director of Architecture
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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Monday, November 15, 2021 12:28 PM
To: Jim Riley <jriley@certasolutions.com>
Subject: Re: Staff Report and Recommendation - Action Needed to resolve Urban Forestry concerns Re: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, I forwarded this additional Tree Protection Plan to the Urban Forestry Reviewer and left a VM with them. I am hoping to talk to them about whether or not this additional information can work for them to be able to support the LU. I also asked if this additional plan can serve to resolve the concerns for the Land Use Review phase with the ability to provide any additional information to document the protection of street trees at time of permit. I will keep you updated.

Thank you,
Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Monday, November 15, 2021 9:46 AM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Subject: RE: Staff Report and Recommendation - Action Needed to resolve Urban Forestry concerns Re: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

The City's email systems have identified this email as potentially suspicious. Please click responsibly and be cautious if asked to provide sensitive information.

Megan-
Based on the initial meeting we had with Urban Forestry, my notes say he wasn't going to require an arborists report as the trees are already back from the building face. He even noted that we would be fine just engaging UF during set up of scaffolding to make sure everything was agreeable. He stated flatly that he'd looked at the property and the trees appear to be well back from the building and an arborist report wasn't justified – otherwise we'd have done this month ago. I've attached a more detailed tree protection plan, but there's no way I can get an arborist out and get a report generated that fast. Had I received it on 11/9, I might have had a shot at it…but this is not viable unless I can pull off a miracle – I'm four calls in and no miracles are in my future so far...

That he's had that drawing for quite some time, stated this wasn't necessary, and I pulled several LU packages where that was the extent of information shown and approved, is really frustrating. Regardless, the updated plan is attached along with some google screen shots that show the conditions that were identified to us as begin sufficient to not need an arborist to be involved. I've confirmed with the scaffolding folks they can stay in the width noted on the plan and they can push the existing foliage out of the way. Scaffolding on sidewalks for a building this short isn't imparting a significant load and isn't going to put substantial pressure on the root zone. Further, any access control we do will be outboard of the curb, laydown of materials will be in the street, and the whole thing will be fenced off which we'll show in the building permit submittal, like we usually do. Megan, I'm really concerned with this one and I need clarity on how we can resolve it.

I have no issues with the flashing Condition being included.

Jim Riley
CERTA
Director of Architecture
Certa Building Solutions, Inc.
AIA, NCARB, LEED AP BD+C
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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Friday, November 12, 2021 3:44 PM
To: Jim Riley <jriley@certasolutions.com>
Subject: Staff Report and Recommendation - Action Needed to resolve Urban Forestry concerns Re: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, Please find a copy of the Staff Report and Recommendation for the 11/22 hearing with the Historic Landmarks Commission attached. The Staff Report is recommending approval with added recommended Conditions of Approval (B-E). Conditions 'B' and 'E' are standard Conditions of Approval and Conditions 'C' and 'D' are discussed below.

Please note that Urban Forestry submitted a response on 11/9 noting that they are not yet able to recommend approval of the Land Use Review (see attached responses). In order to not proceed with a recommendation of denial, I added Condition of Approval 'D' that states: "Assuming that the issues noted in the Urban Forestry Response (Exhibit E-5) are adequately addressed and Urban Forestry concerns with recommending approval for the purposes of the Land Use Review are resolved prior to the Hearing on November 22nd", the approval criteria are met. Please let me know if you have/ can get the information that the Urban Forestry reviewer is requesting next week. I am going to reach out to the reviewer directly as well and it would be good to know how quickly you will be able to get them the information that they are requesting. If you are able to get them this information by mid week next week, I am hoping that they may be

able to submit a revised response saying that they can recommend approval of the LU with additional review needed at time of permit before the 11/22 hearing. Please also note that Life Safety has not yet provided their response to the Land Use Review. I will forward that to you when they send it.

The other added Condition (Condition of Approval 'C') says the following: "All unbacked metal flashing including, but not limited to, through-wall flashing and flashing at casings shall be 22-gauge metal or thicker and have a baked on or prefinished coating to match the cladding or the wood trim where applicable". **Please confirm this Condition is supportable.**

Please let me know if you have the information requested from the Urban Forestry Reviewer. I will give you a call on Monday to discuss this and a few questions about the North Elevation and the dormers.

Hope you have a good weekend~
Thank you,

Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Tuesday, November 2, 2021 11:40 AM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Subject: RE: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Megan-
I just uploaded the update to the drawing package to your portal. It is the file titled 2021-11-02_Kings Hill Type III Historic Landmarks HRR submission.pdf. We did not make any revisions to the narrative document. Please let me know if you have any issues with the file.
Best,

Jim Riley
CERTA
Director of Architecture
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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Monday, November 1, 2021 5:33 PM
To: Jim Riley <jriley@certasolutions.com>
Subject: Re: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, Please update the final packets to include what we discussed on the 21st (update elevations to show joint line locations, a detail showing the how joints are proposed to be concealed, etc). Please see the attached example from a previous case for stucco replacement on a contributing resource in Irvington approved by the Landmarks Commission in 2018. Also attached are two pictures from the mock-up that the

applicant brought to that hearing to show how the proposed expansion joints were being concealed successfully.

If the files are too large to email you can upload them via the same secure link as last time (below). Please let me know when the packets have been uploaded and let me know if any questions come up.

Thank you,
Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Monday, November 1, 2021 4:49 PM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Subject: Re: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Megan-
I have on my calendar that final packets need to be sent for printing tomorrow. Do you have any comments that need to be addressed?
Please let me know.
Best,
Jim

Jim Riley
206.399.8335c

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Thursday, October 21, 2021 8:44:15 AM
To: Jim Riley <jriley@certasolutions.com>
Subject: Fw: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Please confirm you can access attachments.
Thank you,
Megan

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Tuesday, October 19, 2021 3:03 PM
To: Jim Riley <jriley@certasolutions.com>
Subject: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim,

Please see the attached Posting Notice with additional information on how to post the site for the upcoming 11/22 hearing with the Historic Landmarks Commission. The attached Notice also includes the due dates for posting the boards on the site (by the end of the day **10/23**) and for returning the signed Posting Certification Form (by **11/8**) that must be met to keep the 11/22 hearing date noted above.

In addition to the Posting Notice, an Illustrator template for the 18"x24" Posting Board is attached for you (or a print shop) to assemble and print. The 8.5"x11" Posting Information sheet should be placed into the Posting Board template along with a rendering of the proposal. Please see additional instructions attached for information on the posting board template, materials, installation and mounting height. The instructions also include an example of the Posting Board layout.

Please let me know if I can clarify anything about the posting requirements. I am available to discuss the due dates mentioned in my 10/5 email and posting requirements this week. I'd like to set up a time this week/ early next week to discuss the details of the proposal with you. Please see potential meeting times below and let me know if any of them can work for you to meet via MS Teams next week.

Potential meeting times

10/21 - 9-9:30am

10/25 - 1-2pm

10/26 - 9-10am or 2-3pm

Thank you,

Megan

Attached:

- Posting Notice with Posting Certification Form (PDF)
- Posting Board Information Sheet (PDF and JPG)
- Additional Instructions for Posting Notice Signs for Design Reviews, Historic Resource Reviews, and Design Advice Requests (PDF)
- Posting Notice template with PDF and Illustrator files of 18"x24" Posting Board template (.ZIP)
- Applicant's Guide to Zoom Webinar Hearings for Design Commission and Landmarks Commission

---

From: Jim Riley <jriley@certasolutions.com>
Sent: Wednesday, October 13, 2021 11:33 AM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Megan-
Site area is 6700 sf
Gross occupied building area is 5350 sf X 4 floors for a total of 21,280 sf.

Let me know if need anything else.

Best,

Jim

Jim Riley
CERTA
Director of Architecture
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Sent: Tuesday, October 12, 2021 9:47 AM
To: Jim Riley <jriley@certasolutions.com>
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Thanks, Jim. Please confirm the Site area and existing building square footage (to remain) so that I can list it on the agenda.

Thank you,
Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Friday, October 8, 2021 11:42 AM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Sorry Megan- I've bene out of office a lot this week. Confirmed on 11/22.
Best,

Jim

Jim Riley
CERTA
Director of Architecture
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To: Jim Riley <jriley@certasolutions.com>
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, please confirm the 11/22 hearing date associated dates work for you.

Thank you,
Megan

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Tuesday, October 5, 2021 11:18 AM
To: Jim Riley <jriley@certasolutions.com>
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim,

The next available hearing date with the Historic Landmarks Commission is **Monday, 11/8**. If that date cannot work the next available is **Monday, 11/22**. Please see below for the associated timelines and due dates for these potential hearing dates and confirm which date you would like to pursue as soon as possible.

Timeline associated with the **11/8** hearing date:

Posting Notice ready (digital copy of 18"x24" board to you for you to print/ have printed): **10/6**

Site must be posted by: **10/9**

Final Drawing Packets (digital copy to be printed at P&D and paid for by applicant prior to hearing) due by: **10/19**

Posting Certification Form returned by: **10/24**

Copy of Staff Report and recommendation to the Design Commission to you by: **11/1**

Timeline associated with the **11/22** hearing date:

Posting Notice ready (digital copy of 18"x24" board to you for you to print/ have printed): **10/19**

Site must be posted by: **10/23**

Final Drawing Packets (digital copy to be printed at P&D and paid for by applicant prior to hearing) due by: **11/2**

Posting Certification Form returned by: **11/7**

Copy of Staff Report and recommendation to the Design Commission to you by: **11/15**

Please confirm whether the 11/8 or 11/22 hearing date with the associated timeline will work for you. I will prepare Posting Notice and posting instructions and get them to you by by either tomorrow morning or 10/19 depending on the hearing date picked.

Thank you,
Megan

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Monday, October 4, 2021 1:45 PM
To: Jim Riley <jriley@certasolutions.com>
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Thank you, Jim. Received! I am checking in on the next available hearing date with the Historic Landmarks Commission considering the 10/1 complete date. If I do not hear back about scheduling today, I will let you know the next available hearing date with associated due dates tomorrow.

Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Monday, October 4, 2021 12:57 PM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Cc: president.khc.board@gmail.com <president.khc.board@gmail.com>; Justin Barnhart <jbarnhart@certasolutions.com>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Megan-
Confirmed on this being the complete submission. The files have been uploaded to the link you've provided.
Thanks and talk to you soon.

Jim

Jim Riley
CERTA
Director of Architecture
Certa Building Solutions, Inc.
AIA, NCARB, LEED AP BD+C
206.399.8335c
www.certasolutions.com

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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Monday, October 4, 2021 8:33 AM
To: Jim Riley <jriley@certasolutions.com>
Cc: president.khc.board@gmail.com; Justin Barnhart <jbarnhart@certasolutions.com>
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, Please confirm that with this additional information you are providing in response to the Incomplete letter, that you would like to deem the case complete as of Friday, October 1, 2021.

I am not able to access files via the link. Please upload the documents via the secure upload link below and let me know when you have done so (I do not get a separate upload alert). Please also use this link to submit large files that cannot be sent via email (such as Final Drawing Packets) as we moved forward.
https://hcpaw.portlandoregon.gov/u/xfUPFNN1DwfX9Q8V/LU%2021-033674%20HR_731%20SW%20King?l

As mentioned on Wednesday, once you confirm that the case is complete, I will look into the next available hearing date with the Historic Landmarks Commission and get back to you with the associated timeline and due dates later today. I will take a few days to review the additional information in the submittal and let you know if I have any questions.

Thank you,
Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Friday, October 1, 2021 1:51 PM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Cc: president.khc.board@gmail.com <president.khc.board@gmail.com>; Justin Barnhart <jbarnhart@certasolutions.com>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

The City's email systems have identified this email as potentially suspicious. Please click responsibly and be cautious if asked to provide sensitive information.

Megan-

Attached is our response letter for the Kings Hill Historic Resource Review documents we've been sent to date. A copy of this narrative with the original high resolution images was too large to email so the proper file, along with the updated drawings can be found at this dropbox link:
https://www.dropbox.com/sh/vo3u1kgpjkqy0jv/AABPmxE8Ka3vDmOi8_TCOyVwa?dl=0.

Should you have any issues accessing the files, please let me know.

Please confirm receipt.

Have a good weekend and I'll plan to talk with you Monday.

Best,

Jim

Jim Riley
CERTA
Director of Architecture
Certa Building Solutions, Inc.
AIA, NCARB, LEED AP BD+C
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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Wednesday, September 29, 2021 12:13 PM
To: Jim Riley <jriley@certasolutions.com>
Cc: president.khc.board@gmail.com
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, thank you for the update. This is good to hear. I am in meetings until 2 and will call you after that.

Talk to you soon,
Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Wednesday, September 29, 2021 10:34 AM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Cc: president.khc.board@gmail.com <president.khc.board@gmail.com>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Megan-
I left you another VM regarding this project. Could you please let me know when a good time to talk would be? I have our submittal ready to turn in – and have had it that way for some time but I do need to discuss a critical piece of the response before I send you documentation regarding it.
I'll be available the rest of the day.
Thank you,

Jim

Jim Riley
CERTA
Director of Architecture
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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Monday, September 27, 2021 2:47 PM
To: Jim Riley <jriley@certasolutions.com>
Cc: president.khc.board@gmail.com
Subject: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, Please see the attached 180-day Notice Memo explaining that action is needed on this case (LU 21-033674 HR) by the October 4, 2021 deadline. If no action is taken by October 4th to either deem the case complete (see options in Section IV of the attached Incomplete letter) or if you do not request that the case be withdrawn for a partial refund, the application will be voided after October 4, 2021, with no refund.

Please let me know how you choose to proceed.

Thank you,
Megan

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Friday, July 2, 2021 10:24 AM
To: jriley@certasolutions.com <jriley@certasolutions.com>
Subject: Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, thank you for your message. Please find a copy of the EA Summary Memo attached (EA 20-153737 PC). Also, I checked, and it looks like the link to the reference materials below still works, but please let me know if you have any issues accessing those documents.

Let me know if you would like to set up a time next week to talk about the case as you gather information in response to the Incomplete letter.

Thank you,
Megan

From: Walker, Megan
Sent: Wednesday, May 5, 2021 5:41 PM
To: jriley@certasolutions.com <jriley@certasolutions.com>
Subject: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, Thank you for the information submitted in the Historic Resource Review application (LU 21-033674 HR) for the proposed alterations at 731 SW King Ave. It is great to see that you will be retaining and rehabilitating the existing windows with dual glazing.

In reviewing the information submitted, there is still additional information needed to deem the application complete and for staff to be able to adequately review the proposal. Please see Section I of the attached Incomplete letter outlining information that is needed to deem the application complete.

Section II of the letter outlines initial issues that should be addressed relative to the applicable approval criteria based on the information provided. The letter includes references to example cladding assessment and

analysis diagrams to help clarify the type of information that is needed for review. Please find these examples/ reference documents from a previous cladding replacement HR case at the link below. I also included a copy of the final approved exhibits for this case and pictures of the large wall-assembly mock-up provided for that project. This mockup was very large and included a full window as window replacements were being proposed as a part of that project. Staff does not expect needing this large of a mock, but information on how you are proposing to inset existing rehabilitated windows into the cladding and how you are going to conceal joints should be clearly conveyed. Let me know if you have any trouble accessing the examples through the link below.
https://hcpaw.portlandoregon.gov/u/mu0FtYxtBb6I7QW0/INC%20Reference%20Documents?l

Request for Completeness responses from PBOT and BES reviewers are also attached for reference.

Please let me know if I can answer any questions about the information requested to deem the case complete, the issues raised, or the examples provided.

Thank you,

Megan

Megan Sita Walker (she/ her/ they)

City Planner - Urban Design
Design and Historic Resource Review | Land Use Services
Bureau of Development Services | City of Portland

MeganSita.Walker@portlandoregon.gov | (503) 865-6515

Monday through Thursday: 8am - 4:30pm
Every Friday: Furlough

Walker, Megan

From: Walker, Megan
Sent: Monday, November 15, 2021 12:28 PM
To: Jim Riley
Subject: Re: Staff Report and Recommendation - Action Needed to resolve Urban Forestry concerns Re: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, I forwarded this additional Tree Protection Plan to the Urban Forestry Reviewer and left a VM with them. I am hoping to talk to them about whether or not this additional information can work for them to be able to support the LU. I also asked if this additional plan can serve to resolve the concerns for the Land Use Review phase with the ability to provide any additional information to document the protection of street trees at time of permit. I will keep you updated.

Thank you,
Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Monday, November 15, 2021 9:46 AM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Subject: RE: Staff Report and Recommendation - Action Needed to resolve Urban Forestry concerns Re: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

The City's email systems have identified this email as potentially suspicious. Please click responsibly and be cautious if asked to provide sensitive information.

Megan-
Based on the initial meeting we had with Urban Forestry, my notes say he wasn't going to require an arborists report as the trees are already back from the building face. He even noted that we would be fine just engaging UF during set up of scaffolding to make sure everything was agreeable. He stated flatly that he'd looked at the property and the trees appear to be well back from the building and an arborist report wasn't justified – otherwise we'd have done this month ago. I've attached a more detailed tree protection plan, but there's no way I can get an arborist out and get a report generated that fast. Had I received it on 11/9, I might have had a shot at it…but this is not viable unless I can pull off a miracle – I'm four calls in and no miracles are in my future so far...

That he's had that drawing for quite some time, stated this wasn't necessary, and I pulled several LU packages where that was the extent of information shown and approved, is really frustrating. Regardless, the updated plan is attached along with some google screen shots that show the conditions that were identified to us as begin sufficient to not need an arborist to be involved. I've confirmed with the scaffolding folks they can stay in the width noted on the plan and they can push the existing foliage out of the way. Scaffolding on sidewalks for a building this short isn't imparting a significant load and isn't going to put substantial pressure on the root zone. Further, any access control we do will be outboard of the curb, laydown of materials will be in the street, and the whole thing will be fenced off which we'll show in the building permit submittal, like we usually do. Megan, I'm really concerned with this one and I need clarity on how we can resolve it.

I have no issues with the flashing Condition being included.

Jim Riley
CERTA
Director of Architecture
Certa Building Solutions, Inc.
AIA, NCARB, LEED AP BD+C
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www.certasolutions.com

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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Friday, November 12, 2021 3:44 PM
To: Jim Riley <jriley@certasolutions.com>
Subject: Staff Report and Recommendation - Action Needed to resolve Urban Forestry concerns Re: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, Please find a copy of the Staff Report and Recommendation for the 11/22 hearing with the Historic Landmarks Commission attached. The Staff Report is recommending approval with added recommended Conditions of Approval (B-E). Conditions 'B' and 'E' are standard Conditions of Approval and Conditions 'C' and 'D' are discussed below.

Please note that Urban Forestry submitted a response on 11/9 noting that they are not yet able to recommend approval of the Land Use Review (see attached responses). In order to not proceed with a recommendation of denial, I added Condition of Approval 'D' that states: "Assuming that the issues noted in the Urban Forestry Response (Exhibit E-5) are adequately addressed and Urban Forestry concerns with recommending approval for the purposes of the Land Use Review are resolved prior to the Hearing on November 22nd", the approval criteria are met. Please let me know if you have/ can get the information that the Urban Forestry reviewer is requesting next week. I am going to reach out to the reviewer directly as well and it would be good to know how quickly you will be able to get them the information that they are requesting. If you are able to get them this information by mid week next week, I am hoping that they may be able to submit a revised response saying that they can recommend approval of the LU with additional review needed at time of permit before the 11/22 hearing. Please also note that Life Safety has not yet provided their response to the Land Use Review. I will forward that to you when they send it.

The other added Condition (Condition of Approval 'C') says the following: "All unbacked metal flashing including, but not limited to, through-wall flashing and flashing at casings shall be 22-gauge metal or thicker and have a baked on or prefinished coating to match the cladding or the wood trim where applicable". **Please confirm this Condition is supportable.**

Please let me know if you have the information requested from the Urban Forestry Reviewer. I will give you a call on Monday to discuss this and a few questions about the North Elevation and the dormers.

Hope you have a good weekend~
Thank you,

Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Tuesday, November 2, 2021 11:40 AM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Subject: RE: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Megan-
I just uploaded the update to the drawing package to your portal. It is the file titled 2021-11-02_Kings Hill Type III Historic Landmarks HRR submission.pdf. We did not make any revisions to the narrative document. Please let me know if you have any issues with the file.
Best,

Jim Riley
CERTA
Director of Architecture
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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Monday, November 1, 2021 5:33 PM
To: Jim Riley <jriley@certasolutions.com>
Subject: Re: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, Please update the final packets to include what we discussed on the 21st (update elevations to show joint line locations, a detail showing the how joints are proposed to be concealed, etc). Please see the attached example from a previous case for stucco replacement on a contributing resource in Irvington approved by the Landmarks Commission in 2018. Also attached are two pictures from the mock-up that the applicant brought to that hearing to show how the proposed expansion joints were being concealed successfully.

If the files are too large to email you can upload them via the same secure link as last time (below). Please let me know when the packets have been uploaded and let me know if any questions come up.

Thank you,
Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Monday, November 1, 2021 4:49 PM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Subject: Re: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Megan-
I have on my calendar that final packets need to be sent for printing tomorrow. Do you have any comments that need to be addressed?

Please let me know.
Best,
Jim

Jim Riley
206.399.8335c

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Thursday, October 21, 2021 8:44:15 AM
To: Jim Riley <jriley@certasolutions.com>
Subject: Fw: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Please confirm you can access attachments.
Thank you,
Megan

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Tuesday, October 19, 2021 3:03 PM
To: Jim Riley <jriley@certasolutions.com>
Subject: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim,

Please see the attached Posting Notice with additional information on how to post the site for the upcoming 11/22 hearing with the Historic Landmarks Commission. The attached Notice also includes the due dates for posting the boards on the site (by the end of the day **10/23**) and for returning the signed Posting Certification Form (by **11/8**) that must be met to keep the 11/22 hearing date noted above.

In addition to the Posting Notice, an Illustrator template for the 18"x24" Posting Board is attached for you (or a print shop) to assemble and print. The 8.5"x11" Posting Information sheet should be placed into the Posting Board template along with a rendering of the proposal. Please see additional instructions attached for information on the posting board template, materials, installation and mounting height. The instructions also include an example of the Posting Board layout.

Please let me know if I can clarify anything about the posting requirements. I am available to discuss the due dates mentioned in my 10/5 email and posting requirements this week. I'd like to set up a time this week/ early next week to discuss the details of the proposal with you. Please see potential meeting times below and let me know if any of them can work for you to meet via MS Teams next week.

<u>Potential meeting times</u>

10/21 - 9-9:30am

10/25 - 1-2pm

10/26 - 9-10am or 2-3pm

Thank you,

Megan

Attached:

- Posting Notice with Posting Certification Form (PDF)
- Posting Board Information Sheet (PDF and JPG)
- Additional Instructions for Posting Notice Signs for Design Reviews, Historic Resource Reviews, and Design Advice Requests (PDF)
- Posting Notice template with PDF and Illustrator files of 18"x24" Posting Board template (.ZIP)
- Applicant's Guide to Zoom Webinar Hearings for Design Commission and Landmarks Commission

---

From: Jim Riley <jriley@certasolutions.com>
Sent: Wednesday, October 13, 2021 11:33 AM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Megan-
Site area is 6700 sf
Gross occupied building area is 5350 sf X 4 floors for a total of 21,280 sf.

Let me know if need anything else.

Best,

Jim

Jim Riley
CERTA
Director of Architecture
Certa Building Solutions, Inc.
AIA, NCARB, LEED AP BD+C
206.399.8335c
www.certasolutions.com

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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Tuesday, October 12, 2021 9:47 AM
To: Jim Riley <jriley@certasolutions.com>
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Thanks, Jim. Please confirm the Site area and existing building square footage (to remain) so that I can list it on the agenda.

Thank you,
Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Friday, October 8, 2021 11:42 AM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Sorry Megan- I've bene out of office a lot this week. Confirmed on 11/22.
Best,

Jim

Jim Riley
CERTA
Director of Architecture
Certa Building Solutions, Inc.
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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Friday, October 8, 2021 9:12 AM
To: Jim Riley <jriley@certasolutions.com>
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, please confirm the 11/22 hearing date associated dates work for you.

Thank you,
Megan

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Tuesday, October 5, 2021 11:18 AM

To: Jim Riley <jriley@certasolutions.com>
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim,
The next available hearing date with the Historic Landmarks Commission is **Monday, 11/8**. If that date cannot work the next available is **Monday, 11/22**. Please see below for the associated timelines and due dates for these potential hearing dates and confirm which date you would like to pursue as soon as possible.

Timeline associated with the **11/8** hearing date:
Posting Notice ready (digital copy of 18"x24" board to you for you to print/ have printed): **10/6**
Site must be posted by: **10/9**
Final Drawing Packets (digital copy to be printed at P&D and paid for by applicant prior to hearing) due by: **10/19**
Posting Certification Form returned by: **10/24**
Copy of Staff Report and recommendation to the Design Commission to you by: **11/1**

Timeline associated with the **11/22** hearing date:
Posting Notice ready (digital copy of 18"x24" board to you for you to print/ have printed): **10/19**
Site must be posted by: **10/23**
Final Drawing Packets (digital copy to be printed at P&D and paid for by applicant prior to hearing) due by: **11/2**
Posting Certification Form returned by: **11/7**
Copy of Staff Report and recommendation to the Design Commission to you by: **11/15**

Please confirm whether the 11/8 or 11/22 hearing date with the associated timeline will work for you. I will prepare Posting Notice and posting instructions and get them to you by by either tomorrow morning or 10/19 depending on the hearing date picked.

Thank you,
Megan

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Monday, October 4, 2021 1:45 PM
To: Jim Riley <jriley@certasolutions.com>
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Thank you, Jim. Received! I am checking in on the next available hearing date with the Historic Landmarks Commission considering the 10/1 complete date. If I do not hear back about scheduling today, I will let you know the next available hearing date with associated due dates tomorrow.

Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Monday, October 4, 2021 12:57 PM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Cc: president.khc.board@gmail.com <president.khc.board@gmail.com>; Justin Barnhart <jbarnhart@certasolutions.com>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Megan-
Confirmed on this being the complete submission. The files have been uploaded to the link you've provided.
Thanks and talk to you soon.

Jim

Jim Riley
CERTA
Director of Architecture
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AIA, NCARB, LEED AP BD+C
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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Monday, October 4, 2021 8:33 AM
To: Jim Riley <jriley@certasolutions.com>
Cc: president.khc.board@gmail.com; Justin Barnhart <jbarnhart@certasolutions.com>
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, Please confirm that with this additional information you are providing in response to the Incomplete letter, that you would like to deem the case complete as of Friday, October 1, 2021.

I am not able to access files via the link. Please upload the documents via the secure upload link below and let me know when you have done so (I do not get a separate upload alert). Please also use this link to submit large files that cannot be sent via email (such as Final Drawing Packets) as we moved forward.
https://hcpaw.portlandoregon.gov/u/xfUPFNN1DwfX9Q8V/LU%2021-033674%20HR_731%20SW%20King?l

As mentioned on Wednesday, once you confirm that the case is complete, I will look into the next available hearing date with the Historic Landmarks Commission and get back to you with the associated timeline and due dates later today. I will take a few days to review the additional information in the submittal and let you know if I have any questions.

Thank you,
Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Friday, October 1, 2021 1:51 PM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Cc: president.khc.board@gmail.com <president.khc.board@gmail.com>; Justin Barnhart <jbarnhart@certasolutions.com>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

The City's email systems have identified this email as potentially suspicious. Please click responsibly and be cautious if asked to provide sensitive information.

Megan-

Attached is our response letter for the Kings Hill Historic Resource Review documents we've been sent to date. A copy of this narrative with the original high resolution images was too large to email so the proper file, along with the updated drawings can be found at this dropbox link:
https://www.dropbox.com/sh/vo3u1kgpjkqy0jv/AABPmxE8Ka3vDmOi8_TCOyVwa?dl=0.

Should you have any issues accessing the files, please let me know.

Please confirm receipt.

Have a good weekend and I'll plan to talk with you Monday.

Best,

Jim

Jim Riley
CERTA
Director of Architecture
Certa Building Solutions, Inc.
AIA, NCARB, LEED AP BD+C
206.399.8335c
www.certasolutions.com

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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Wednesday, September 29, 2021 12:13 PM
To: Jim Riley <jriley@certasolutions.com>
Cc: president.khc.board@gmail.com
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, thank you for the update. This is good to hear. I am in meetings until 2 and will call you after that.

Talk to you soon,
Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Wednesday, September 29, 2021 10:34 AM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Cc: president.khc.board@gmail.com <president.khc.board@gmail.com>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Megan-

I left you another VM regarding this project. Could you please let me know when a good time to talk would be? I have our submittal ready to turn in – and have had it that way for some time but I do need to discuss a critical piece of the response before I send you documentation regarding it.
I'll be available the rest of the day.
Thank you,

Jim

Jim Riley
CERTA
Director of Architecture
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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Monday, September 27, 2021 2:47 PM
To: Jim Riley <jriley@certasolutions.com>
Cc: president.khc.board@gmail.com
Subject: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, Please see the attached 180-day Notice Memo explaining that action is needed on this case (LU 21-033674 HR) by the October 4, 2021 deadline. If no action is taken by October 4th to either deem the case complete (see options in Section IV of the attached Incomplete letter) or if you do not request that the case be withdrawn for a partial refund, the application will be voided after October 4, 2021, with no refund.

Please let me know how you choose to proceed.

Thank you,
Megan

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Friday, July 2, 2021 10:24 AM
To: jriley@certasolutions.com <jriley@certasolutions.com>
Subject: Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, thank you for your message. Please find a copy of the EA Summary Memo attached (EA 20-153737 PC). Also, I checked, and it looks like the link to the reference materials below still works, but please let me know if you have any issues accessing those documents.

Let me know if you would like to set up a time next week to talk about the case as you gather information in response to the Incomplete letter.

Thank you,
Megan

From: Walker, Megan
Sent: Wednesday, May 5, 2021 5:41 PM
To: jriley@certasolutions.com <jriley@certasolutions.com>
Subject: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, Thank you for the information submitted in the Historic Resource Review application (LU 21-033674 HR) for the proposed alterations at 731 SW King Ave. It is great to see that you will be retaining and rehabilitating the existing windows with dual glazing.

In reviewing the information submitted, there is still additional information needed to deem the application complete and for staff to be able to adequately review the proposal. Please see Section I of the attached Incomplete letter outlining information that is needed to deem the application complete.

Section II of the letter outlines initial issues that should be addressed relative to the applicable approval criteria based on the information provided. The letter includes references to example cladding assessment and analysis diagrams to help clarify the type of information that is needed for review. Please find these examples/ reference documents from a previous cladding replacement HR case at the link below. I also included a copy of the final approved exhibits for this case and pictures of the large wall-assembly mock-up provided for that project. This mockup was very large and included a full window as window replacements were being proposed as a part of that project. Staff does not expect needing this large of a mock, but information on how you are proposing to inset existing rehabilitated windows into the cladding and how you are going to conceal joints should be clearly conveyed. Let me know if you have any trouble accessing the examples through the link below.
https://hcpaw.portlandoregon.gov/u/mu0FtYxtBb6I7QW0/INC%20Reference%20Documents?l

Request for Completeness responses from PBOT and BES reviewers are also attached for reference.

Please let me know if I can answer any questions about the information requested to deem the case complete, the issues raised, or the examples provided.

Thank you,

Megan

Megan Sita Walker (she/ her/ they)

City Planner - Urban Design
Design and Historic Resource Review | Land Use Services
Bureau of Development Services | City of Portland

MeganSita.Walker@portlandoregon.gov | (503) 865-6515

Monday through Thursday: 8am - 4:30pm
Every Friday: Furlough

Walker, Megan

From: Walker, Megan
Sent: Monday, November 15, 2021 12:21 PM
To: Gallahan, Andrew
Cc: Fioravanti, Kara
Subject: Fw: Staff Report and Recommendation - Action Needed to resolve Urban Forestry concerns Re: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR
Attachments: TR-1 KINGS HILL UF LU response.pdf; LU 21-033674 HR_E-5_Urban Forestry_110921.pdf; EA20_153737_SUMMARY_REPORT.pdf

Hi Andrew, this is intended to follow up on the voicemail I left with you. Please see the attached updated Tree Protection Plan from the applicant, Jim Riley, and Jim's response with a summary of what he has heard from Urban Forestry thus far below. The Pre-App notes provided to the applicant from Casey Clapp are also attached as areference.

I am hoping to check in with you today to see if this additional information can serve to address the concerns you raised in your attached Land Use Review Response for LU 21-033674 HR. I am hoping that this additional information could potentially help you be able to support them proceed with the Land Use Review (which staff is recommending approval for) and that additional information can be provided as needed at permit. This Type III Review is going to the Historic Landmarks Commission next Monday 11/22 and we will need Urban Forestry's support in order to proceed with approving the LU.

Please let me know if you are available to discuss this additional information with me today. I am available via MS Teams or my cell 503-865-6515.

Thank you,
Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Monday, November 15, 2021 9:46 AM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Subject: RE: Staff Report and Recommendation - Action Needed to resolve Urban Forestry concerns Re: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

The City's email systems have identified this email as potentially suspicious. Please click responsibly and be cautious if asked to provide sensitive information.

Megan-
Based on the initial meeting we had with Urban Forestry, my notes say he wasn't going to require an arborists report as the trees are already back from the building face. He even noted that we would be fine just engaging UF during set up of scaffolding to make sure everything was agreeable. He stated flatly that he'd looked at the property and the trees appear to be well back from the building and an arborist report wasn't justified – otherwise we'd have done this month ago. I've attached a more detailed tree protection plan, but there's no way I can get an arborist out and get a report

generated that fast. Had I received it on 11/9, I might have had a shot at it…but this is not viable unless I can pull off a miracle – I'm four calls in and no miracles are in my future so far...

That he's had that drawing for quite some time, stated this wasn't necessary, and I pulled several LU packages where that was the extent of information shown and approved, is really frustrating. Regardless, the updated plan is attached along with some google screen shots that show the conditions that were identified to us as begin sufficient to not need an arborist to be involved. I've confirmed with the scaffolding folks they can stay in the width noted on the plan and they can push the existing foliage out of the way. Scaffolding on sidewalks for a building this short isn't imparting a significant load and isn't going to put substantial pressure on the root zone. Further, any access control we do will be outboard of the curb, laydown of materials will be in the street, and the whole thing will be fenced off which we'll show in the building permit submittal, like we usually do. Megan, I'm really concerned with this one and I need clarity on how we can resolve it.

I have no issues with the flashing Condition being included.

Jim Riley
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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Friday, November 12, 2021 3:44 PM
To: Jim Riley <jriley@certasolutions.com>
Subject: Staff Report and Recommendation - Action Needed to resolve Urban Forestry concerns Re: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, Please find a copy of the Staff Report and Recommendation for the 11/22 hearing with the Historic Landmarks Commission attached. The Staff Report is recommending approval with added recommended Conditions of Approval (B-E). Conditions 'B' and 'E' are standard Conditions of Approval and Conditions 'C' and 'D' are discussed below.

Please note that Urban Forestry submitted a response on 11/9 noting that they are not yet able to recommend approval of the Land Use Review (see attached responses). In order to not proceed with a recommendation of denial, I added Condition of Approval 'D' that states: "Assuming that the issues noted in the Urban Forestry Response (Exhibit E-5) are adequately addressed and Urban Forestry concerns with recommending approval for the purposes of the Land Use Review are resolved prior to the Hearing on November 22nd", the approval criteria are met. Please let me know if you have/ can get the information that the Urban Forestry reviewer is requesting next week. I am going to reach out to the reviewer directly as well and it would be good to know how quickly you will be able to get them the information that they are requesting. If you are able to get them this information by mid week next week, I am hoping that they may be able to submit a revised response saying that they can recommend approval of the LU with additional review needed at time of permit before the 11/22 hearing. Please also note that Life Safety has not yet provided their response to the Land Use Review. I will forward that to you when they send it.

The other added Condition (Condition of Approval 'C') says the following: "All unbacked metal flashing including, but not limited to, through-wall flashing and flashing at casings shall be 22-gauge metal or thicker and have a baked on or prefinished coating to match the cladding or the wood trim where applicable". **Please confirm this Condition is supportable.**

Please let me know if you have the information requested from the Urban Forestry Reviewer. I will give you a call on Monday to discuss this and a few questions about the North Elevation and the dormers.

Hope you have a good weekend~
Thank you,

Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Tuesday, November 2, 2021 11:40 AM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Subject: RE: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Megan-
I just uploaded the update to the drawing package to your portal. It is the file titled 2021-11-02_Kings Hill Type III Historic Landmarks HRR submission.pdf. We did not make any revisions to the narrative document. Please let me know if you have any issues with the file.
Best,

Jim Riley
CERTA
Director of Architecture
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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Monday, November 1, 2021 5:33 PM
To: Jim Riley <jriley@certasolutions.com>
Subject: Re: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, Please update the final packets to include what we discussed on the 21st (update elevations to show joint line locations, a detail showing the how joints are proposed to be concealed, etc). Please see the attached example from a previous case for stucco replacement on a contributing resource in Irvington approved by the Landmarks Commission in 2018. Also attached are two pictures from the mock-up that the applicant brought to that hearing to show how the proposed expansion joints were being concealed successfully.

If the files are too large to email you can upload them via the same secure link as last time (below). Please let me know when the packets have been uploaded and let me know if any questions come up.

Thank you,
Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Monday, November 1, 2021 4:49 PM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Subject: Re: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Megan-
I have on my calendar that final packets need to be sent for printing tomorrow. Do you have any comments that need to be addressed?
Please let me know.
Best,
Jim

Jim Riley
206.399.8335c

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Thursday, October 21, 2021 8:44:15 AM
To: Jim Riley <jriley@certasolutions.com>
Subject: Fw: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Please confirm you can access attachments.
Thank you,
Megan

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Tuesday, October 19, 2021 3:03 PM
To: Jim Riley <jriley@certasolutions.com>
Subject: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim,

Please see the attached Posting Notice with additional information on how to post the site for the upcoming 11/22 hearing with the Historic Landmarks Commission. The attached Notice also includes the due dates for posting the boards on the site (by the end of the day **10/23**) and for returning the signed Posting Certification Form (by **11/8**) that must be met to keep the 11/22 hearing date noted above.

In addition to the Posting Notice, an Illustrator template for the 18"x24" Posting Board is attached for you (or a print shop) to assemble and print. The 8.5"x11" Posting Information sheet should be placed into the Posting Board template along with a rendering of the proposal. Please see additional instructions attached

for information on the posting board template, materials, installation and mounting height. The instructions also include an example of the Posting Board layout.

Please let me know if I can clarify anything about the posting requirements. I am available to discuss the due dates mentioned in my 10/5 email and posting requirements this week. I'd like to set up a time this week/ early next week to discuss the details of the proposal with you. Please see potential meeting times below and let me know if any of them can work for you to meet via MS Teams next week.

Potential meeting times

10/21 - 9-9:30am

10/25 - 1-2pm

10/26 - 9-10am or 2-3pm

Thank you,

Megan

Attached:

- Posting Notice with Posting Certification Form (PDF)
- Posting Board Information Sheet (PDF and JPG)
- Additional Instructions for Posting Notice Signs for Design Reviews, Historic Resource Reviews, and Design Advice Requests (PDF)
- Posting Notice template with PDF and Illustrator files of 18"x24" Posting Board template (.ZIP)
- Applicant's Guide to Zoom Webinar Hearings for Design Commission and Landmarks Commission

---

From: Jim Riley <jriley@certasolutions.com>
Sent: Wednesday, October 13, 2021 11:33 AM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Megan-
Site area is 6700 sf
Gross occupied building area is 5350 sf X 4 floors for a total of 21,280 sf.

Let me know if need anything else.

Best,

Jim

Jim Riley
CERTA
Director of Architecture
Certa Building Solutions, Inc.
AIA, NCARB, LEED AP BD+C
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www.certasolutions.com

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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Tuesday, October 12, 2021 9:47 AM
To: Jim Riley <jriley@certasolutions.com>
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Thanks, Jim. Please confirm the Site area and existing building square footage (to remain) so that I can list it on the agenda.

Thank you,
Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Friday, October 8, 2021 11:42 AM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Sorry Megan- I've bene out of office a lot this week. Confirmed on 11/22.
Best,

Jim

Jim Riley
CERTA
Director of Architecture
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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Friday, October 8, 2021 9:12 AM
To: Jim Riley <jriley@certasolutions.com>
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, please confirm the 11/22 hearing date associated dates work for you.

Thank you,
Megan

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Tuesday, October 5, 2021 11:18 AM
To: Jim Riley <jriley@certasolutions.com>
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim,
The next available hearing date with the Historic Landmarks Commission is **Monday, 11/8**. If that date cannot work the next available is **Monday, 11/22**. Please see below for the associated timelines and due dates for these potential hearing dates and confirm which date you would like to pursue as soon as possible.

Timeline associated with the **11/8** hearing date:
Posting Notice ready (digital copy of 18"x24" board to you for you to print/ have printed): **10/6**
Site must be posted by: **10/9**
Final Drawing Packets (digital copy to be printed at P&D and paid for by applicant prior to hearing) due by: **10/19**
Posting Certification Form returned by: **10/24**
Copy of Staff Report and recommendation to the Design Commission to you by: **11/1**

Timeline associated with the **11/22** hearing date:
Posting Notice ready (digital copy of 18"x24" board to you for you to print/ have printed): **10/19**
Site must be posted by: **10/23**
Final Drawing Packets (digital copy to be printed at P&D and paid for by applicant prior to hearing) due by: **11/2**
Posting Certification Form returned by: **11/7**
Copy of Staff Report and recommendation to the Design Commission to you by: **11/15**

Please confirm whether the 11/8 or 11/22 hearing date with the associated timeline will work for you. I will prepare Posting Notice and posting instructions and get them to you by by either tomorrow morning or 10/19 depending on the hearing date picked.

Thank you,
Megan

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Monday, October 4, 2021 1:45 PM
To: Jim Riley <jriley@certasolutions.com>
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Thank you, Jim. Received! I am checking in on the next available hearing date with the Historic Landmarks Commission considering the 10/1 complete date. If I do not hear back about scheduling today, I will let you know the next available hearing date with associated due dates tomorrow.

Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Monday, October 4, 2021 12:57 PM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Cc: president.khc.board@gmail.com <president.khc.board@gmail.com>; Justin Barnhart <jbarnhart@certasolutions.com>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Megan-
Confirmed on this being the complete submission. The files have been uploaded to the link you've provided.
Thanks and talk to you soon.

Jim

Jim Riley
CERTA
Director of Architecture
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AIA, NCARB, LEED AP BD+C
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Sent: Monday, October 4, 2021 8:33 AM
To: Jim Riley <jriley@certasolutions.com>
Cc: president.khc.board@gmail.com; Justin Barnhart <jbarnhart@certasolutions.com>
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, Please confirm that with this additional information you are providing in response to the Incomplete letter, that you would like to deem the case complete as of Friday, October 1, 2021.

I am not able to access files via the link. Please upload the documents via the secure upload link below and let me know when you have done so (I do not get a separate upload alert). Please also use this link to submit large files that cannot be sent via email (such as Final Drawing Packets) as we moved forward.
https://hcpaw.portlandoregon.gov/u/xfUPFNN1DwfX9Q8V/LU%2021-033674%20HR_731%20SW%20King?l

As mentioned on Wednesday, once you confirm that the case is complete, I will look into the next available hearing date with the Historic Landmarks Commission and get back to you with the associated timeline and due dates later today. I will take a few days to review the additional information in the submittal and let you know if I have any questions.

Thank you,
Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Friday, October 1, 2021 1:51 PM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Cc: president.khc.board@gmail.com <president.khc.board@gmail.com>; Justin Barnhart <jbarnhart@certasolutions.com>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

The City's email systems have identified this email as potentially suspicious. Please click responsibly and be cautious if asked to provide sensitive information.

Megan-

Attached is our response letter for the Kings Hill Historic Resource Review documents we've been sent to date. A copy of this narrative with the original high resolution images was too large to email so the proper file, along with the updated drawings can be found at this dropbox link:
https://www.dropbox.com/sh/vo3u1kgpjkqy0jv/AABPmxE8Ka3vDmOi8_TCOyVwa?dl=0.

Should you have any issues accessing the files, please let me know.

Please confirm receipt.

Have a good weekend and I'll plan to talk with you Monday.

Best,

Jim

Jim Riley
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Sent: Wednesday, September 29, 2021 12:13 PM
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Cc: president.khc.board@gmail.com
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, thank you for the update. This is good to hear. I am in meetings until 2 and will call you after that.

Talk to you soon,
Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Wednesday, September 29, 2021 10:34 AM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Cc: president.khc.board@gmail.com <president.khc.board@gmail.com>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Megan-
I left you another VM regarding this project. Could you please let me know when a good time to talk would be? I have our submittal ready to turn in – and have had it that way for some time but I do need to discuss a critical piece of the response before I send you documentation regarding it.
I'll be available the rest of the day.
Thank you,

Jim

Jim Riley
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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Monday, September 27, 2021 2:47 PM
To: Jim Riley <jriley@certasolutions.com>
Cc: president.khc.board@gmail.com
Subject: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, Please see the attached 180-day Notice Memo explaining that action is needed on this case (LU 21-033674 HR) by the October 4, 2021 deadline. If no action is taken by October 4th to either deem the case complete (see options in Section IV of the attached Incomplete letter) or if you do not request that the case be withdrawn for a partial refund, the application will be voided after October 4, 2021, with no refund.

Please let me know how you choose to proceed.

Thank you,
Megan

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Friday, July 2, 2021 10:24 AM
To: jriley@certasolutions.com <jriley@certasolutions.com>
Subject: Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, thank you for your message. Please find a copy of the EA Summary Memo attached (EA 20-153737 PC). Also, I checked, and it looks like the link to the reference materials below still works, but please let me know if you have any issues accessing those documents.

Let me know if you would like to set up a time next week to talk about the case as you gather information in response to the Incomplete letter.

Thank you,
Megan

From: Walker, Megan
Sent: Wednesday, May 5, 2021 5:41 PM
To: jriley@certasolutions.com <jriley@certasolutions.com>
Subject: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, Thank you for the information submitted in the Historic Resource Review application (LU 21-033674 HR) for the proposed alterations at 731 SW King Ave. It is great to see that you will be retaining and rehabilitating the existing windows with dual glazing.

In reviewing the information submitted, there is still additional information needed to deem the application complete and for staff to be able to adequately review the proposal. Please see Section I of the attached Incomplete letter outlining information that is needed to deem the application complete.

Section II of the letter outlines initial issues that should be addressed relative to the applicable approval criteria based on the information provided. The letter includes references to example cladding assessment and analysis diagrams to help clarify the type of information that is needed for review. Please find these examples/ reference documents from a previous cladding replacement HR case at the link below. I also included a copy of the final approved exhibits for this case and pictures of the large wall-assembly mock-up provided for that project. This mockup was very large and included a full window as window replacements were being proposed as a part of that project. Staff does not expect needing this large of a mock, but information on how you are proposing to inset existing rehabilitated windows into the cladding and how you are going to conceal joints should be clearly conveyed. Let me know if you have any trouble accessing the examples through the link below.
https://hcpaw.portlandoregon.gov/u/mu0FtYxtBb6I7QW0/INC%20Reference%20Documents?l

Request for Completeness responses from PBOT and BES reviewers are also attached for reference.

Please let me know if I can answer any questions about the information requested to deem the case complete, the issues raised, or the examples provided.

Thank you,

Megan

Megan Sita Walker (she/ her/ they)

City Planner - Urban Design
Design and Historic Resource Review | Land Use Services
Bureau of Development Services | City of Portland

MeganSita.Walker@portlandoregon.gov | (503) 865-6515

Monday through Thursday: 8am - 4:30pm
Every Friday: Furlough

Walker, Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Monday, November 15, 2021 9:47 AM
To: Walker, Megan
Subject: RE: Staff Report and Recommendation - Action Needed to resolve Urban Forestry concerns Re: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR
Attachments: TR-1 KINGS HILL UF LU response.pdf

The City's email systems have identified this email as potentially suspicious. Please click responsibly and be cautious if asked to provide sensitive information.

Megan-
Based on the initial meeting we had with Urban Forestry, my notes say he wasn't going to require an arborists report as the trees are already back from the building face. He even noted that we would be fine just engaging UF during set up of scaffolding to make sure everything was agreeable. He stated flatly that he'd looked at the property and the trees appear to be well back from the building and an arborist report wasn't justified – otherwise we'd have done this month ago. I've attached a more detailed tree protection plan, but there's no way I can get an arborist out and get a report generated that fast. Had I received it on 11/9, I might have had a shot at it…but this is not viable unless I can pull off a miracle – I'm four calls in and no miracles are in my future so far...

That he's had that drawing for quite some time, stated this wasn't necessary, and I pulled several LU packages where that was the extent of information shown and approved, is really frustrating. Regardless, the updated plan is attached along with some google screen shots that show the conditions that were identified to us as begin sufficient to not need an arborist to be involved. I've confirmed with the scaffolding folks they can stay in the width noted on the plan and they can push the existing foliage out of the way. Scaffolding on sidewalks for a building this short isn't imparting a significant load and isn't going to put substantial pressure on the root zone. Further, any access control we do will be outboard of the curb, laydown of materials will be in the street, and the whole thing will be fenced off which we'll show in the building permit submittal, like we usually do. Megan, I'm really concerned with this one and I need clarity on how we can resolve it.

I have no issues with the flashing Condition being included.

Jim Riley
CERTA
Director of Architecture
Certa Building Solutions, Inc.
AIA, NCARB, LEED AP BD+C
206.399.8335c
www.certasolutions.com

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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Friday, November 12, 2021 3:44 PM
To: Jim Riley <jriley@certasolutions.com>

Subject: Staff Report and Recommendation - Action Needed to resolve Urban Forestry concerns Re: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, Please find a copy of the Staff Report and Recommendation for the 11/22 hearing with the Historic Landmarks Commission attached. The Staff Report is recommending approval with added recommended Conditions of Approval (B-E). Conditions 'B' and 'E' are standard Conditions of Approval and Conditions 'C' and 'D' are discussed below.

Please note that Urban Forestry submitted a response on 11/9 noting that they are not yet able to recommend approval of the Land Use Review (see attached responses). In order to not proceed with a recommendation of denial, I added Condition of Approval 'D' that states: "Assuming that the issues noted in the Urban Forestry Response (Exhibit E-5) are adequately addressed and Urban Forestry concerns with recommending approval for the purposes of the Land Use Review are resolved prior to the Hearing on November 22nd", the approval criteria are met. Please let me know if you have/ can get the information that the Urban Forestry reviewer is requesting next week. I am going to reach out to the reviewer directly as well and it would be good to know how quickly you will be able to get them the information that they are requesting. If you are able to get them this information by mid week next week, I am hoping that they may be able to submit a revised response saying that they can recommend approval of the LU with additional review needed at time of permit before the 11/22 hearing. Please also note that Life Safety has not yet provided their response to the Land Use Review. I will forward that to you when they send it.

The other added Condition (Condition of Approval 'C') says the following: "All unbacked metal flashing including, but not limited to, through-wall flashing and flashing at casings shall be 22-gauge metal or thicker and have a baked on or prefinished coating to match the cladding or the wood trim where applicable". **Please confirm this Condition is supportable.**

Please let me know if you have the information requested from the Urban Forestry Reviewer. I will give you a call on Monday to discuss this and a few questions about the North Elevation and the dormers.

Hope you have a good weekend~
Thank you,

Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Tuesday, November 2, 2021 11:40 AM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Subject: RE: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Megan-
I just uploaded the update to the drawing package to your portal. It is the file titled 2021-11-02_Kings Hill Type III Historic Landmarks HRR submission.pdf. We did not make any revisions to the narrative document. Please let me know if you have any issues with the file.
Best,

Jim Riley
CERTA
Director of Architecture

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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Monday, November 1, 2021 5:33 PM
To: Jim Riley <jriley@certasolutions.com>
Subject: Re: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, Please update the final packets to include what we discussed on the 21st (update elevations to show joint line locations, a detail showing the how joints are proposed to be concealed, etc). Please see the attached example from a previous case for stucco replacement on a contributing resource in Irvington approved by the Landmarks Commission in 2018. Also attached are two pictures from the mock-up that the applicant brought to that hearing to show how the proposed expansion joints were being concealed successfully.

If the files are too large to email you can upload them via the same secure link as last time (below). Please let me know when the packets have been uploaded and let me know if any questions come up.

Thank you,
Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Monday, November 1, 2021 4:49 PM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Subject: Re: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Megan-
I have on my calendar that final packets need to be sent for printing tomorrow. Do you have any comments that need to be addressed?
Please let me know.
Best,
Jim

Jim Riley
206.399.8335c

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Thursday, October 21, 2021 8:44:15 AM
To: Jim Riley <jriley@certasolutions.com>
Subject: Fw: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Please confirm you can access attachments.

Thank you,
Megan

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Tuesday, October 19, 2021 3:03 PM
To: Jim Riley <jriley@certasolutions.com>
Subject: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim,

Please see the attached Posting Notice with additional information on how to post the site for the upcoming 11/22 hearing with the Historic Landmarks Commission. The attached Notice also includes the due dates for posting the boards on the site (by the end of the day **10/23**) and for returning the signed Posting Certification Form (by **11/8**) that must be met to keep the 11/22 hearing date noted above.

In addition to the Posting Notice, an Illustrator template for the 18"x24" Posting Board is attached for you (or a print shop) to assemble and print. The 8.5"x11" Posting Information sheet should be placed into the Posting Board template along with a rendering of the proposal. Please see additional instructions attached for information on the posting board template, materials, installation and mounting height. The instructions also include an example of the Posting Board layout.

Please let me know if I can clarify anything about the posting requirements. I am available to discuss the due dates mentioned in my 10/5 email and posting requirements this week. I'd like to set up a time this week/ early next week to discuss the details of the proposal with you. Please see potential meeting times below and let me know if any of them can work for you to meet via MS Teams next week.

Potential meeting times

10/21 - 9-9:30am

10/25 - 1-2pm

10/26 - 9-10am or 2-3pm

Thank you,

Megan

Attached:

- Posting Notice with Posting Certification Form (PDF)
- Posting Board Information Sheet (PDF and JPG)
- Additional Instructions for Posting Notice Signs for Design Reviews, Historic Resource Reviews, and Design Advice Requests (PDF)
- Posting Notice template with PDF and Illustrator files of 18"x24" Posting Board template (.ZIP)
- Applicant's Guide to Zoom Webinar Hearings for Design Commission and Landmarks Commission

---

From: Jim Riley <jriley@certasolutions.com>
Sent: Wednesday, October 13, 2021 11:33 AM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Megan-
Site area is 6700 sf
Gross occupied building area is 5350 sf X 4 floors for a total of 21,280 sf.

Let me know if need anything else.

Best,

Jim

Jim Riley
CERTA
Director of Architecture
Certa Building Solutions, Inc.
AIA, NCARB, LEED AP BD+C
206.399.8335c
www.certasolutions.com

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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Tuesday, October 12, 2021 9:47 AM
To: Jim Riley <jriley@certasolutions.com>
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Thanks, Jim. Please confirm the Site area and existing building square footage (to remain) so that I can list it on the agenda.

Thank you,
Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Friday, October 8, 2021 11:42 AM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Sorry Megan- I've bene out of office a lot this week. Confirmed on 11/22.
Best,

Jim

Jim Riley
CERTA
Director of Architecture
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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Friday, October 8, 2021 9:12 AM
To: Jim Riley <jriley@certasolutions.com>
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, please confirm the 11/22 hearing date associated dates work for you.

Thank you,
Megan

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Tuesday, October 5, 2021 11:18 AM
To: Jim Riley <jriley@certasolutions.com>
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim,

The next available hearing date with the Historic Landmarks Commission is **Monday, 11/8**. If that date cannot work the next available is **Monday, 11/22**. Please see below for the associated timelines and due dates for these potential hearing dates and confirm which date you would like to pursue as soon as possible.

Timeline associated with the **11/8** hearing date:

Posting Notice ready (digital copy of 18"x24" board to you for you to print/ have printed): **10/6**

Site must be posted by: **10/9**

Final Drawing Packets (digital copy to be printed at P&D and paid for by applicant prior to hearing) due by: **10/19**

Posting Certification Form returned by: **10/24**

Copy of Staff Report and recommendation to the Design Commission to you by: **11/1**

Timeline associated with the **11/22** hearing date:

Posting Notice ready (digital copy of 18"x24" board to you for you to print/ have printed): **10/19**

Site must be posted by: **10/23**

Final Drawing Packets (digital copy to be printed at P&D and paid for by applicant prior to hearing) due by: **11/2**

Posting Certification Form returned by: **11/7**

Copy of Staff Report and recommendation to the Design Commission to you by: **11/15**

Please confirm whether the 11/8 or 11/22 hearing date with the associated timeline will work for you. I will prepare Posting Notice and posting instructions and get them to you by by either tomorrow morning or 10/19 depending on the hearing date picked.

Thank you,
Megan

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Monday, October 4, 2021 1:45 PM
To: Jim Riley <jriley@certasolutions.com>
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Thank you, Jim. Received! I am checking in on the next available hearing date with the Historic Landmarks Commission considering the 10/1 complete date. If I do not hear back about scheduling today, I will let you know the next available hearing date with associated due dates tomorrow.

Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Monday, October 4, 2021 12:57 PM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>

Cc: president.khc.board@gmail.com <president.khc.board@gmail.com>; Justin Barnhart <jbarnhart@certasolutions.com>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Megan-
Confirmed on this being the complete submission. The files have been uploaded to the link you've provided.
Thanks and talk to you soon.

Jim

Jim Riley
CERTA
Director of Architecture
Certa Building Solutions, Inc.
AIA, NCARB, LEED AP BD+C
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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Monday, October 4, 2021 8:33 AM
To: Jim Riley <jriley@certasolutions.com>
Cc: president.khc.board@gmail.com; Justin Barnhart <jbarnhart@certasolutions.com>
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, Please confirm that with this additional information you are providing in response to the Incomplete letter, that you would like to deem the case complete as of Friday, October 1, 2021.

I am not able to access files via the link. Please upload the documents via the secure upload link below and let me know when you have done so (I do not get a separate upload alert). Please also use this link to submit large files that cannot be sent via email (such as Final Drawing Packets) as we moved forward.
https://hcpaw.portlandoregon.gov/u/xfUPFNN1DwfX9Q8V/LU%2021-033674%20HR_731%20SW%20King?l

As mentioned on Wednesday, once you confirm that the case is complete, I will look into the next available hearing date with the Historic Landmarks Commission and get back to you with the associated timeline and due dates later today. I will take a few days to review the additional information in the submittal and let you know if I have any questions.

Thank you,
Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Friday, October 1, 2021 1:51 PM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Cc: president.khc.board@gmail.com <president.khc.board@gmail.com>; Justin Barnhart <jbarnhart@certasolutions.com>

Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

The City's email systems have identified this email as potentially suspicious. Please click responsibly and be cautious if asked to provide sensitive information.

Megan-

Attached is our response letter for the Kings Hill Historic Resource Review documents we've been sent to date. A copy of this narrative with the original high resolution images was too large to email so the proper file, along with the updated drawings can be found at this dropbox link:
https://www.dropbox.com/sh/vo3u1kgpjkqy0jv/AABPmxE8Ka3vDmOi8_TCOyVwa?dl=0.

Should you have any issues accessing the files, please let me know.

Please confirm receipt.

Have a good weekend and I'll plan to talk with you Monday.

Best,

Jim

Jim Riley
CERTA
Director of Architecture
Certa Building Solutions, Inc.
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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Wednesday, September 29, 2021 12:13 PM
To: Jim Riley <jriley@certasolutions.com>
Cc: president.khc.board@gmail.com
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, thank you for the update. This is good to hear. I am in meetings until 2 and will call you after that.

Talk to you soon,
Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Wednesday, September 29, 2021 10:34 AM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Cc: president.khc.board@gmail.com <president.khc.board@gmail.com>

Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Megan-
I left you another VM regarding this project. Could you please let me know when a good time to talk would be? I have our submittal ready to turn in – and have had it that way for some time but I do need to discuss a critical piece of the response before I send you documentation regarding it.
I'll be available the rest of the day.
Thank you,

Jim

Jim Riley
CERTA
Director of Architecture
Certa Building Solutions, Inc.
AIA, NCARB, LEED AP BD+C
206.399.8335c
www.certasolutions.com

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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Monday, September 27, 2021 2:47 PM
To: Jim Riley <jriley@certasolutions.com>
Cc: president.khc.board@gmail.com
Subject: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, Please see the attached 180-day Notice Memo explaining that action is needed on this case (LU 21-033674 HR) by the October 4, 2021 deadline. If no action is taken by October 4th to either deem the case complete (see options in Section IV of the attached Incomplete letter) or if you do not request that the case be withdrawn for a partial refund, the application will be voided after October 4, 2021, with no refund.

Please let me know how you choose to proceed.

Thank you,
Megan

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Friday, July 2, 2021 10:24 AM
To: jriley@certasolutions.com <jriley@certasolutions.com>
Subject: Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, thank you for your message. Please find a copy of the EA Summary Memo attached (EA 20-153737 PC). Also, I checked, and it looks like the link to the reference materials below still works, but please let me know if you have any issues accessing those documents.

Let me know if you would like to set up a time next week to talk about the case as you gather information in response to the Incomplete letter.

Thank you,
Megan

From: Walker, Megan
Sent: Wednesday, May 5, 2021 5:41 PM
To: jriley@certasolutions.com <jriley@certasolutions.com>
Subject: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, Thank you for the information submitted in the Historic Resource Review application (LU 21-033674 HR) for the proposed alterations at 731 SW King Ave. It is great to see that you will be retaining and rehabilitating the existing windows with dual glazing.

In reviewing the information submitted, there is still additional information needed to deem the application complete and for staff to be able to adequately review the proposal. Please see Section I of the attached Incomplete letter outlining information that is needed to deem the application complete.

Section II of the letter outlines initial issues that should be addressed relative to the applicable approval criteria based on the information provided. The letter includes references to example cladding assessment and analysis diagrams to help clarify the type of information that is needed for review. Please find these examples/ reference documents from a previous cladding replacement HR case at the link below. I also included a copy of the final approved exhibits for this case and pictures of the large wall-assembly mock-up provided for that project. This mockup was very large and included a full window as window replacements were being proposed as a part of that project. Staff does not expect needing this large of a mock, but information on how you are proposing to inset existing rehabilitated windows into the cladding and how you are going to conceal joints should be clearly conveyed. Let me know if you have any trouble accessing the examples through the link below.
https://hcpaw.portlandoregon.gov/u/mu0FtYxtBb6I7QW0/INC%20Reference%20Documents?l

Request for Completeness responses from PBOT and BES reviewers are also attached for reference.

Please let me know if I can answer any questions about the information requested to deem the case complete, the issues raised, or the examples provided.

Thank you,

Megan

Megan Sita Walker (she/ her/ they)

City Planner - Urban Design
Design and Historic Resource Review | Land Use Services
Bureau of Development Services | City of Portland

MeganSita.Walker@portlandoregon.gov | (503) 865-6515

Monday through Thursday: 8am - 4:30pm
Every Friday: Furlough

Walker, Megan

From: Walker, Megan
Sent: Friday, November 12, 2021 3:49 PM
To: Bill Leslie
Cc: jriley@certasolutions.com
Subject: Re: King's Hill 11/22/21 - LU 21-033674 HR
Attachments: LU 21-033674 HR_Staff Report_Hearing 1_final.pdf

Hi Bill, Please find a copy of the Staff Report and Recommendation to the Historic Landmarks Commission for this case, attached. The Staff Report is recommending approval with added Conditions of Approval. I checked in with the Hearings Clerk and the Historic Landmarks Commission Agenda for 11/22 will be updated on Monday 11/15 to include a link to register to attend/ testify at the upcoming 11/22 Hearing.

Please let me know if you have any questions.

Thank you,
Megan

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Wednesday, November 3, 2021 11:22 AM
To: Bill Leslie <williamleslie99@gmail.com>
Cc: jriley@certasolutions.com <jriley@certasolutions.com>
Subject: Re: King's Hill 11/22/21 - LU 21-033674 HR

Hi Bill, Please find a link at the end of the email to the full drawing packet and the appendix packet (with the applicant's documentation of existing conditions and the full project narrative). A digital copy of the Notice of Proposal is also attached with the information for the scheduled hearing date, November 22, 2021, with the Historic Landmarks Commission who is the decision-making body for the current proposal for alterations. This item is currently scheduled third on the 11/22 Historic Landmarks Commission agenda with a tentative start time of 2:45pm, which is subject to change depending on how fast/ slow the items ahead of us will go.

Findings relative to the approval criteria have not yet been published. The Staff Report and Recommendation (scheduled to be published on 11/12, 10 days before the 11/22 hearing) will include findings based on the approval criteria for this case, the King's Hill Historic District Design Guidelines, and will consider written public comment received during the comment period and Infrastructure Bureau responses.

You are on the mailing list, and I will make sure you get a copy of the Staff Report as soon as it is ready. I also encourage you to provide written comments to me via email (which will be sent to the Landmarks Commission for their consideration prior to the hearing). You also have the option to provide your testimony directly to the Landmarks Commission at the 11/22 hearing (virtually via a Zoom Webinar session). Please see the attached guide on how to submit testimony at the public hearing held remotely via Zoom. To attend or provide testimony at the 11/22 hearing, please register via the link in the Landmarks Commission agenda provided closer to the hearing date.

I am also cc'ing the Applicant for this case, Jim Riley, who is also available to answer questions regarding the proposal. If you would like to discuss this additional information with me, we can set up a time to call either tomorrow afternoon or early on Monday, 11/8.

Secure link to view the submitted drawing packet and appendix:
https://hcpaw.portlandoregon.gov/u/ptOXVLBTl0G005dV/Final%20Packet_731%20SW%20King_LU%2021-033674%20HR?l

Please let me know if I can clarify anything or if you'd like to set up a time to discuss this case.
Thank you,
Megan

From: Bill Leslie <williamleslie99@gmail.com>
Sent: Friday, October 29, 2021 5:57 PM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Subject: King's Hill 11/22/21

Where can I find what information is available regarding the proposed project, regarding City findings, etc.?
I own one of the units...

Perhaps we should chat?
--
Best Regards,

Bill Leslie
Phone 503 515 8854

Walker, Megan

From: Walker, Megan
Sent: Friday, November 12, 2021 3:44 PM
To: Jim Riley
Subject: Staff Report and Recommendation - Action Needed to resolve Urban Forestry concerns Re: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR
Attachments: LU 21-033674 HR_E-X_Urban Forestry_110921.doc; LU 21-033674 HR_E-4_Site Development.JPG; LU 21-033674 HR_E-3_Fire.JPG; LU 21-033674 HR_E-2_PBOT.pdf; LU 21-033674 HR_E-1_BES.JPG; LU 21-033674 HR_Staff Report_Hearing 1_final.pdf

Hi Jim, Please find a copy of the Staff Report and Recommendation for the 11/22 hearing with the Historic Landmarks Commission attached. The Staff Report is recommending approval with added recommended Conditions of Approval (B-E). Conditions 'B' and 'E' are standard Conditions of Approval and Conditions 'C' and 'D' are discussed below.

Please note that Urban Forestry submitted a response on 11/9 noting that they are not yet able to recommend approval of the Land Use Review (see attached responses). In order to not proceed with a recommendation of denial, I added Condition of Approval 'D' that states: "Assuming that the issues noted in the Urban Forestry Response (Exhibit E-5) are adequately addressed and Urban Forestry concerns with recommending approval for the purposes of the Land Use Review are resolved prior to the Hearing on November 22nd", the approval criteria are met. Please let me know if you have/ can get the information that the Urban Forestry reviewer is requesting next week. I am going to reach out to the reviewer directly as well and it would be good to know how quickly you will be able to get them the information that they are requesting. If you are able to get them this information by mid week next week, I am hoping that they may be able to submit a revised response saying that they can recommend approval of the LU with additional review needed at time of permit before the 11/22 hearing. Please also note that Life Safety has not yet provided their response to the Land Use Review. I will forward that to you when they send it.

The other added Condition (Condition of Approval 'C') says the following: "All unbacked metal flashing including, but not limited to, through-wall flashing and flashing at casings shall be 22-gauge metal or thicker and have a baked on or prefinished coating to match the cladding or the wood trim where applicable". **Please confirm this Condition is supportable.**

Please let me know if you have the information requested from the Urban Forestry Reviewer. I will give you a call on Monday to discuss this and a few questions about the North Elevation and the dormers.

Hope you have a good weekend~
Thank you,

Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Tuesday, November 2, 2021 11:40 AM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Subject: RE: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Megan-
I just uploaded the update to the drawing package to your portal. It is the file titled 2021-11-02_Kings Hill Type III Historic Landmarks HRR submission.pdf. We did not make any revisions to the narrative document. Please let me know if you have any issues with the file.
Best,

Jim Riley
CERTA
Director of Architecture
Certa Building Solutions, Inc.
AIA, NCARB, LEED AP BD+C
206.399.8335c
www.certasolutions.com

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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Monday, November 1, 2021 5:33 PM
To: Jim Riley <jriley@certasolutions.com>
Subject: Re: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, Please update the final packets to include what we discussed on the 21st (update elevations to show joint line locations, a detail showing the how joints are proposed to be concealed, etc). Please see the attached example from a previous case for stucco replacement on a contributing resource in Irvington approved by the Landmarks Commission in 2018. Also attached are two pictures from the mock-up that the applicant brought to that hearing to show how the proposed expansion joints were being concealed successfully.

If the files are too large to email you can upload them via the same secure link as last time (below). Please let me know when the packets have been uploaded and let me know if any questions come up.

Thank you,
Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Monday, November 1, 2021 4:49 PM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Subject: Re: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Megan-
I have on my calendar that final packets need to be sent for printing tomorrow. Do you have any comments that need to be addressed?
Please let me know.
Best,
Jim

Jim Riley

206.399.8335c

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Thursday, October 21, 2021 8:44:15 AM
To: Jim Riley <jriley@certasolutions.com>
Subject: Fw: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Please confirm you can access attachments.
Thank you,
Megan

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Tuesday, October 19, 2021 3:03 PM
To: Jim Riley <jriley@certasolutions.com>
Subject: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim,

Please see the attached Posting Notice with additional information on how to post the site for the upcoming 11/22 hearing with the Historic Landmarks Commission. The attached Notice also includes the due dates for posting the boards on the site (by the end of the day **10/23**) and for returning the signed Posting Certification Form (by **11/8**) that must be met to keep the 11/22 hearing date noted above.

In addition to the Posting Notice, an Illustrator template for the 18"x24" Posting Board is attached for you (or a print shop) to assemble and print. The 8.5"x11" Posting Information sheet should be placed into the Posting Board template along with a rendering of the proposal. Please see additional instructions attached for information on the posting board template, materials, installation and mounting height. The instructions also include an example of the Posting Board layout.

Please let me know if I can clarify anything about the posting requirements. I am available to discuss the due dates mentioned in my 10/5 email and posting requirements this week. I'd like to set up a time this week/ early next week to discuss the details of the proposal with you. Please see potential meeting times below and let me know if any of them can work for you to meet via MS Teams next week.

<u>Potential meeting times</u>

10/21 - 9-9:30am

10/25 - 1-2pm

10/26 - 9-10am or 2-3pm

Thank you,

Megan

Attached:

- Posting Notice with Posting Certification Form (PDF)
- Posting Board Information Sheet (PDF and JPG)
- Additional Instructions for Posting Notice Signs for Design Reviews, Historic Resource Reviews, and Design Advice Requests (PDF)
- Posting Notice template with PDF and Illustrator files of 18"x24" Posting Board template (.ZIP)
- Applicant's Guide to Zoom Webinar Hearings for Design Commission and Landmarks Commission

---

From: Jim Riley <jriley@certasolutions.com>
Sent: Wednesday, October 13, 2021 11:33 AM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Megan-
Site area is 6700 sf
Gross occupied building area is 5350 sf X 4 floors for a total of 21,280 sf.

Let me know if need anything else.

Best,

Jim

Jim Riley
CERTA
Director of Architecture
Certa Building Solutions, Inc.
AIA, NCARB, LEED AP BD+C
206.399.8335c
www.certasolutions.com

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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Tuesday, October 12, 2021 9:47 AM
To: Jim Riley <jriley@certasolutions.com>

Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Thanks, Jim. Please confirm the Site area and existing building square footage (to remain) so that I can list it on the agenda.

Thank you,
Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Friday, October 8, 2021 11:42 AM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Sorry Megan- I've bene out of office a lot this week. Confirmed on 11/22.
Best,

Jim

Jim Riley
CERTA
Director of Architecture
Certa Building Solutions, Inc.
AIA, NCARB, LEED AP BD+C
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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Friday, October 8, 2021 9:12 AM
To: Jim Riley <jriley@certasolutions.com>
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, please confirm the 11/22 hearing date associated dates work for you.

Thank you,
Megan

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Tuesday, October 5, 2021 11:18 AM
To: Jim Riley <jriley@certasolutions.com>
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim,

The next available hearing date with the Historic Landmarks Commission is **Monday, 11/8**. If that date cannot work the next available is **Monday, 11/22**. Please see below for the associated timelines and due dates for these potential hearing dates and confirm which date you would like to pursue as soon as possible.

Timeline associated with the **11/8** hearing date:
Posting Notice ready (digital copy of 18"x24" board to you for you to print/ have printed): **10/6**
Site must be posted by: **10/9**
Final Drawing Packets (digital copy to be printed at P&D and paid for by applicant prior to hearing) due by: **10/19**
Posting Certification Form returned by: **10/24**
Copy of Staff Report and recommendation to the Design Commission to you by: **11/1**

Timeline associated with the **11/22** hearing date:
Posting Notice ready (digital copy of 18"x24" board to you for you to print/ have printed): **10/19**
Site must be posted by: **10/23**
Final Drawing Packets (digital copy to be printed at P&D and paid for by applicant prior to hearing) due by: **11/2**
Posting Certification Form returned by: **11/7**
Copy of Staff Report and recommendation to the Design Commission to you by: **11/15**

Please confirm whether the 11/8 or 11/22 hearing date with the associated timeline will work for you. I will prepare Posting Notice and posting instructions and get them to you by by either tomorrow morning or 10/19 depending on the hearing date picked.

Thank you,
Megan

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Monday, October 4, 2021 1:45 PM
To: Jim Riley <jriley@certasolutions.com>
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Thank you, Jim. Received! I am checking in on the next available hearing date with the Historic Landmarks Commission considering the 10/1 complete date. If I do not hear back about scheduling today, I will let you know the next available hearing date with associated due dates tomorrow.

Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Monday, October 4, 2021 12:57 PM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Cc: president.khc.board@gmail.com <president.khc.board@gmail.com>; Justin Barnhart <jbarnhart@certasolutions.com>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Megan-
Confirmed on this being the complete submission. The files have been uploaded to the link you've provided.
Thanks and talk to you soon.

Jim

Jim Riley
CERTA
Director of Architecture
Certa Building Solutions, Inc.
AIA, NCARB, LEED AP BD+C
206.399.8335c
www.certasolutions.com

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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Monday, October 4, 2021 8:33 AM
To: Jim Riley <jriley@certasolutions.com>
Cc: president.khc.board@gmail.com; Justin Barnhart <jbarnhart@certasolutions.com>
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, Please confirm that with this additional information you are providing in response to the Incomplete letter, that you would like to deem the case complete as of Friday, October 1, 2021.

I am not able to access files via the link. Please upload the documents via the secure upload link below and let me know when you have done so (I do not get a separate upload alert). Please also use this link to submit large files that cannot be sent via email (such as Final Drawing Packets) as we moved forward.
https://hcpaw.portlandoregon.gov/u/xfUPFNN1DwfX9Q8V/LU%2021-033674%20HR_731%20SW%20King?l

As mentioned on Wednesday, once you confirm that the case is complete, I will look into the next available hearing date with the Historic Landmarks Commission and get back to you with the associated timeline and due dates later today. I will take a few days to review the additional information in the submittal and let you know if I have any questions.

Thank you,
Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Friday, October 1, 2021 1:51 PM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Cc: president.khc.board@gmail.com <president.khc.board@gmail.com>; Justin Barnhart <jbarnhart@certasolutions.com>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

The City's email systems have identified this email as potentially suspicious. Please click responsibly and be cautious if asked to provide sensitive information.

Megan-

Attached is our response letter for the Kings Hill Historic Resource Review documents we've been sent to date. A copy of this narrative with the original high resolution images was too large to email so the proper file, along with the updated drawings can be found at this dropbox link:
https://www.dropbox.com/sh/vo3u1kgpjkqy0jv/AABPmxE8Ka3vDmOi8_TCOyVwa?dl=0.

Should you have any issues accessing the files, please let me know.

Please confirm receipt.

Have a good weekend and I'll plan to talk with you Monday.

Best,

Jim

Jim Riley
CERTA
Director of Architecture
Certa Building Solutions, Inc.
AIA, NCARB, LEED AP BD+C
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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Wednesday, September 29, 2021 12:13 PM
To: Jim Riley <jriley@certasolutions.com>
Cc: president.khc.board@gmail.com
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, thank you for the update. This is good to hear. I am in meetings until 2 and will call you after that.

Talk to you soon,
Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Wednesday, September 29, 2021 10:34 AM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Cc: president.khc.board@gmail.com <president.khc.board@gmail.com>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Megan-
I left you another VM regarding this project. Could you please let me know when a good time to talk would be? I have our submittal ready to turn in – and have had it that way for some time but I do need to discuss a critical piece of the response before I send you documentation regarding it.
I'll be available the rest of the day.
Thank you,

Jim

Jim Riley
CERTA
Director of Architecture
Certa Building Solutions, Inc.
AIA, NCARB, LEED AP BD+C
206.399.8335c
www.certasolutions.com

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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Monday, September 27, 2021 2:47 PM
To: Jim Riley <jriley@certasolutions.com>
Cc: president.khc.board@gmail.com
Subject: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, Please see the attached 180-day Notice Memo explaining that action is needed on this case (LU 21-033674 HR) by the October 4, 2021 deadline. If no action is taken by October 4th to either deem the case complete (see options in Section IV of the attached Incomplete letter) or if you do not request that the case be withdrawn for a partial refund, the application will be voided after October 4, 2021, with no refund.

Please let me know how you choose to proceed.

Thank you,
Megan

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Friday, July 2, 2021 10:24 AM
To: jriley@certasolutions.com <jriley@certasolutions.com>
Subject: Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, thank you for your message. Please find a copy of the EA Summary Memo attached (EA 20-153737 PC). Also, I checked, and it looks like the link to the reference materials below still works, but please let me know if you have any issues accessing those documents.

Let me know if you would like to set up a time next week to talk about the case as you gather information in response to the Incomplete letter.

Thank you,
Megan

From: Walker, Megan
Sent: Wednesday, May 5, 2021 5:41 PM
To: jriley@certasolutions.com <jriley@certasolutions.com>
Subject: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, Thank you for the information submitted in the Historic Resource Review application (LU 21-033674 HR) for the proposed alterations at 731 SW King Ave. It is great to see that you will be retaining and rehabilitating the existing windows with dual glazing.

In reviewing the information submitted, there is still additional information needed to deem the application complete and for staff to be able to adequately review the proposal. Please see Section I of the attached Incomplete letter outlining information that is needed to deem the application complete.

Section II of the letter outlines initial issues that should be addressed relative to the applicable approval criteria based on the information provided. The letter includes references to example cladding assessment and analysis diagrams to help clarify the type of information that is needed for review. Please find these examples/ reference documents from a previous cladding replacement HR case at the link below. I also included a copy of the final approved exhibits for this case and pictures of the large wall-assembly mock-up provided for that project. This mockup was very large and included a full window as window replacements were being proposed as a part of that project. Staff does not expect needing this large of a mock, but information on how you are proposing to inset existing rehabilitated windows into the cladding and how you are going to conceal joints should be clearly conveyed. Let me know if you have any trouble accessing the examples through the link below.
https://hcpaw.portlandoregon.gov/u/mu0FtYxtBb6I7QW0/INC%20Reference%20Documents?l

Request for Completeness responses from PBOT and BES reviewers are also attached for reference.

Please let me know if I can answer any questions about the information requested to deem the case complete, the issues raised, or the examples provided.

Thank you,

Megan

Megan Sita Walker (she/ her/ they)

City Planner - Urban Design
Design and Historic Resource Review | Land Use Services
Bureau of Development Services | City of Portland

MeganSita.Walker@portlandoregon.gov | (503) 865-6515

Monday through Thursday: 8am - 4:30pm
Every Friday: Furlough

Walker, Megan

From: Walker, Megan
Sent: Wednesday, November 3, 2021 11:23 AM
To: Bill Leslie
Cc: jriley@certasolutions.com
Subject: Re: King's Hill 11/22/21 - LU 21-033674 HR
Attachments: Virtual-Mtg-Guidance_for_Public_DC-HLC (1).PDF; LU 21-033674 HR_D-1_HRNG NOTICE(NOV1).pdf

Hi Bill, Please find a link at the end of the email to the full drawing packet and the appendix packet (with the applicant's documentation of existing conditions and the full project narrative). A digital copy of the Notice of Proposal is also attached with the information for the scheduled hearing date, November 22, 2021, with the Historic Landmarks Commission who is the decision-making body for the current proposal for alterations. This item is currently scheduled third on the 11/22 Historic Landmarks Commission agenda with a tentative start time of 2:45pm, which is subject to change depending on how fast/ slow the items ahead of us will go.

Findings relative to the approval criteria have not yet been published. The Staff Report and Recommendation (scheduled to be published on 11/12, 10 days before the 11/22 hearing) will include findings based on the approval criteria for this case, the King's Hill Historic District Design Guidelines, and will consider written public comment received during the comment period and Infrastructure Bureau responses.

You are on the mailing list, and I will make sure you get a copy of the Staff Report as soon as it is ready. I also encourage you to provide written comments to me via email (which will be sent to the Landmarks Commission for their consideration prior to the hearing). You also have the option to provide your testimony directly to the Landmarks Commission at the 11/22 hearing (virtually via a Zoom Webinar session). Please see the attached guide on how to submit testimony at the public hearing held remotely via Zoom. To attend or provide testimony at the 11/22 hearing, please register via the link in the Landmarks Commission agenda provided closer to the hearing date.

I am also cc'ing the Applicant for this case, Jim Riley, who is also available to answer questions regarding the proposal. If you would like to discuss this additional information with me, we can set up a time to call either tomorrow afternoon or early on Monday, 11/8.

Secure link to view the submitted drawing packet and appendix:
https://hcpaw.portlandoregon.gov/u/ptOXVLBTl0G005dV/Final%20Packet_731%20SW%20King_LU%2021-033674%20HR?l

Please let me know if I can clarify anything or if you'd like to set up a time to discuss this case.
Thank you,
Megan

From: Bill Leslie <williamleslie99@gmail.com>
Sent: Friday, October 29, 2021 5:57 PM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Subject: King's Hill 11/22/21

Where can I find what information is available regarding the proposed project, regarding City findings, etc.?
I own one of the units...

Perhaps we should chat?
--
Best Regards,

Bill Leslie
Phone 503 515 8854

Walker, Megan

From: Walker, Megan
Sent: Wednesday, November 3, 2021 11:23 AM
To: Bill Leslie
Cc: jriley@certasolutions.com
Subject: Re: King's Hill 11/22/21 - LU 21-033674 HR
Attachments: Virtual-Mtg-Guidance_for_Public_DC-HLC (1).PDF; LU 21-033674 HR_D-1_HRNG NOTICE(NOV1).pdf

Hi Bill, Please find a link at the end of the email to the full drawing packet and the appendix packet (with the applicant's documentation of existing conditions and the full project narrative). A digital copy of the Notice of Proposal is also attached with the information for the scheduled hearing date, November 22, 2021, with the Historic Landmarks Commission who is the decision-making body for the current proposal for alterations. This item is currently scheduled third on the 11/22 Historic Landmarks Commission agenda with a tentative start time of 2:45pm, which is subject to change depending on how fast/ slow the items ahead of us will go.

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I am also cc'ing the Applicant for this case, Jim Riley, who is also available to answer questions regarding the proposal. If you would like to discuss this additional information with me, we can set up a time to call either tomorrow afternoon or early on Monday, 11/8.

Secure link to view the submitted drawing packet and appendix:
https://hcpaw.portlandoregon.gov/u/ptOXVLBTl0G005dV/Final%20Packet_731%20SW%20King_LU%2021-033674%20HR?l

Please let me know if I can clarify anything or if you'd like to set up a time to discuss this case.
Thank you,
Megan

From: Bill Leslie <williamleslie99@gmail.com>
Sent: Friday, October 29, 2021 5:57 PM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Subject: King's Hill 11/22/21

Where can I find what information is available regarding the proposed project, regarding City findings, etc.?
I own one of the units...

Perhaps we should chat?
--
Best Regards,

Bill Leslie
Phone 503 515 8854

Walker, Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Tuesday, November 2, 2021 11:40 AM
To: Walker, Megan
Subject: RE: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Megan-
I just uploaded the update to the drawing package to your portal. It is the file titled 2021-11-02_Kings Hill Type III Historic Landmarks HRR submission.pdf. We did not make any revisions to the narrative document. Please let me know if you have any issues with the file.
Best,

Jim Riley
CERTA
Director of Architecture
Certa Building Solutions, Inc.
AIA, NCARB, LEED AP BD+C
206.399.8335c
www.certasolutions.com

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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Monday, November 1, 2021 5:33 PM
To: Jim Riley <jriley@certasolutions.com>
Subject: Re: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, Please update the final packets to include what we discussed on the 21st (update elevations to show joint line locations, a detail showing the how joints are proposed to be concealed, etc). Please see the attached example from a previous case for stucco replacement on a contributing resource in Irvington approved by the Landmarks Commission in 2018. Also attached are two pictures from the mock-up that the applicant brought to that hearing to show how the proposed expansion joints were being concealed successfully.

If the files are too large to email you can upload them via the same secure link as last time (below). Please let me know when the packets have been uploaded and let me know if any questions come up.

Thank you,
Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Monday, November 1, 2021 4:49 PM

To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Subject: Re: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Megan-
I have on my calendar that final packets need to be sent for printing tomorrow. Do you have any comments that need to be addressed?
Please let me know.
Best,
Jim

Jim Riley
206.399.8335c

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Thursday, October 21, 2021 8:44:15 AM
To: Jim Riley <jriley@certasolutions.com>
Subject: Fw: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Please confirm you can access attachments.
Thank you,
Megan

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Tuesday, October 19, 2021 3:03 PM
To: Jim Riley <jriley@certasolutions.com>
Subject: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim,

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Please let me know if I can clarify anything about the posting requirements. I am available to discuss the due dates mentioned in my 10/5 email and posting requirements this week. I'd like to set up a time this week/

early next week to discuss the details of the proposal with you. Please see potential meeting times below and let me know if any of them can work for you to meet via MS Teams next week.

Potential meeting times

10/21 - 9-9:30am

10/25 - 1-2pm

10/26 - 9-10am or 2-3pm

Thank you,

Megan

Attached:

- Posting Notice with Posting Certification Form (PDF)
- Posting Board Information Sheet (PDF and JPG)
- Additional Instructions for Posting Notice Signs for Design Reviews, Historic Resource Reviews, and Design Advice Requests (PDF)
- Posting Notice template with PDF and Illustrator files of 18"x24" Posting Board template (.ZIP)
- Applicant's Guide to Zoom Webinar Hearings for Design Commission and Landmarks Commission

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From: Jim Riley <jriley@certasolutions.com>
Sent: Wednesday, October 13, 2021 11:33 AM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Megan-
Site area is 6700 sf
Gross occupied building area is 5350 sf X 4 floors for a total of 21,280 sf.

Let me know if need anything else.

Best,

Jim

Jim Riley

Director of Architecture
Certa Building Solutions, Inc.
AIA, NCARB, LEED AP BD+C
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www.certasolutions.com

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Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Thanks, Jim. Please confirm the Site area and existing building square footage (to remain) so that I can list it on the agenda.

Thank you,
Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Friday, October 8, 2021 11:42 AM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Sorry Megan- I've bene out of office a lot this week. Confirmed on 11/22.
Best,

Jim

Jim Riley

Director of Architecture
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Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, please confirm the 11/22 hearing date associated dates work for you.

Thank you,
Megan

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Tuesday, October 5, 2021 11:18 AM
To: Jim Riley <jriley@certasolutions.com>
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim,

The next available hearing date with the Historic Landmarks Commission is **Monday, 11/8**. If that date cannot work the next available is **Monday, 11/22**. Please see below for the associated timelines and due dates for these potential hearing dates and confirm which date you would like to pursue as soon as possible.

Timeline associated with the **11/8** hearing date:

Posting Notice ready (digital copy of 18"x24" board to you for you to print/ have printed): **10/6**

Site must be posted by: **10/9**

Final Drawing Packets (digital copy to be printed at P&D and paid for by applicant prior to hearing) due by: **10/19**

Posting Certification Form returned by: **10/24**

Copy of Staff Report and recommendation to the Design Commission to you by: **11/1**

Timeline associated with the **11/22** hearing date:

Posting Notice ready (digital copy of 18"x24" board to you for you to print/ have printed): **10/19**

Site must be posted by: **10/23**

Final Drawing Packets (digital copy to be printed at P&D and paid for by applicant prior to hearing) due by: **11/2**

Posting Certification Form returned by: **11/7**

Copy of Staff Report and recommendation to the Design Commission to you by: **11/15**

Please confirm whether the 11/8 or 11/22 hearing date with the associated timeline will work for you. I will prepare Posting Notice and posting instructions and get them to you by by either tomorrow morning or 10/19 depending on the hearing date picked.

Thank you,
Megan

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Monday, October 4, 2021 1:45 PM
To: Jim Riley <jriley@certasolutions.com>
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Thank you, Jim. Received! I am checking in on the next available hearing date with the Historic Landmarks Commission considering the 10/1 complete date. If I do not hear back about scheduling today, I will let you know the next available hearing date with associated due dates tomorrow.

Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Monday, October 4, 2021 12:57 PM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Cc: president.khc.board@gmail.com <president.khc.board@gmail.com>; Justin Barnhart <jbarnhart@certasolutions.com>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Megan-
Confirmed on this being the complete submission. The files have been uploaded to the link you've provided.
Thanks and talk to you soon.

Jim

Jim Riley
CERTA
Director of Architecture
Certa Building Solutions, Inc.
AIA, NCARB, LEED AP BD+C
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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Monday, October 4, 2021 8:33 AM
To: Jim Riley <jriley@certasolutions.com>
Cc: president.khc.board@gmail.com; Justin Barnhart <jbarnhart@certasolutions.com>
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, Please confirm that with this additional information you are providing in response to the Incomplete letter, that you would like to deem the case complete as of Friday, October 1, 2021.

I am not able to access files via the link. Please upload the documents via the secure upload link below and let me know when you have done so (I do not get a separate upload alert). Please also use this link to submit large files that cannot be sent via email (such as Final Drawing Packets) as we moved forward.
https://hcpaw.portlandoregon.gov/u/xfUPFNN1DwfX9Q8V/LU%2021-033674%20HR_731%20SW%20King?l

As mentioned on Wednesday, once you confirm that the case is complete, I will look into the next available hearing date with the Historic Landmarks Commission and get back to you with the associated timeline and due dates later today. I will take a few days to review the additional information in the submittal and let you know if I have any questions.

Thank you,
Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Friday, October 1, 2021 1:51 PM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Cc: president.khc.board@gmail.com <president.khc.board@gmail.com>; Justin Barnhart <jbarnhart@certasolutions.com>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

The City's email systems have identified this email as potentially suspicious. Please click responsibly and be cautious if asked to provide sensitive information.

Megan-

Attached is our response letter for the Kings Hill Historic Resource Review documents we've been sent to date. A copy of this narrative with the original high resolution images was too large to email so the proper file, along with the updated drawings can be found at this dropbox link:
https://www.dropbox.com/sh/vo3u1kgpjkqy0jv/AABPmxE8Ka3vDmOi8_TCOyVwa?dl=0.

Should you have any issues accessing the files, please let me know.

Please confirm receipt.

Have a good weekend and I'll plan to talk with you Monday.

Best,

Jim

Jim Riley
CERTA
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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Wednesday, September 29, 2021 12:13 PM
To: Jim Riley <jriley@certasolutions.com>
Cc: president.khc.board@gmail.com
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, thank you for the update. This is good to hear. I am in meetings until 2 and will call you after that.

Talk to you soon,
Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Wednesday, September 29, 2021 10:34 AM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Cc: president.khc.board@gmail.com <president.khc.board@gmail.com>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Megan-
I left you another VM regarding this project. Could you please let me know when a good time to talk would be? I have our submittal ready to turn in – and have had it that way for some time but I do need to discuss a critical piece of the response before I send you documentation regarding it.
I'll be available the rest of the day.
Thank you,

Jim

Jim Riley
CERTA
Director of Architecture
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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Monday, September 27, 2021 2:47 PM
To: Jim Riley <jriley@certasolutions.com>
Cc: president.khc.board@gmail.com
Subject: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, Please see the attached 180-day Notice Memo explaining that action is needed on this case (LU 21-033674 HR) by the October 4, 2021 deadline. If no action is taken by October 4th to either deem the case

complete (see options in Section IV of the attached Incomplete letter) or if you do not request that the case be withdrawn for a partial refund, the application will be voided after October 4, 2021, with no refund.

Please let me know how you choose to proceed.

Thank you,
Megan

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Friday, July 2, 2021 10:24 AM
To: jriley@certasolutions.com <jriley@certasolutions.com>
Subject: Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, thank you for your message. Please find a copy of the EA Summary Memo attached (EA 20-153737 PC). Also, I checked, and it looks like the link to the reference materials below still works, but please let me know if you have any issues accessing those documents.

Let me know if you would like to set up a time next week to talk about the case as you gather information in response to the Incomplete letter.

Thank you,
Megan

From: Walker, Megan
Sent: Wednesday, May 5, 2021 5:41 PM
To: jriley@certasolutions.com <jriley@certasolutions.com>
Subject: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, Thank you for the information submitted in the Historic Resource Review application (LU 21-033674 HR) for the proposed alterations at 731 SW King Ave. It is great to see that you will be retaining and rehabilitating the existing windows with dual glazing.

In reviewing the information submitted, there is still additional information needed to deem the application complete and for staff to be able to adequately review the proposal. Please see Section I of the attached Incomplete letter outlining information that is needed to deem the application complete.

Section II of the letter outlines initial issues that should be addressed relative to the applicable approval criteria based on the information provided. The letter includes references to example cladding assessment and analysis diagrams to help clarify the type of information that is needed for review. Please find these examples/ reference documents from a previous cladding replacement HR case at the link below. I also included a copy of the final approved exhibits for this case and pictures of the large wall-assembly mock-up provided for that project. This mockup was very large and included a full window as window replacements were being proposed as a part of that project. Staff does not expect needing this large of a mock, but information on how you are proposing to inset existing rehabilitated windows into the cladding and how you are going to conceal joints should be clearly conveyed. Let me know if you have any trouble accessing the examples through the link below.
https://hcpaw.portlandoregon.gov/u/mu0FtYxtBb6I7QW0/INC%20Reference%20Documents?l

Request for Completeness responses from PBOT and BES reviewers are also attached for reference.

Please let me know if I can answer any questions about the information requested to deem the case complete, the issues raised, or the examples provided.

Thank you,

Megan

Megan Sita Walker (she/ her/ they)

City Planner - Urban Design
Design and Historic Resource Review | Land Use Services
Bureau of Development Services | City of Portland

MeganSita.Walker@portlandoregon.gov | (503) 865-6515

Monday through Thursday: 8am - 4:30pm
Every Friday: Furlough

Walker, Megan

From: Walker, Megan
Sent: Monday, November 1, 2021 5:33 PM
To: Jim Riley
Subject: Re: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR
Attachments: Example_Concealed Expansion Joint Detail_LU 17-196976 - Avon Manor.pdf; IMG_5896.JPG; IMG_5904.JPG

Hi Jim, Please update the final packets to include what we discussed on the 21st (update elevations to show joint line locations, a detail showing the how joints are proposed to be concealed, etc). Please see the attached example from a previous case for stucco replacement on a contributing resource in Irvington approved by the Landmarks Commission in 2018. Also attached are two pictures from the mock-up that the applicant brought to that hearing to show how the proposed expansion joints were being concealed successfully.

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Jim

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Sorry Megan- I've bene out of office a lot this week. Confirmed on 11/22.
Best,

Jim

Jim Riley
CERTA
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Thank you,
Megan

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Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim,
The next available hearing date with the Historic Landmarks Commission is **Monday, 11/8**. If that date cannot work the next available is **Monday, 11/22**. Please see below for the associated timelines and due dates for these potential hearing dates and confirm which date you would like to pursue as soon as possible.

Timeline associated with the **11/8** hearing date:
Posting Notice ready (digital copy of 18"x24" board to you for you to print/ have printed): **10/6**
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Posting Certification Form returned by: **10/24**
Copy of Staff Report and recommendation to the Design Commission to you by: **11/1**

Timeline associated with the **11/22** hearing date:

Posting Notice ready (digital copy of 18"x24" board to you for you to print/ have printed): **10/19**
Site must be posted by: **10/23**
Final Drawing Packets (digital copy to be printed at P&D and paid for by applicant prior to hearing) due by: **11/2**
Posting Certification Form returned by: **11/7**
Copy of Staff Report and recommendation to the Design Commission to you by: **11/15**

Please confirm whether the 11/8 or 11/22 hearing date with the associated timeline will work for you. I will prepare Posting Notice and posting instructions and get them to you by by either tomorrow morning or 10/19 depending on the hearing date picked.

Thank you,
Megan

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Monday, October 4, 2021 1:45 PM
To: Jim Riley <jriley@certasolutions.com>
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Thank you, Jim. Received! I am checking in on the next available hearing date with the Historic Landmarks Commission considering the 10/1 complete date. If I do not hear back about scheduling today, I will let you know the next available hearing date with associated due dates tomorrow.

Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Monday, October 4, 2021 12:57 PM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Cc: president.khc.board@gmail.com <president.khc.board@gmail.com>; Justin Barnhart <jbarnhart@certasolutions.com>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Megan-
Confirmed on this being the complete submission. The files have been uploaded to the link you've provided.
Thanks and talk to you soon.

Jim

Jim Riley
CERTA
Director of Architecture
Certa Building Solutions, Inc.
AIA, NCARB, LEED AP BD+C
206.399.8335c
www.certasolutions.com

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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Monday, October 4, 2021 8:33 AM
To: Jim Riley <jriley@certasolutions.com>
Cc: president.khc.board@gmail.com; Justin Barnhart <jbarnhart@certasolutions.com>
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, Please confirm that with this additional information you are providing in response to the Incomplete letter, that you would like to deem the case complete as of Friday, October 1, 2021.

I am not able to access files via the link. Please upload the documents via the secure upload link below and let me know when you have done so (I do not get a separate upload alert). Please also use this link to submit large files that cannot be sent via email (such as Final Drawing Packets) as we moved forward.
https://hcpaw.portlandoregon.gov/u/xfUPFNN1DwfX9Q8V/LU%2021-033674%20HR_731%20SW%20King?l

As mentioned on Wednesday, once you confirm that the case is complete, I will look into the next available hearing date with the Historic Landmarks Commission and get back to you with the associated timeline and due dates later today. I will take a few days to review the additional information in the submittal and let you know if I have any questions.

Thank you,
Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Friday, October 1, 2021 1:51 PM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Cc: president.khc.board@gmail.com <president.khc.board@gmail.com>; Justin Barnhart <jbarnhart@certasolutions.com>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

The City's email systems have identified this email as potentially suspicious. Please click responsibly and be cautious if asked to provide sensitive information.

Megan-

Attached is our response letter for the Kings Hill Historic Resource Review documents we've been sent to date. A copy of this narrative with the original high resolution images was too large to email so the proper file, along with the updated drawings can be found at this dropbox link:
https://www.dropbox.com/sh/vo3u1kgpjkqy0jv/AABPmxE8Ka3vDmOi8_TCOyVwa?dl=0.

Should you have any issues accessing the files, please let me know.

Please confirm receipt.

Have a good weekend and I'll plan to talk with you Monday.

Best,

Jim

Jim Riley
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Sent: Wednesday, September 29, 2021 12:13 PM
To: Jim Riley <jriley@certasolutions.com>
Cc: president.khc.board@gmail.com
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, thank you for the update. This is good to hear. I am in meetings until 2 and will call you after that.

Talk to you soon,
Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Wednesday, September 29, 2021 10:34 AM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Cc: president.khc.board@gmail.com <president.khc.board@gmail.com>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Megan-
I left you another VM regarding this project. Could you please let me know when a good time to talk would be? I have our submittal ready to turn in – and have had it that way for some time but I do need to discuss a critical piece of the response before I send you documentation regarding it.
I'll be available the rest of the day.
Thank you,

Jim

Jim Riley
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Cc: president.khc.board@gmail.com
Subject: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, Please see the attached 180-day Notice Memo explaining that action is needed on this case (LU 21-033674 HR) by the October 4, 2021 deadline. If no action is taken by October 4th to either deem the case complete (see options in Section IV of the attached Incomplete letter) or if you do not request that the case be withdrawn for a partial refund, the application will be voided after October 4, 2021, with no refund.

Please let me know how you choose to proceed.

Thank you,
Megan

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Friday, July 2, 2021 10:24 AM
To: jriley@certasolutions.com <jriley@certasolutions.com>
Subject: Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, thank you for your message. Please find a copy of the EA Summary Memo attached (EA 20-153737 PC). Also, I checked, and it looks like the link to the reference materials below still works, but please let me know if you have any issues accessing those documents.

Let me know if you would like to set up a time next week to talk about the case as you gather information in response to the Incomplete letter.

Thank you,
Megan

From: Walker, Megan
Sent: Wednesday, May 5, 2021 5:41 PM
To: jriley@certasolutions.com <jriley@certasolutions.com>
Subject: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, Thank you for the information submitted in the Historic Resource Review application (LU 21-033674 HR) for the proposed alterations at 731 SW King Ave. It is great to see that you will be retaining and rehabilitating the existing windows with dual glazing.

In reviewing the information submitted, there is still additional information needed to deem the application complete and for staff to be able to adequately review the proposal. Please see Section I of the attached Incomplete letter outlining information that is needed to deem the application complete.

Section II of the letter outlines initial issues that should be addressed relative to the applicable approval criteria based on the information provided. The letter includes references to example cladding assessment and

analysis diagrams to help clarify the type of information that is needed for review. Please find these examples/ reference documents from a previous cladding replacement HR case at the link below. I also included a copy of the final approved exhibits for this case and pictures of the large wall-assembly mock-up provided for that project. This mockup was very large and included a full window as window replacements were being proposed as a part of that project. Staff does not expect needing this large of a mock, but information on how you are proposing to inset existing rehabilitated windows into the cladding and how you are going to conceal joints should be clearly conveyed. Let me know if you have any trouble accessing the examples through the link below.
https://hcpaw.portlandoregon.gov/u/mu0FtYxtBb6I7QW0/INC%20Reference%20Documents?l

Request for Completeness responses from PBOT and BES reviewers are also attached for reference.

Please let me know if I can answer any questions about the information requested to deem the case complete, the issues raised, or the examples provided.

Thank you,

Megan

Megan Sita Walker (she/ her/ they)

City Planner - Urban Design
Design and Historic Resource Review | Land Use Services
Bureau of Development Services | City of Portland

MeganSita.Walker@portlandoregon.gov | (503) 865-6515

Monday through Thursday: 8am - 4:30pm
Every Friday: Furlough

Walker, Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Monday, November 1, 2021 4:49 PM
To: Walker, Megan
Subject: Re: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Megan-
I have on my calendar that final packets need to be sent for printing tomorrow. Do you have any comments that need to be addressed?
Please let me know.
Best,
Jim

Jim Riley
206.399.8335c

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Thursday, October 21, 2021 8:44:15 AM
To: Jim Riley <jriley@certasolutions.com>
Subject: Fw: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Please confirm you can access attachments.
Thank you,
Megan

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Tuesday, October 19, 2021 3:03 PM
To: Jim Riley <jriley@certasolutions.com>
Subject: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim,

Please see the attached Posting Notice with additional information on how to post the site for the upcoming 11/22 hearing with the Historic Landmarks Commission. The attached Notice also includes the due dates for posting the boards on the site (by the end of the day **10/23**) and for returning the signed Posting Certification Form (by **11/8**) that must be met to keep the 11/22 hearing date noted above.

In addition to the Posting Notice, an Illustrator template for the 18"x24" Posting Board is attached for you (or a print shop) to assemble and print. The 8.5"x11" Posting Information sheet should be placed into the Posting Board template along with a rendering of the proposal. Please see additional instructions attached for information on the posting board template, materials, installation and mounting height. The instructions also include an example of the Posting Board layout.

Please let me know if I can clarify anything about the posting requirements. I am available to discuss the due dates mentioned in my 10/5 email and posting requirements this week. I'd like to set up a time this week/ early next week to discuss the details of the proposal with you. Please see potential meeting times below and let me know if any of them can work for you to meet via MS Teams next week.

Potential meeting times

10/21 - 9-9:30am

10/25 - 1-2pm

10/26 - 9-10am or 2-3pm

Thank you,

Megan

Attached:

- Posting Notice with Posting Certification Form (PDF)
- Posting Board Information Sheet (PDF and JPG)
- Additional Instructions for Posting Notice Signs for Design Reviews, Historic Resource Reviews, and Design Advice Requests (PDF)
- Posting Notice template with PDF and Illustrator files of 18"x24" Posting Board template (.ZIP)
- Applicant's Guide to Zoom Webinar Hearings for Design Commission and Landmarks Commission

---

From: Jim Riley <jriley@certasolutions.com>
Sent: Wednesday, October 13, 2021 11:33 AM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Megan-
Site area is 6700 sf
Gross occupied building area is 5350 sf X 4 floors for a total of 21,280 sf.

Let me know if need anything else.

Best,

Jim

Jim Riley
CERTA
Director of Architecture
Certa Building Solutions, Inc.
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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Tuesday, October 12, 2021 9:47 AM
To: Jim Riley <jriley@certasolutions.com>
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Thanks, Jim. Please confirm the Site area and existing building square footage (to remain) so that I can list it on the agenda.

Thank you,
Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Friday, October 8, 2021 11:42 AM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Sorry Megan- I've bene out of office a lot this week. Confirmed on 11/22.
Best,

Jim

Jim Riley
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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Friday, October 8, 2021 9:12 AM
To: Jim Riley <jriley@certasolutions.com>

Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, please confirm the 11/22 hearing date associated dates work for you.

Thank you,
Megan

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Tuesday, October 5, 2021 11:18 AM
To: Jim Riley <jriley@certasolutions.com>
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim,
The next available hearing date with the Historic Landmarks Commission is **Monday, 11/8**. If that date cannot work the next available is **Monday, 11/22**. Please see below for the associated timelines and due dates for these potential hearing dates and confirm which date you would like to pursue as soon as possible.

Timeline associated with the **11/8** hearing date:
Posting Notice ready (digital copy of 18"x24" board to you for you to print/ have printed): **10/6**
Site must be posted by: **10/9**
Final Drawing Packets (digital copy to be printed at P&D and paid for by applicant prior to hearing) due by: **10/19**
Posting Certification Form returned by: **10/24**
Copy of Staff Report and recommendation to the Design Commission to you by: **11/1**

Timeline associated with the **11/22** hearing date:
Posting Notice ready (digital copy of 18"x24" board to you for you to print/ have printed): **10/19**
Site must be posted by: **10/23**
Final Drawing Packets (digital copy to be printed at P&D and paid for by applicant prior to hearing) due by: **11/2**
Posting Certification Form returned by: **11/7**
Copy of Staff Report and recommendation to the Design Commission to you by: **11/15**

Please confirm whether the 11/8 or 11/22 hearing date with the associated timeline will work for you. I will prepare Posting Notice and posting instructions and get them to you by by either tomorrow morning or 10/19 depending on the hearing date picked.

Thank you,
Megan

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Monday, October 4, 2021 1:45 PM
To: Jim Riley <jriley@certasolutions.com>
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Thank you, Jim. Received! I am checking in on the next available hearing date with the Historic Landmarks Commission considering the 10/1 complete date. If I do not hear back about scheduling today, I will let you know the next available hearing date with associated due dates tomorrow.

Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Monday, October 4, 2021 12:57 PM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Cc: president.khc.board@gmail.com <president.khc.board@gmail.com>; Justin Barnhart <jbarnhart@certasolutions.com>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Megan-
Confirmed on this being the complete submission. The files have been uploaded to the link you've provided.
Thanks and talk to you soon.

Jim

Jim Riley
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Hi Jim, Please confirm that with this additional information you are providing in response to the Incomplete letter, that you would like to deem the case complete as of Friday, October 1, 2021.

I am not able to access files via the link. Please upload the documents via the secure upload link below and let me know when you have done so (I do not get a separate upload alert). Please also use this link to submit large files that cannot be sent via email (such as Final Drawing Packets) as we moved forward.
https://hcpaw.portlandoregon.gov/u/xfUPFNN1DwfX9Q8V/LU%2021-033674%20HR_731%20SW%20King?l

As mentioned on Wednesday, once you confirm that the case is complete, I will look into the next available hearing date with the Historic Landmarks Commission and get back to you with the associated timeline and due dates later today. I will take a few days to review the additional information in the submittal and let you know if I have any questions.

Thank you,
Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Friday, October 1, 2021 1:51 PM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Cc: president.khc.board@gmail.com <president.khc.board@gmail.com>; Justin Barnhart <jbarnhart@certasolutions.com>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

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Megan-

Attached is our response letter for the Kings Hill Historic Resource Review documents we've been sent to date. A copy of this narrative with the original high resolution images was too large to email so the proper file, along with the updated drawings can be found at this dropbox link:
https://www.dropbox.com/sh/vo3u1kgpjkqy0jv/AABPmxE8Ka3vDmOi8_TCOyVwa?dl=0.

Should you have any issues accessing the files, please let me know.

Please confirm receipt.

Have a good weekend and I'll plan to talk with you Monday.

Best,

Jim

Jim Riley
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Hi Jim, thank you for the update. This is good to hear. I am in meetings until 2 and will call you after that.

Talk to you soon,
Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Wednesday, September 29, 2021 10:34 AM
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Cc: president.khc.board@gmail.com <president.khc.board@gmail.com>
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I'll be available the rest of the day.
Thank you,

Jim

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Hi Jim, Please see the attached 180-day Notice Memo explaining that action is needed on this case (LU 21-033674 HR) by the October 4, 2021 deadline. If no action is taken by October 4th to either deem the case complete (see options in Section IV of the attached Incomplete letter) or if you do not request that the case be withdrawn for a partial refund, the application will be voided after October 4, 2021, with no refund.

Please let me know how you choose to proceed.

Thank you,
Megan

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Friday, July 2, 2021 10:24 AM
To: jriley@certasolutions.com <jriley@certasolutions.com>
Subject: Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, thank you for your message. Please find a copy of the EA Summary Memo attached (EA 20-153737 PC). Also, I checked, and it looks like the link to the reference materials below still works, but please let me know if you have any issues accessing those documents.

Let me know if you would like to set up a time next week to talk about the case as you gather information in response to the Incomplete letter.

Thank you,
Megan

From: Walker, Megan
Sent: Wednesday, May 5, 2021 5:41 PM
To: jriley@certasolutions.com <jriley@certasolutions.com>
Subject: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, Thank you for the information submitted in the Historic Resource Review application (LU 21-033674 HR) for the proposed alterations at 731 SW King Ave. It is great to see that you will be retaining and rehabilitating the existing windows with dual glazing.

In reviewing the information submitted, there is still additional information needed to deem the application complete and for staff to be able to adequately review the proposal. Please see Section I of the attached Incomplete letter outlining information that is needed to deem the application complete.

Section II of the letter outlines initial issues that should be addressed relative to the applicable approval criteria based on the information provided. The letter includes references to example cladding assessment and analysis diagrams to help clarify the type of information that is needed for review. Please find these examples/ reference documents from a previous cladding replacement HR case at the link below. I also included a copy of the final approved exhibits for this case and pictures of the large wall-assembly mock-up provided for that project. This mockup was very large and included a full window as window replacements were being proposed as a part of that project. Staff does not expect needing this large of a mock, but information on how you are proposing to inset existing rehabilitated windows into the cladding and how you are going to conceal joints should be clearly conveyed. Let me know if you have any trouble accessing the examples through the link below.
https://hcpaw.portlandoregon.gov/u/mu0FtYxtBb6I7QW0/INC%20Reference%20Documents?l

Request for Completeness responses from PBOT and BES reviewers are also attached for reference.

Please let me know if I can answer any questions about the information requested to deem the case complete, the issues raised, or the examples provided.

Thank you,

Megan

Megan Sita Walker (she/ her/ they)

City Planner - Urban Design
Design and Historic Resource Review | Land Use Services
Bureau of Development Services | City of Portland

MeganSita.Walker@portlandoregon.gov | (503) 865-6515

Monday through Thursday: 8am - 4:30pm
Every Friday: Furlough

Walker, Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Tuesday, October 26, 2021 8:46 AM
To: Walker, Megan
Cc: Justin Barnhart
Subject: LU 21-033674 HR_Certification Form signed.pdf
Attachments: LU 21-033674 HR_Certification Form signed.pdf

The City's email systems have identified this email as potentially suspicious. Please click responsibly and be cautious if asked to provide sensitive information.

Good morning Megan-
The signage was posted on Friday and the certification form is attached.
Have a great day and I'll check in with you later this week.

Jim

Jim Riley
CERTA
Director of Architecture
Certa Building Solutions, Inc.
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Walker, Megan

From: Walker, Megan
Sent: Thursday, October 21, 2021 8:44 AM
To: jriley@certasolutions.com
Subject: Fw: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR
Attachments: LU 21-033674 HR_Posting Notice and Certification Form.pdf; LU 21-033674 HR_Posting Board Information Sheet.pdf; LU 21-033674 HR_Posting Board Information Sheet.jpg; Additional Instructions for Posting Notice Sign - DZ-HR-DAR.pdf; Templates for 18x24 Sign Board.zip; Virtual-Mtg-Guidance_for_Applicants_DC-HLC_v8-3-20.pdf

Please confirm you can access attachments.
Thank you,
Megan

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Tuesday, October 19, 2021 3:03 PM
To: Jim Riley <jriley@certasolutions.com>
Subject: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim,

Please see the attached Posting Notice with additional information on how to post the site for the upcoming 11/22 hearing with the Historic Landmarks Commission. The attached Notice also includes the due dates for posting the boards on the site (by the end of the day **10/23**) and for returning the signed Posting Certification Form (by **11/8**) that must be met to keep the 11/22 hearing date noted above.

In addition to the Posting Notice, an Illustrator template for the 18"x24" Posting Board is attached for you (or a print shop) to assemble and print. The 8.5"x11" Posting Information sheet should be placed into the Posting Board template along with a rendering of the proposal. Please see additional instructions attached for information on the posting board template, materials, installation and mounting height. The instructions also include an example of the Posting Board layout.

Please let me know if I can clarify anything about the posting requirements. I am available to discuss the due dates mentioned in my 10/5 email and posting requirements this week. I'd like to set up a time this week/ early next week to discuss the details of the proposal with you. Please see potential meeting times below and let me know if any of them can work for you to meet via MS Teams next week.

<u>Potential meeting times</u>

10/21 - 9-9:30am

10/25 - 1-2pm

10/26 - 9-10am or 2-3pm

Thank you,

Megan

Attached:

- Posting Notice with Posting Certification Form (PDF)
- Posting Board Information Sheet (PDF and JPG)
- Additional Instructions for Posting Notice Signs for Design Reviews, Historic Resource Reviews, and Design Advice Requests (PDF)
- Posting Notice template with PDF and Illustrator files of 18"x24" Posting Board template (.ZIP)
- Applicant's Guide to Zoom Webinar Hearings for Design Commission and Landmarks Commission

---

From: Jim Riley <jriley@certasolutions.com>
Sent: Wednesday, October 13, 2021 11:33 AM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Megan-
Site area is 6700 sf
Gross occupied building area is 5350 sf X 4 floors for a total of 21,280 sf.

Let me know if need anything else.

Best,

Jim

Jim Riley
CERTA
Director of Architecture
Certa Building Solutions, Inc.
AIA, NCARB, LEED AP BD+C
206.399.8335c
www.certasolutions.com

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Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Thanks, Jim. Please confirm the Site area and existing building square footage (to remain) so that I can list it on the agenda.

Thank you,
Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Friday, October 8, 2021 11:42 AM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Sorry Megan- I've bene out of office a lot this week. Confirmed on 11/22.
Best,

Jim

Jim Riley
CERTA
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Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, please confirm the 11/22 hearing date associated dates work for you.

Thank you,
Megan

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Tuesday, October 5, 2021 11:18 AM

To: Jim Riley <jriley@certasolutions.com>
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim,
The next available hearing date with the Historic Landmarks Commission is **Monday, 11/8**. If that date cannot work the next available is **Monday, 11/22**. Please see below for the associated timelines and due dates for these potential hearing dates and confirm which date you would like to pursue as soon as possible.

Timeline associated with the **11/8** hearing date:
Posting Notice ready (digital copy of 18"x24" board to you for you to print/ have printed): **10/6**
Site must be posted by: **10/9**
Final Drawing Packets (digital copy to be printed at P&D and paid for by applicant prior to hearing) due by: **10/19**
Posting Certification Form returned by: **10/24**
Copy of Staff Report and recommendation to the Design Commission to you by: **11/1**

Timeline associated with the **11/22** hearing date:
Posting Notice ready (digital copy of 18"x24" board to you for you to print/ have printed): **10/19**
Site must be posted by: **10/23**
Final Drawing Packets (digital copy to be printed at P&D and paid for by applicant prior to hearing) due by: **11/2**
Posting Certification Form returned by: **11/7**
Copy of Staff Report and recommendation to the Design Commission to you by: **11/15**

Please confirm whether the 11/8 or 11/22 hearing date with the associated timeline will work for you. I will prepare Posting Notice and posting instructions and get them to you by by either tomorrow morning or 10/19 depending on the hearing date picked.

Thank you,
Megan

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Monday, October 4, 2021 1:45 PM
To: Jim Riley <jriley@certasolutions.com>
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Thank you, Jim. Received! I am checking in on the next available hearing date with the Historic Landmarks Commission considering the 10/1 complete date. If I do not hear back about scheduling today, I will let you know the next available hearing date with associated due dates tomorrow.

Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Monday, October 4, 2021 12:57 PM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Cc: president.khc.board@gmail.com <president.khc.board@gmail.com>; Justin Barnhart <jbarnhart@certasolutions.com>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Megan-
Confirmed on this being the complete submission. The files have been uploaded to the link you've provided.
Thanks and talk to you soon.

Jim

Jim Riley
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Sent: Monday, October 4, 2021 8:33 AM
To: Jim Riley <jriley@certasolutions.com>
Cc: president.khc.board@gmail.com; Justin Barnhart <jbarnhart@certasolutions.com>
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, Please confirm that with this additional information you are providing in response to the Incomplete letter, that you would like to deem the case complete as of Friday, October 1, 2021.

I am not able to access files via the link. Please upload the documents via the secure upload link below and let me know when you have done so (I do not get a separate upload alert). Please also use this link to submit large files that cannot be sent via email (such as Final Drawing Packets) as we moved forward.
https://hcpaw.portlandoregon.gov/u/xfUPFNN1DwfX9Q8V/LU%2021-033674%20HR_731%20SW%20King?l

As mentioned on Wednesday, once you confirm that the case is complete, I will look into the next available hearing date with the Historic Landmarks Commission and get back to you with the associated timeline and due dates later today. I will take a few days to review the additional information in the submittal and let you know if I have any questions.

Thank you,
Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Friday, October 1, 2021 1:51 PM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Cc: president.khc.board@gmail.com <president.khc.board@gmail.com>; Justin Barnhart <jbarnhart@certasolutions.com>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

The City's email systems have identified this email as potentially suspicious. Please click responsibly and be cautious if asked to provide sensitive information.

Megan-

Attached is our response letter for the Kings Hill Historic Resource Review documents we've been sent to date. A copy of this narrative with the original high resolution images was too large to email so the proper file, along with the updated drawings can be found at this dropbox link:
https://www.dropbox.com/sh/vo3u1kgpjkqy0jv/AABPmxE8Ka3vDmOi8_TCOyVwa?dl=0.

Should you have any issues accessing the files, please let me know.

Please confirm receipt.

Have a good weekend and I'll plan to talk with you Monday.

Best,

Jim

Jim Riley
CERTA
Director of Architecture
Certa Building Solutions, Inc.
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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Wednesday, September 29, 2021 12:13 PM
To: Jim Riley <jriley@certasolutions.com>
Cc: president.khc.board@gmail.com
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, thank you for the update. This is good to hear. I am in meetings until 2 and will call you after that.

Talk to you soon,
Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Wednesday, September 29, 2021 10:34 AM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Cc: president.khc.board@gmail.com <president.khc.board@gmail.com>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Megan-

I left you another VM regarding this project. Could you please let me know when a good time to talk would be? I have our submittal ready to turn in – and have had it that way for some time but I do need to discuss a critical piece of the response before I send you documentation regarding it.
I'll be available the rest of the day.
Thank you,

Jim

Jim Riley
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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Monday, September 27, 2021 2:47 PM
To: Jim Riley <jriley@certasolutions.com>
Cc: president.khc.board@gmail.com
Subject: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, Please see the attached 180-day Notice Memo explaining that action is needed on this case (LU 21-033674 HR) by the October 4, 2021 deadline. If no action is taken by October 4th to either deem the case complete (see options in Section IV of the attached Incomplete letter) or if you do not request that the case be withdrawn for a partial refund, the application will be voided after October 4, 2021, with no refund.

Please let me know how you choose to proceed.

Thank you,
Megan

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Friday, July 2, 2021 10:24 AM
To: jriley@certasolutions.com <jriley@certasolutions.com>
Subject: Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, thank you for your message. Please find a copy of the EA Summary Memo attached (EA 20-153737 PC). Also, I checked, and it looks like the link to the reference materials below still works, but please let me know if you have any issues accessing those documents.

Let me know if you would like to set up a time next week to talk about the case as you gather information in response to the Incomplete letter.

Thank you,
Megan

From: Walker, Megan
Sent: Wednesday, May 5, 2021 5:41 PM
To: jriley@certasolutions.com <jriley@certasolutions.com>
Subject: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, Thank you for the information submitted in the Historic Resource Review application (LU 21-033674 HR) for the proposed alterations at 731 SW King Ave. It is great to see that you will be retaining and rehabilitating the existing windows with dual glazing.

In reviewing the information submitted, there is still additional information needed to deem the application complete and for staff to be able to adequately review the proposal. Please see Section I of the attached Incomplete letter outlining information that is needed to deem the application complete.

Section II of the letter outlines initial issues that should be addressed relative to the applicable approval criteria based on the information provided. The letter includes references to example cladding assessment and analysis diagrams to help clarify the type of information that is needed for review. Please find these examples/ reference documents from a previous cladding replacement HR case at the link below. I also included a copy of the final approved exhibits for this case and pictures of the large wall-assembly mock-up provided for that project. This mockup was very large and included a full window as window replacements were being proposed as a part of that project. Staff does not expect needing this large of a mock, but information on how you are proposing to inset existing rehabilitated windows into the cladding and how you are going to conceal joints should be clearly conveyed. Let me know if you have any trouble accessing the examples through the link below.
https://hcpaw.portlandoregon.gov/u/mu0FtYxtBb6I7QW0/INC%20Reference%20Documents?l

Request for Completeness responses from PBOT and BES reviewers are also attached for reference.

Please let me know if I can answer any questions about the information requested to deem the case complete, the issues raised, or the examples provided.

Thank you,

Megan

Megan Sita Walker (she/ her/ they)

City Planner - Urban Design
Design and Historic Resource Review | Land Use Services
Bureau of Development Services | City of Portland

MeganSita.Walker@portlandoregon.gov | (503) 865-6515

Monday through Thursday: 8am - 4:30pm
Every Friday: Furlough

Walker, Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Thursday, October 21, 2021 8:33 AM
To: Walker, Megan
Subject: RE: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Megan-
It doesn't look like the attachment was sent. Can you resend?

Jim

Jim Riley
CERTA
Director of Architecture
Certa Building Solutions, Inc.
AIA, NCARB, LEED AP BD+C
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From: Jim Riley <jriley@certasolutions.com>
Sent: Tuesday, October 19, 2021 3:07 PM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Subject: Re: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Received Megan
Let's do the 21st at 9:00

Jim Riley
206.399.8335c

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Tuesday, October 19, 2021 3:03:36 PM
To: Jim Riley <jriley@certasolutions.com>
Subject: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim,

Please see the attached Posting Notice with additional information on how to post the site for the upcoming 11/22 hearing with the Historic Landmarks Commission. The attached Notice also includes the due dates for posting the boards on the site (by the end of the day **10/23**) and for returning the signed Posting Certification Form (by **11/8**) that must be met to keep the 11/22 hearing date noted above.

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Potential meeting times

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10/25 - 1-2pm

10/26 - 9-10am or 2-3pm

Thank you,

Megan

Attached:

- Posting Notice with Posting Certification Form (PDF)
- Posting Board Information Sheet (PDF and JPG)
- Additional Instructions for Posting Notice Signs for Design Reviews, Historic Resource Reviews, and Design Advice Requests (PDF)
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Megan-
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Gross occupied building area is 5350 sf X 4 floors for a total of 21,280 sf.

Let me know if need anything else.

Best,

Jim

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Sorry Megan- I've bene out of office a lot this week. Confirmed on 11/22.
Best,

Jim

Jim Riley
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Hi Jim,

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Timeline associated with the **11/8** hearing date:

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Posting Certification Form returned by: **11/7**

Copy of Staff Report and recommendation to the Design Commission to you by: **11/15**

Please confirm whether the 11/8 or 11/22 hearing date with the associated timeline will work for you. I will prepare Posting Notice and posting instructions and get them to you by by either tomorrow morning or 10/19 depending on the hearing date picked.

Thank you,
Megan

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Hi Jim, Please confirm that with this additional information you are providing in response to the Incomplete letter, that you would like to deem the case complete as of Friday, October 1, 2021.

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https://hcpaw.portlandoregon.gov/u/xfUPFNN1DwfX9Q8V/LU%2021-033674%20HR_731%20SW%20King?l

As mentioned on Wednesday, once you confirm that the case is complete, I will look into the next available hearing date with the Historic Landmarks Commission and get back to you with the associated timeline and due dates later today. I will take a few days to review the additional information in the submittal and let you know if I have any questions.

Thank you,
Megan

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Sent: Friday, October 1, 2021 1:51 PM
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Cc: president.khc.board@gmail.com <president.khc.board@gmail.com>; Justin Barnhart <jbarnhart@certasolutions.com>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

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Megan-

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https://www.dropbox.com/sh/vo3u1kgpjkqy0jv/AABPmxE8Ka3vDmOi8_TCOyVwa?dl=0.

Should you have any issues accessing the files, please let me know.

Please confirm receipt.

Have a good weekend and I'll plan to talk with you Monday.

Best,

Jim

Jim Riley
CERTA
Director of Architecture
Certa Building Solutions, Inc.
AIA, NCARB, LEED AP BD+C
206.399.8335c
www.certasolutions.com

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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Wednesday, September 29, 2021 12:13 PM
To: Jim Riley <jriley@certasolutions.com>
Cc: president.khc.board@gmail.com
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, thank you for the update. This is good to hear. I am in meetings until 2 and will call you after that.

Talk to you soon,
Megan

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I'll be available the rest of the day.
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Please let me know how you choose to proceed.

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Sent: Friday, July 2, 2021 10:24 AM
To: jriley@certasolutions.com <jriley@certasolutions.com>
Subject: Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

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To: jriley@certasolutions.com <jriley@certasolutions.com>
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Megan Sita Walker (she/ her/ they)

City Planner - Urban Design
Design and Historic Resource Review | Land Use Services
Bureau of Development Services | City of Portland

MeganSita.Walker@portlandoregon.gov | (503) 865-6515

Monday through Thursday: 8am - 4:30pm
Every Friday: Furlough

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From: Jim Riley <jriley@certasolutions.com>
Sent: Tuesday, October 19, 2021 3:14 PM
To: Walker, Megan
Subject: Accepted: Discuss King's Hill Reclad - LU 21-033674 HR

Walker, Megan

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Sent: Tuesday, October 19, 2021 3:07 PM
To: Walker, Megan
Subject: Re: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Received Megan
Let's do the 21st at 9:00

Jim Riley
206.399.8335c

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<u>Potential meeting times</u>

10/21 - 9-9:30am

10/25 - 1-2pm

10/26 - 9-10am or 2-3pm

Thank you,

Megan

Attached:

- Posting Notice with Posting Certification Form (PDF)
- Posting Board Information Sheet (PDF and JPG)
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Gross occupied building area is 5350 sf X 4 floors for a total of 21,280 sf.

Let me know if need anything else.

Best,

Jim

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Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Sorry Megan- I've bene out of office a lot this week. Confirmed on 11/22.
Best,

Jim

Jim Riley
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Hi Jim, please confirm the 11/22 hearing date associated dates work for you.

Thank you,
Megan

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Tuesday, October 5, 2021 11:18 AM
To: Jim Riley <jriley@certasolutions.com>
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim,
The next available hearing date with the Historic Landmarks Commission is **Monday, 11/8**. If that date cannot work the next available is **Monday, 11/22**. Please see below for the associated timelines and due dates for these potential hearing dates and confirm which date you would like to pursue as soon as possible.

Timeline associated with the **11/8** hearing date:
Posting Notice ready (digital copy of 18"x24" board to you for you to print/ have printed): **10/6**
Site must be posted by: **10/9**
Final Drawing Packets (digital copy to be printed at P&D and paid for by applicant prior to hearing) due by: **10/19**
Posting Certification Form returned by: **10/24**
Copy of Staff Report and recommendation to the Design Commission to you by: **11/1**

Timeline associated with the **11/22** hearing date:
Posting Notice ready (digital copy of 18"x24" board to you for you to print/ have printed): **10/19**
Site must be posted by: **10/23**
Final Drawing Packets (digital copy to be printed at P&D and paid for by applicant prior to hearing) due by: **11/2**
Posting Certification Form returned by: **11/7**
Copy of Staff Report and recommendation to the Design Commission to you by: **11/15**

Please confirm whether the 11/8 or 11/22 hearing date with the associated timeline will work for you. I will prepare Posting Notice and posting instructions and get them to you by by either tomorrow morning or 10/19 depending on the hearing date picked.

Thank you,
Megan

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Monday, October 4, 2021 1:45 PM
To: Jim Riley <jriley@certasolutions.com>
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Thank you, Jim. Received! I am checking in on the next available hearing date with the Historic Landmarks Commission considering the 10/1 complete date. If I do not hear back about scheduling today, I will let you know the next available hearing date with associated due dates tomorrow.

Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Monday, October 4, 2021 12:57 PM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Cc: president.khc.board@gmail.com <president.khc.board@gmail.com>; Justin Barnhart <jbarnhart@certasolutions.com>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Megan-
Confirmed on this being the complete submission. The files have been uploaded to the link you've provided.

Thanks and talk to you soon.

Jim

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Sent: Monday, October 4, 2021 8:33 AM
To: Jim Riley <jriley@certasolutions.com>
Cc: president.khc.board@gmail.com; Justin Barnhart <jbarnhart@certasolutions.com>
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, Please confirm that with this additional information you are providing in response to the Incomplete letter, that you would like to deem the case complete as of Friday, October 1, 2021.

I am not able to access files via the link. Please upload the documents via the secure upload link below and let me know when you have done so (I do not get a separate upload alert). Please also use this link to submit large files that cannot be sent via email (such as Final Drawing Packets) as we moved forward.
https://hcpaw.portlandoregon.gov/u/xfUPFNN1DwfX9Q8V/LU%2021-033674%20HR_731%20SW%20King?l

As mentioned on Wednesday, once you confirm that the case is complete, I will look into the next available hearing date with the Historic Landmarks Commission and get back to you with the associated timeline and due dates later today. I will take a few days to review the additional information in the submittal and let you know if I have any questions.

Thank you,
Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Friday, October 1, 2021 1:51 PM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Cc: president.khc.board@gmail.com <president.khc.board@gmail.com>; Justin Barnhart <jbarnhart@certasolutions.com>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

The City's email systems have identified this email as potentially suspicious. Please click responsibly and be cautious if asked to provide sensitive information.

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Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim,
The next available hearing date with the Historic Landmarks Commission is **Monday, 11/8**. If that date cannot work the next available is **Monday, 11/22**. Please see below for the associated timelines and due dates for these potential hearing dates and confirm which date you would like to pursue as soon as possible.

Timeline associated with the **11/8** hearing date:
Posting Notice ready (digital copy of 18"x24" board to you for you to print/ have printed): **10/6**
Site must be posted by: **10/9**
Final Drawing Packets (digital copy to be printed at P&D and paid for by applicant prior to hearing) due by: **10/19**
Posting Certification Form returned by: **10/24**
Copy of Staff Report and recommendation to the Design Commission to you by: **11/1**

Timeline associated with the **11/22** hearing date:
Posting Notice ready (digital copy of 18"x24" board to you for you to print/ have printed): **10/19**
Site must be posted by: **10/23**
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Posting Certification Form returned by: **11/7**
Copy of Staff Report and recommendation to the Design Commission to you by: **11/15**

Please confirm whether the 11/8 or 11/22 hearing date with the associated timeline will work for you. I will prepare Posting Notice and posting instructions and get them to you by by either tomorrow morning or 10/19 depending on the hearing date picked.

Thank you,
Megan

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Monday, October 4, 2021 1:45 PM
To: Jim Riley <jriley@certasolutions.com>
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Thank you, Jim. Received! I am checking in on the next available hearing date with the Historic Landmarks Commission considering the 10/1 complete date. If I do not hear back about scheduling today, I will let you know the next available hearing date with associated due dates tomorrow.

Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Monday, October 4, 2021 12:57 PM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Cc: president.khc.board@gmail.com <president.khc.board@gmail.com>; Justin Barnhart <jbarnhart@certasolutions.com>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Megan-
Confirmed on this being the complete submission. The files have been uploaded to the link you've provided.

Thanks and talk to you soon.

Jim

Jim Riley
CERTA
Director of Architecture
Certa Building Solutions, Inc.
AIA, NCARB, LEED AP BD+C
206.399.8335c
www.certasolutions.com

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Hi Jim, Please confirm that with this additional information you are providing in response to the Incomplete letter, that you would like to deem the case complete as of Friday, October 1, 2021.

I am not able to access files via the link. Please upload the documents via the secure upload link below and let me know when you have done so (I do not get a separate upload alert). Please also use this link to submit large files that cannot be sent via email (such as Final Drawing Packets) as we moved forward.
https://hcpaw.portlandoregon.gov/u/xfUPFNN1DwfX9Q8V/LU%2021-033674%20HR_731%20SW%20King?l

As mentioned on Wednesday, once you confirm that the case is complete, I will look into the next available hearing date with the Historic Landmarks Commission and get back to you with the associated timeline and due dates later today. I will take a few days to review the additional information in the submittal and let you know if I have any questions.

Thank you,
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Megan-

Attached is our response letter for the Kings Hill Historic Resource Review documents we've been sent to date. A copy of this narrative with the original high resolution images was too large to email so the proper file, along with the updated drawings can be found at this dropbox link:
https://www.dropbox.com/sh/vo3u1kgpjkqy0jv/AABPmxE8Ka3vDmOi8_TCOyVwa?dl=0.

Should you have any issues accessing the files, please let me know.

Please confirm receipt.

Have a good weekend and I'll plan to talk with you Monday.

Best,

Jim

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Hi Jim, thank you for the update. This is good to hear. I am in meetings until 2 and will call you after that.

Talk to you soon,
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I left you another VM regarding this project. Could you please let me know when a good time to talk would be? I have our submittal ready to turn in – and have had it that way for some time but I do need to discuss a critical piece of the response before I send you documentation regarding it.
I'll be available the rest of the day.
Thank you,

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Please let me know how you choose to proceed.

Thank you,
Megan

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Friday, July 2, 2021 10:24 AM
To: jriley@certasolutions.com <jriley@certasolutions.com>
Subject: Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, thank you for your message. Please find a copy of the EA Summary Memo attached (EA 20-153737 PC). Also, I checked, and it looks like the link to the reference materials below still works, but please let me know if you have any issues accessing those documents.

Let me know if you would like to set up a time next week to talk about the case as you gather information in response to the Incomplete letter.

Thank you,
Megan

From: Walker, Megan
Sent: Wednesday, May 5, 2021 5:41 PM

To: jriley@certasolutions.com <jriley@certasolutions.com>
Subject: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

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In reviewing the information submitted, there is still additional information needed to deem the application complete and for staff to be able to adequately review the proposal. Please see Section I of the attached Incomplete letter outlining information that is needed to deem the application complete.

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https://hcpaw.portlandoregon.gov/u/mu0FtYxtBb6I7QW0/INC%20Reference%20Documents?l

Request for Completeness responses from PBOT and BES reviewers are also attached for reference.

Please let me know if I can answer any questions about the information requested to deem the case complete, the issues raised, or the examples provided.

Thank you,

Megan

Megan Sita Walker (she/ her/ they)

City Planner - Urban Design
Design and Historic Resource Review | Land Use Services
Bureau of Development Services | City of Portland

MeganSita.Walker@portlandoregon.gov | (503) 865-6515

Monday through Thursday: 8am - 4:30pm
Every Friday: Furlough

Walker, Megan

From: Walker, Megan
Sent: Tuesday, October 19, 2021 3:04 PM
To: Jim Riley
Subject: Posting Boards & due dates - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR
Attachments: LU 21-033674 HR_Posting Notice and Certification Form.pdf; LU 21-033674 HR_Posting Board Information Sheet.pdf; LU 21-033674 HR_Posting Board Information Sheet.jpg; Additional Instructions for Posting Notice Sign - DZ-HR-DAR.pdf; Templates for 18x24 Sign Board.zip; Virtual-Mtg-Guidance_for_Applicants_DC-HLC_v8-3-20.pdf

Hi Jim,

Please see the attached Posting Notice with additional information on how to post the site for the upcoming 11/22 hearing with the Historic Landmarks Commission. The attached Notice also includes the due dates for posting the boards on the site (by the end of the day **10/23**) and for returning the signed Posting Certification Form (by **11/8**) that must be met to keep the 11/22 hearing date noted above.

In addition to the Posting Notice, an Illustrator template for the 18"x24" Posting Board is attached for you (or a print shop) to assemble and print. The 8.5"x11" Posting Information sheet should be placed into the Posting Board template along with a rendering of the proposal. Please see additional instructions attached for information on the posting board template, materials, installation and mounting height. The instructions also include an example of the Posting Board layout.

Please let me know if I can clarify anything about the posting requirements. I am available to discuss the due dates mentioned in my 10/5 email and posting requirements this week. I'd like to set up a time this week/ early next week to discuss the details of the proposal with you. Please see potential meeting times below and let me know if any of them can work for you to meet via MS Teams next week.

<u>Potential meeting times</u>

10/21 - 9-9:30am

10/25 - 1-2pm

10/26 - 9-10am or 2-3pm

Thank you,

Megan

Attached:

- Posting Notice with Posting Certification Form (PDF)
- Posting Board Information Sheet (PDF and JPG)
- Additional Instructions for Posting Notice Signs for Design Reviews, Historic Resource Reviews, and Design Advice Requests (PDF)
- Posting Notice template with PDF and Illustrator files of 18"x24" Posting Board template (.ZIP)
- Applicant's Guide to Zoom Webinar Hearings for Design Commission and Landmarks Commission

---

From: Jim Riley <jriley@certasolutions.com>
Sent: Wednesday, October 13, 2021 11:33 AM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Megan-
Site area is 6700 sf
Gross occupied building area is 5350 sf X 4 floors for a total of 21,280 sf.

Let me know if need anything else.

Best,

Jim

Jim Riley
CERTA
Director of Architecture
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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Tuesday, October 12, 2021 9:47 AM
To: Jim Riley <jriley@certasolutions.com>
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Thanks, Jim. Please confirm the Site area and existing building square footage (to remain) so that I can list it on the agenda.

Thank you,
Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Friday, October 8, 2021 11:42 AM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Sorry Megan- I've bene out of office a lot this week. Confirmed on 11/22.
Best,

Jim

Jim Riley
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To: Jim Riley <jriley@certasolutions.com>
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, please confirm the 11/22 hearing date associated dates work for you.

Thank you,
Megan

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Tuesday, October 5, 2021 11:18 AM
To: Jim Riley <jriley@certasolutions.com>
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

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Please confirm whether the 11/8 or 11/22 hearing date with the associated timeline will work for you. I will prepare Posting Notice and posting instructions and get them to you by by either tomorrow morning or 10/19 depending on the hearing date picked.

Thank you,
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As mentioned on Wednesday, once you confirm that the case is complete, I will look into the next available hearing date with the Historic Landmarks Commission and get back to you with the associated timeline and due dates later today. I will take a few days to review the additional information in the submittal and let you know if I have any questions.

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Request for Completeness responses from PBOT and BES reviewers are also attached for reference.

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Megan Sita Walker (she/ her/ they)

City Planner - Urban Design
Design and Historic Resource Review | Land Use Services
Bureau of Development Services | City of Portland

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CERTA
Director of Architecture
Certa Building Solutions, Inc.
AIA, NCARB, LEED AP BD+C
206.399.8335c
www.certasolutions.com

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From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Sent: Tuesday, October 12, 2021 9:47 AM
To: Jim Riley <jriley@certasolutions.com>
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Thanks, Jim. Please confirm the Site area and existing building square footage (to remain) so that I can list it on the agenda.

Thank you,
Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Friday, October 8, 2021 11:42 AM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Sorry Megan- I've bene out of office a lot this week. Confirmed on 11/22.
Best,

Jim

Jim Riley
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Hi Jim, please confirm the 11/22 hearing date associated dates work for you.

Thank you,
Megan

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
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Hi Jim,

The next available hearing date with the Historic Landmarks Commission is **Monday, 11/8**. If that date cannot work the next available is **Monday, 11/22**. Please see below for the associated timelines and due dates for these potential hearing dates and confirm which date you would like to pursue as soon as possible.

Timeline associated with the **11/8** hearing date:

Posting Notice ready (digital copy of 18"x24" board to you for you to print/ have printed): **10/6**

Site must be posted by: **10/9**

Final Drawing Packets (digital copy to be printed at P&D and paid for by applicant prior to hearing) due by: **10/19**

Posting Certification Form returned by: **10/24**

Copy of Staff Report and recommendation to the Design Commission to you by: **11/1**

Timeline associated with the **11/22** hearing date:

Posting Notice ready (digital copy of 18"x24" board to you for you to print/ have printed): **10/19**

Site must be posted by: **10/23**

Final Drawing Packets (digital copy to be printed at P&D and paid for by applicant prior to hearing) due by: **11/2**

Posting Certification Form returned by: **11/7**

Copy of Staff Report and recommendation to the Design Commission to you by: **11/15**

Please confirm whether the 11/8 or 11/22 hearing date with the associated timeline will work for you. I will prepare Posting Notice and posting instructions and get them to you by by either tomorrow morning or 10/19 depending on the hearing date picked.

Thank you,
Megan

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
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To: Jim Riley <jriley@certasolutions.com>
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Thank you, Jim. Received! I am checking in on the next available hearing date with the Historic Landmarks Commission considering the 10/1 complete date. If I do not hear back about scheduling today, I will let you know the next available hearing date with associated due dates tomorrow.

Megan

From: Jim Riley <jriley@certasolutions.com>
Sent: Monday, October 4, 2021 12:57 PM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Cc: president.khc.board@gmail.com <president.khc.board@gmail.com>; Justin Barnhart <jbarnhart@certasolutions.com>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Megan-
Confirmed on this being the complete submission. The files have been uploaded to the link you've provided.
Thanks and talk to you soon.

Jim

Jim Riley

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Hi Jim, Please confirm that with this additional information you are providing in response to the Incomplete letter, that you would like to deem the case complete as of Friday, October 1, 2021.

I am not able to access files via the link. Please upload the documents via the secure upload link below and let me know when you have done so (I do not get a separate upload alert). Please also use this link to submit large files that cannot be sent via email (such as Final Drawing Packets) as we moved forward.
https://hcpaw.portlandoregon.gov/u/xfUPFNN1DwfX9Q8V/LU%2021-033674%20HR_731%20SW%20King?l

As mentioned on Wednesday, once you confirm that the case is complete, I will look into the next available hearing date with the Historic Landmarks Commission and get back to you with the associated timeline and due dates later today. I will take a few days to review the additional information in the submittal and let you know if I have any questions.

Thank you,
Megan

From: Jim Riley <jriley@certasolutions.com>
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Megan-

Attached is our response letter for the Kings Hill Historic Resource Review documents we've been sent to date. A copy of this narrative with the original high resolution images was too large to email so the proper file, along with the updated drawings can be found at this dropbox link:
https://www.dropbox.com/sh/vo3u1kgpjkqy0jv/AABPmxE8Ka3vDmOi8_TCOyVwa?dl=0.

Should you have any issues accessing the files, please let me know.

Please confirm receipt.

Have a good weekend and I'll plan to talk with you Monday.

Best,

Jim

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Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, thank you for the update. This is good to hear. I am in meetings until 2 and will call you after that.

Talk to you soon,
Megan

From: Jim Riley <jriley@certasolutions.com>
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To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
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Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Megan-
I left you another VM regarding this project. Could you please let me know when a good time to talk would be? I have our submittal ready to turn in – and have had it that way for some time but I do need to discuss a critical piece of the response before I send you documentation regarding it.
I'll be available the rest of the day.
Thank you,

Jim

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Hi Jim, Please see the attached 180-day Notice Memo explaining that action is needed on this case (LU 21-033674 HR) by the October 4, 2021 deadline. If no action is taken by October 4th to either deem the case complete (see options in Section IV of the attached Incomplete letter) or if you do not request that the case be withdrawn for a partial refund, the application will be voided after October 4, 2021, with no refund.

Please let me know how you choose to proceed.

Thank you,
Megan

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To: jriley@certasolutions.com <jriley@certasolutions.com>
Subject: Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

Hi Jim, thank you for your message. Please find a copy of the EA Summary Memo attached (EA 20-153737 PC). Also, I checked, and it looks like the link to the reference materials below still works, but please let me know if you have any issues accessing those documents.

Let me know if you would like to set up a time next week to talk about the case as you gather information in response to the Incomplete letter.

Thank you,
Megan

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In reviewing the information submitted, there is still additional information needed to deem the application complete and for staff to be able to adequately review the proposal. Please see Section I of the attached Incomplete letter outlining information that is needed to deem the application complete.

Section II of the letter outlines initial issues that should be addressed relative to the applicable approval criteria based on the information provided. The letter includes references to example cladding assessment and analysis diagrams to help clarify the type of information that is needed for review. Please find these examples/ reference documents from a previous cladding replacement HR case at the link below. I also included a copy of the final approved exhibits for this case and pictures of the large wall-assembly mock-up provided for that project. This mockup was very large and included a full window as window replacements were being proposed as a part of that project. Staff does not expect needing this large of a mock, but information on how you are proposing to inset existing rehabilitated windows into the cladding and how you are going to conceal joints should be clearly conveyed. Let me know if you have any trouble accessing the examples through the link below.
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Request for Completeness responses from PBOT and BES reviewers are also attached for reference.

Please let me know if I can answer any questions about the information requested to deem the case complete, the issues raised, or the examples provided.

Thank you,

Megan

Megan Sita Walker (she/ her/ they)

City Planner - Urban Design
Design and Historic Resource Review | Land Use Services
Bureau of Development Services | City of Portland

MeganSita.Walker@portlandoregon.gov | (503) 865-6515

Monday through Thursday: 8am - 4:30pm
Every Friday: Furlough

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Thank you,

Megan

Megan Sita Walker (she/ her/ they)

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Design and Historic Resource Review | Land Use Services
Bureau of Development Services | City of Portland

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To: Jim Riley <jriley@certasolutions.com>
Subject: Re: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

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Megan Sita Walker (she/ her/ they)

City Planner - Urban Design
Design and Historic Resource Review | Land Use Services
Bureau of Development Services | City of Portland

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Best,

Jim

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From: Jim Riley <jriley@certasolutions.com>
Sent: Wednesday, September 29, 2021 10:34 AM
To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>
Cc: president.khc.board@gmail.com <president.khc.board@gmail.com>
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR

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Certa Building Solutions, Inc.
AIA, NCARB, LEED AP BD+C
206.399.8335c
www.certasolutions.com

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From: Jim Riley <jriley@certasolutions.com>
Sent: Friday, October 1, 2021 1:51 PM
To: Walker, Megan
Cc: president.khc.board@gmail.com; Justin Barnhart
Subject: RE: Action Required by 10/4/21 - Re: Incomplete letter - 731 SW King Ave - King's Hill Building Envelope Replacement - LU 21-033674 HR
Attachments: 2021-10-01_Kings Hill Type III Historic Landmarks LU Response.pdf

The City's email systems have identified this email as potentially suspicious. Please click responsibly and be cautious if asked to provide sensitive information.

Megan-

Attached is our response letter for the Kings Hill Historic Resource Review documents we've been sent to date. A copy of this narrative with the original high resolution images was too large to email so the proper file, along with the updated drawings can be found at this dropbox link:
https://www.dropbox.com/sh/vo3u1kgpjkqy0jv/AABPmxE8Ka3vDmOi8_TCOyVwa?dl=0.

Should you have any issues accessing the files, please let me know.

Please confirm receipt.

Have a good weekend and I'll plan to talk with you Monday.

Best,

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Attachments: LU 21-033674 HR_180-day Notice Letter.pdf; LU 21-033674 HR_INC.pdf

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Hi Jim, Thank you for the information submitted in the Historic Resource Review application (LU 21-033674 HR) for the proposed alterations at 731 SW King Ave. It is great to see that you will be retaining and rehabilitating the existing windows with dual glazing.

In reviewing the information submitted, there is still additional information needed to deem the application complete and for staff to be able to adequately review the proposal. Please see Section I of the attached Incomplete letter outlining information that is needed to deem the application complete.

Section II of the letter outlines initial issues that should be addressed relative to the applicable approval criteria based on the information provided. The letter includes references to example cladding assessment and analysis diagrams to help clarify the type of information that is needed for review. Please find these examples/ reference documents from a previous cladding replacement HR case at the link below. I also included a copy of the final approved exhibits for this case and pictures of the large wall-assembly mock-up provided for that project. This mockup was very large and included a full window as window replacements were being proposed as a part of that project. Staff does not expect needing this large of a mock, but information on how you are proposing to inset existing rehabilitated windows into the cladding and how you are going to conceal joints should be clearly conveyed. Let me know if you have any trouble accessing the examples through the link below.
https://hcpaw.portlandoregon.gov/u/mu0FtYxtBb6I7QW0/INC%20Reference%20Documents?l

Request for Completeness responses from PBOT and BES reviewers are also attached for reference.

Please let me know if I can answer any questions about the information requested to deem the case complete, the issues raised, or the examples provided.

Thank you,

Megan

Megan Sita Walker (she/ her/ they)

City Planner - Urban Design
Design and Historic Resource Review | Land Use Services
Bureau of Development Services | City of Portland

MeganSita.Walker@portlandoregon.gov | (503) 865-6515

Monday through Thursday: 8am - 4:30pm
Every Friday: Furlough

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

STAFF REPORT AND RECOMMENDATION TO THE LANDMARKS COMMISSION

CASE FILE: LU 21-033674 HR
PC # 20-153737
King's Hill Condominium Cladding Replacement
REVIEW BY: Landmarks Commission
WHEN: November 22, 2021 @ 1:30 PM
Remote Access: Historic Landmarks Commission Agenda
https://www.portlandoregon.gov/bds/HLCagenda

Due to the City's Emergency Response to COVID19, this land use hearing will be limited to remote participation via Zoom. Please refer to the instructions included with this notice to observe and participate remotely.

It is important to submit all evidence to the Landmarks Commission. City Council will not accept additional evidence if there is an appeal of this proposal.

Bureau of Development Services Staff: Megan Sita Walker 503-865-6515 / MeganSita.Walker@portlandoregon.gov

GENERAL INFORMATION

Applicant: James Riley | Certa Building Solutions
1510 SE 44th Ave #102
Portland, OR 97215
(206) 399-8335

Owner's Representative: Pieter Vermeulen | King's Hill Condominium Owner's Association
731 SW King Ave #14
Portland, OR 97205

Owner: Association of Unit Owners of Kings Hill Condominiums
731 SW King Ave #14
Portland, OR 97205

Site Address: 731 SW KING AVE

Legal Description: GENERAL COMMON ELEMENTS, KINGS HILL CONDOMINIUMS
Tax Account No.: R452400010
State ID No.: 1N1E33CD 70000

Quarter Section: 3027

Neighborhood: Goose Hollow, contact planning@goosehollow.org.
Business District: Goose Hollow Business Association, contact Angela Crawford at 503-223-6376 & Stadium Business District, contact Tina Wyszynski at Tina.wyszynski@gmail.com
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: None
Other Designations: Contributing resource in the King's Hill Historic District

Zoning: RM4d – Residential Multi-Dwelling 4 with Design and Historic Resource Protection Overlays

Case Type: HR – Historic Resource Review
Procedure: Type III, with a public hearing before the Landmarks Commission. The decision of the Landmarks Commission can be appealed to City Council.

Proposal:
Type III Historic Resource Review for alterations to a 4-story multi-dwelling building, the Elizabeth Spencer Apartment also known as the King's Hill Condominiums, at the northwest corner of SW King Avenue and SW Yamhill Street. The property is listed as a contributing resource in the King's Hill Historic District. The resource, constructed in 1907, consists of a bearing brick foundation and first floor with levels 2-4 consisting of wood-frame with stucco cladding. The proposed alterations include the wholesale replacement of the existing stucco cladding on all exterior elevations to be replaced with a new plywood shear wall beneath a new rainscreen stucco system. The proposal also includes the refurbishment of all existing/ original single-hung wood windows to be repaired, reglazed and reinstalled with new weather stripping and flashing, the replacement of the wood belt course detailing, wood trim, and new gutters.

Note: The scope of work also includes new roofing with an architectural shingle which is considered exempt from review per Portland Zoning Code, 33.445.320.B.7.

Historic Resource Review is required for non-exempt exterior alterations in a Historic District. A Type III procedure is required because the proposed project valuation exceeds the value of $481,300 (See Portland Zoning Code, Chapter 33.846, Table 846-3).

Approval Criteria:
In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- *King's Hill Historic District Design Guidelines*

ANALYSIS

Site and Vicinity: The 6,700 SF site is located at the northwest corner of the intersection of SW Yamhill and SW King at the northern edge of the Kings Hill Historic District, just south of the Central City Plan District boundary along W Burnside. The existing 21,280 SF building on the site is a primary contributing resource in the district. The structure faces east on SW King and consists of a 4-story Craftsman Style apartment building built in 1907. The foundation and first floor consist of brick and the

upper floors are wood frame with stucco. The low-pitched hipped roofs have wide overhanging eaves with exposed brackets. There are hipped roof dormers with exposed brackets and single-pane wood double hung windows. The central entrance is recessed within the "U" shape of the resource. Windows of the ground floor consist of a segmental arch with single-pane double hung wood sash. A wood belt course separates the ground floor from the upper floors. The projecting wings of the third and fourth floor consist of paired single-pane windows, flanked by single-pane windows. On the fourth floor, the central paired windows are recessed behind a balcony of wrought iron, supported by curvilinear wrought iron brackets. The balcony is flanked by single-pane, double hung wood sash windows. The Spencer Apartments are one of only two multi-family dwellings in the King's Hill Historic District in the Craftsman style. The nomination notes that the building has the style's characteristic hipped roof, and wide overhanging eaves with exposed rafter tails. The remainder of the exterior is nearly devoid of detailing and clad in stucco. This simplicity of the style corresponds to the turn of the century reformist ideals emphasizing utility, affordability, and honesty in construction.

The King's Hill Historic District, within which the subject property is located, contains a significant concentration of historic upper middle-class houses and apartment buildings from the period 1882 to 1942. The majority of the contributing resources in the district were built during the great upswing in population and construction following the successful Lewis & Clark Exposition of 1905.

As the name King's Hill implies, topography plays a significant role in the character of this neighborhood. Because of the relatively steep grade of the land, buildable lots had to be created by terracing, which resulted in historic retaining walls along many street frontages.

Zoning: The RM4 zone is a high density, urban-scale multi-dwelling zone applied near the Central City, and in town centers, station areas, and along civic corridors that are served by frequent transit and are close to commercial services. It is intended to be an intensely urban zone with a high percentage of building coverage and a strong building orientation to the pedestrian environment of streets, with buildings located close to sidewalks with little or no front setback. This is a mid-rise to high-rise zone with buildings of up to seven or more stories. The Design overlay zone is applied to this zone.

The "d" overlay promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to existing development are subject to design review. This is achieved through the creation of design districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review. In addition, design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

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.

Land Use History: City records indicate that prior land use reviews include:

EA 20-153737 PC: Pre-Application Conference submitted for the subject proposal.

Agency Review: A "Notice of proposal in Your Neighborhood" was mailed **November 1, 2021**.

The following Bureaus have responded with comments expressing no issues or concerns with the approval of the proposal.

1. Bureau of Environmental Services (See Exhibit E-1)
2. Bureau of Transportation Engineering (See Exhibit E-2)
3. Fire Bureau (See Exhibit E-3)
4. Site Development (See Exhibit E-4)

The following Bureaus have responded with comments expressing concerns with the approval of the proposal.

5. Urban Forestry. See Exhibit E-5. Urban Forestry responded stating that they do not yet recommend approval of the proposed alterations as additional information is needed to ensure the protection of existing street trees.

   Staff is recommending Condition of Approval 'D' stating that assuming adequate information to address the stated concerns is provided prior to the hearing on November 22, 2021, the approval criteria are met (see findings below for additional information).

Note: Staff has not yet received comments from the Life Safety Division of BDS.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **November 1, 2021**.
One written response has been received from either the Neighborhood Association or notified property owners in response to the proposal.

1. Bill Leslie, an owner of one of the units wrote in on October 29, 2021 requesting additional information regarding the proposal and findings relative to the approval criteria. See Exhibit F-1 for more information on the comments received and Staff's response.

ZONING CODE APPROVAL CRITERIA

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 King's Hill Historic District and the proposal is for a non-exempt treatment. Therefore Historic Resource Review approval is required. The approval criteria are the *King's Hill Historic District Guidelines*.

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

King's Hill Historic District Guidelines

A1. Historic Character. Retain and preserve the diverse historic character of the King's Hill Historic District.
A2. Architectural Styles. Maintain the architectural integrity of historic building façades. Respect the essential forms and styles of the historic buildings in the district.
A3. Historic Material, Features, and Color. During exterior rehabilitation, protect, maintain, and preserve historic materials, color, and architectural features.
D1. Exterior Alterations. Exterior alterations should complement the resource's massing, size, scale, and architectural features.
D5. Building Context and Composition. In new construction, complement the characteristics of the site and architectural features of contextual building by borrowing from, and building on, the design vocabulary of the district's historic buildings. When adding to or altering the exterior of existing development, respect the character of the original structure as well as adjacent structures.
D8. Exterior Materials and Features. Retain or restore original exterior finishing materials. Use materials and design features that promote permanence, quality, and visual interest. Use materials and design features that are consistent with the building's style and with the existing vocabulary of the historic district.
D9. Window Features. Retain and preserve window features that are important in defining the building's historic character. Replace, in kind, extensively deteriorated or missing parts of the window casement when surviving prototypes exist. When in-kind replacement is not practical, replace with elements that recreate the window's historic character.
D10. Roof Features. Design roof features to be compatible with the detailing, scale, and pitch of historic roofs, consistent with the respective building's style. Retain and preserve roof features that are important in defining the building's historic character. Replace, in kind, extensively deteriorated or missing parts of the roof and/or roof line when surviving prototypes exist. When in-kind replacement is not practical, replace with elements that recreate the roof's historic character.

Findings for A1, A2, A3, D1, D5, D8, D9, and D10: The proposal addresses the above-mentioned guidelines in the following ways:

- The proposal includes alterations to the existing, 4-story multi-dwelling building, the Elizabeth Spencer Apartment also known as the King's Hill Condominiums, a primary contributing resource in the King's Hill Historic District. The proposed alterations include the wholesale replacement of the existing stucco cladding on all exterior elevations to be replaced with a new plywood shear wall beneath a new rainscreen stucco system consisting of a traditional 3-coat stucco over a drainage layer. The proposal also includes the refurbishment of all existing/ original single-hung wood windows to be repaired, reglazed and reinstalled with new weather stripping and flashing, the replacement of the wood belt course detailing, wood trim, and new gutters.
- As noted in the narrative provided by the applicant (Exhibit A-3) and seen in the pictures associated with the assessment of the existing cladding system, the existing/ original cladding system has been repaired multiple times and is at the end of its service life. The applicant notes that existing failures of the existing/ original cladding include cracking that has resulted in water intrusion, corrosion and deteriorations of the metal lath and metal anchors supporting the stucco assembly, and failure of the stucco matrix itself. A visual summary of the applicant's assessment of damage to the cladding system labeled, "Existing Damage Evaluation", can be found for each elevation on sheets C-10 through C-13. Seeing as the observed system failures are not localized to limited areas, the applicant asserts that a holistic replacement is needed to address the issues and protect the structure of

the resource. The intent of the proposal is to retain and repair salvageable historic material (such as the existing wood windows and casings) and to replace the stucco cladding with a new rainscreen stucco cladding to match the historic condition as closely as possible.

- The proposed cladding replacement is proposed to maintain the same 2-7/8" thickness of the existing cladding system which is critical to ensure that the proposal retains the integrity of the relationship between the existing/ original cladding to be replaced and the existing/ original architectural features and details to remain in place such as existing wood windows and casings. Existing wood trim at the transition between the brick and the stucco cladding at level 1 and the existing wood band at level 4 are proposed to be removed and a wood replacement reinstalled with proper flashing.
- As mentioned above, the current proposal calls for the removal of the existing/historic stucco cladding to be replaced with an entirely new stucco system wrapping the exterior of the building. While new stucco systems are a common method of cladding today, the presence of expansion joints in these systems are distinctly different from traditional stucco application.
- In order to address concerns with a visibility of expansion joints, necessary in the proposed rainscreen stucco system, that are not present in the existing/ historic condition, the applicant team has proposed that vertical expansion joints be concealed by a scrim coat of stucco applied over the expansion joint. Additionally, all vertical expansion joints will be located aligned with window jambs and will be concealed (see Elevations on Exhibits C-15 through C-20 and the section detail on Exhibit C-26 showing the expansion joint). The proposal will need one horizontal expansion joint which is proposed to be located at Level 4 so that it can be concealed behind the wood banding that occurs on the North, South, and East Elevations. The proposed conditions adequately conceal the expansion joints within the fields of new stucco cladding and ensures that the proposed new stucco cladding is both compatible with the resource and differentiated through the means of contemporary materials and construction.
- The horizontal expansion joint is proposed to be visible on the West (rear) Elevation (shown on Exhibits C-19 and C-27) as wood banding does not occur on this elevation. Staff has added a recommended Condition of Approval 'C' that the limited through-wall metal flashing be a minimum thickness of 22-gauge and be painted to match the cladding system, in order to minimize the visibility of this element on the rear façade. Additionally, this condition is also added to ensure the visibility of flashing added at window casings and trim is limited and the flashing is an adequate thickness to not detract from the detailing of the resource.
- Seeing as the proposed stucco cladding consists of a traditional 3-coat stucco system over a drainage layer, the applicant has affirmed that the proposal includes the replication of the heavily textured painted stucco surface of the original stucco which has a tall field texture.
- While the exterior stucco work is designed to defer to the historic condition to ensure compatibility with the resource, the proposed cladding will utilize new materials and will therefore be differentiated from the original/ historic construction through the use of contemporary materials and construction methods.
- Windows are proposed to be rehabilitated by retaining and repairing existing/ original wood sashes, and installing new dual-pane glazing and

weather stripping.

- Historic features such as fire escapes, support brackets, corbels and railings will be reinstalled as they are in good condition. Where these systems and components interface with the new cladding, detailing will be done so as to limit the amount of modification needed for reinstallation while significantly improving the ability of the connections to shed water, increasing the durability of the new cladding system.
- The proposal preserves the historic character of the resource and the District and achieves a coherent composition that builds on the characteristics of historic buildings in the immediate area by incorporating quality detailing. The proposal retains the expressed integrity of a simplified well-detailed stucco cladding that defers to the historic condition add retains the historic wood windows, eaves, and decorative brackets.
- The proposal utilizes high quality materials and building techniques to maximize compatibility with the resource and the District and is designed to ensure the longevity of the resource.
- Given the documentation provided, showing that wholesale replacement of the cladding is necessary, the subject proposal is a long-term solution that would ensure the continued life of the resource. The proposal achieves the desired outcome of addressing cladding system failures and water intrusion issues, while maintaining the historic aesthetic of the resource and adequately responding to approval criteria.

With Condition of Approval 'C' that all unbacked metal flashing including, but not limited to, through-wall flashing and flashing at casings shall be 22-gauge metal or thicker and have a baked on or prefinished coating to match the cladding or the wood trim where applicable, these guidelines are met.

A5. Historic Change to Buildings. Alterations may take on historical significance over time. Preserve those portions or features of a building that define its historical, cultural, or architectural value.

Findings: No alterations to the building have taken on historical significance over time. *Therefore, this guideline is not applicable.*

P1. Stopping and Viewing Places. Place buildings to provide stopping and viewing places that contribute to the district's historic character.

P2. Embellish the Different Levels of Buildings. Embellish the different levels of a building that are visible from the streets or public open spaces. Enhance the pedestrian network by forming visual connections from buildings to adjacent streets. Incorporate building equipment, mechanical exhaust systems, and/or service areas in a manner that does not detract from the pedestrian environment.

Findings for P1 and P2: The proposal will maintain the existing stopping and viewing places, such as the recessed entry courtyard, that contribute to the district's historic character. Street trees are elements of the district that help to embellish the street level of the resource. To address Urban Forestry's concerns with the impact of scaffolding on existing street trees (stated in Exhibit E-5), staff has added recommended Condition of Approval 'D'.

With Condition of Approval 'D' that states, assuming that the issues noted in the Urban Forestry Response (Exhibit E-5) are adequately addressed and Urban

Forestry concerns with recommending approval for the purposes of the Land Use Review are resolved prior to the Hearing on November 22nd, these guidelines are met.

A4. Gateways. Strengthen the transitional role of the neighborhood's gateways.
D2. New Construction. Use siting, mass, scale, proportion, color, and material to achieve a coherent composition that adds to or builds on the characteristics of historic buildings in the immediate vicinity and the character of the King's Hill Historic District as a whole.
D3. Differentiate New Construction. For development including new buildings and building additions, differentiate new construction from the historic structures while respecting primary site characteristics such as mass, size, scale, and setback.
P3. Landscaping of Off-Street Parking Lots. Incorporate landscaping as an integral element of design in and around surface parking lots. Use landscaping to enhance the site and unity it with adjacent sites. Define surface lots by creating clear edges.

Findings for A4, D2, D3 and P3: The proposal includes exterior alterations to an existing contributing resource with no building additions proposed. The subject site is also not located at a mapped gateway location and does not including any existing or proposed on-site parking.

Therefore, these guidelines are not applicable.

D4. Integrate Barrier-Free Design. Retrofit buildings or sites to improve accessibility for persons with disabilities using design solutions that preserve the architectural integrity of the historic resource. Such retrofits should utilize proportion and materials compatible with the historic building. Design exterior alterations and new construction to minimize material loss and visual change to a historic building while ensuring equal access, to the extent practicable.
D6. Site and Landscape Characteristics. Site new construction to respect and complement historic development patterns in the King's Hill Historic District. Incorporate landscaping as a design element that integrates with the built and natural environment. When incorporating lighting, integrate it with mature plantings, landscaping, parking area, and special district features.
D7. Elevated Lots, Fences, and Retaining Walls. Use changing grades and site elevation as design elements. Site new buildings and make site modifications in a way that reinforces the existing pattern present in surrounding historic buildings and the topography. Maintain existing garden walls at or near the property line. Replace retaining walls where they previously existed.
D11. Main Entrances. Main entrances, including doors, porches, and balconies, should be prominent features, compatible with the detailing, style, and quality of historic main entrance features of nearby buildings. Retain and preserve main entrance features that are important in defining the building's historic character. Replace, in kind, extensively deteriorated or missing parts of the main entrance when surviving prototypes exist. When in-kind replacement is not practical, replace with elements that recreate the historic character of the main entrance.

Findings for D4, D6, D7, and D11: The proposal includes no changes to the existing entry sequence of the resource. The proposal also does not include alterations to retaining walls, or to established existing landscaping which will be protected during construction.

The proposed cladding replacement is proposed to maintain the same 2-7/8" thickness of the existing cladding system to ensure that the proposal retains the

existing proportions and relationship to cladding at casings to remain around the entry and at windows. are proposed by this project that will revise the existing buildings compliance with this guideline. As such, the proposal will maintain and rehabilitate existing architectural features.

Therefore, these guidelines are met.

D12. Parking Areas and Garages. Design surface parking to be consistent with the design of the building it serves. Modify historic parking structures to be compatible with the accompanying building by retaining their defining architectural characteristics. Where possible, share parking areas to reduce disruption of the historic sidewalk landscape pattern.

Findings: The property does not have on-site parking and no on-site parking is proposed. *Therefore, this guideline is not applicable.*

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 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 recommended Conditions of Approval, this proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

TENTATIVE STAFF RECOMMENDATION

(May be revised upon receipt of new information at any time to the Landmarks Commission decision)

Staff recommends approval of exterior alterations to a primary contributing resource in the King's Hill Historic District, to include the following:

- Wholesale replacement of the existing stucco cladding on all exterior elevations to be replaced with a new plywood shear wall beneath a new rainscreen stucco system consisting of a 3-coat stucco over a drainage plane with stucco texture to match existing condition.
- Refurbishment of all existing/ original single-hung wood windows to be repaired, reglazed and reinstalled with new weather stripping and flashing; and
- Replacement of the wood belt course detailing, wood trim, and new gutters.

A. As part of the building permit application submittal, the following development-related conditions (B through E) 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 21-033674 HR". All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."

B. 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.

C. All unbacked metal flashing including, but not limited to, through-wall flashing and flashing at casings shall be 22-gauge metal or thicker and have a baked on or prefinished coating to match the cladding or the wood trim where applicable.

D. Assuming that the issues noted in the Urban Forestry Response (Exhibit E-5) are adequately addressed and Urban Forestry concerns with recommending approval for the purposes of the Land Use Review are resolved prior to the Hearing on November 22nd.

E. No field changes allowed.

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Procedural Information. The application for this land use review was submitted on April 6, 2021, and was determined to be complete on October 1, 2021.

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 April 6, 2021.

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 did not waive or extend the 120-day review period. Unless extended by the applicant, **the 120 days will expire on: January 29, 2022.**

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 recommendation of the Bureau of Development Services with input from other City and public agencies.

This report is not a decision. The review body for this proposal is the Landmarks Commission who will make the decision on this case. This report is a recommendation to the Landmarks Commission by the Bureau of Development Services. The review body may adopt, modify, or reject this recommendation. The Landmarks Commission will make a decision about this proposal at the hearing or will grant a continuance. Any new written testimony should be emailed to **Megan Sita Walker** at MeganSita.Walker@PortlandOregon.gov. If you cannot email comments and must mail comments via USPS mail, your comments to the Landmarks Commission can be mailed c/o the Landmarks Commission, 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201.

Please note regarding USPS mail: If you choose to mail written testimony via USPS, due to the Covid-19 Emergency, USPS mail is only received a couple times a week, and

testimony must be received before the close of the record. Therefore, please mail testimony well in advance of the hearing date.

If you are interested in viewing information in the file, please contact the planner listed on this decision. The planner can provide information over the phone or via email. Please note that due to COVID-19 and limited accessibility to files, only digital copies of material in the file are available for viewing. A digital copy of the Portland Zoning Code is available on the internet at http://www.portlandoregon.gov/zoningcode.

You will receive mailed notice of the decision if you write a letter received before the hearing or testify at the hearing, or if you are the property owner or applicant. This Staff Report will be posted on the Bureau of Development Services website. Look at www.portlandonline.com. On the left side of the page use the search box to find Development Services, then click on the Zoning/Land Use section, select Notices and Hearings. Land use review notices are listed by the District Coalition shown at the beginning of this document. You may review the file on this case at the Development Services Building at 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201.

Appeal of the decision. The decision of the Landmarks Commission may be appealed to City Council, who will hold a public hearing. If you or anyone else appeals the decision of the review body, only evidence previously presented to the review body will be considered by the City Council.

Who can appeal: You may appeal the decision only if you write a letter which is received before the close of the record for the hearing, if you testify at the hearing, or if you are the property owner/applicant. **Appeals must be filed within 14 days of the decision. An appeal fee of $5,513 will be charged (one-half of the BDS LUS application fee for this case).**

Additional information on how to file and the deadline for filing an appeal will be included with the decision. Assistance in filing the appeal and information on fee waivers are available from the Bureau of Development Services website: https://www.portlandoregon.gov/bds/article/411635. Neighborhood associations recognized by the Office of Neighborhood Involvement may qualify for a waiver of the appeal fee provided that the association has standing to appeal. The appeal must contain the signature of the Chair person or other person authorized by the association, confirming the vote to appeal was done in accordance with the organization's bylaws.

Neighborhood associations, who wish to qualify for a fee waiver, must complete the Type III Appeal Fee Waiver Request for Organizations Form and submit it prior to the appeal deadline. The Type III Appeal Fee Waiver Request for Organizations Form contains instructions on how to apply for a fee waiver, including the required vote to appeal.

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 **the day following the last day to appeal** 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.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

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.

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).

Megan Sita Walker
November 9, 2021

EXHIBITS – NOT ATTACHED UNLESS INDICATED

A. Applicant's Statement
   1. Original Project Description and Narrative
   2. Original Drawing Packet
   3. Response to Incomplete Letter, Updated Narrative – October 1, 2021
   4. Response to Incomplete Letter, Updated Drawing Packet – October 1, 2021
   5. Updated Drawing Packet, Final Hearing 1 Packet – November 2, 2021
B. Zoning Map (attached)
C. Plans & Drawings
   1. Cover
   2. Site Plan & Vicinity Plan
   3. Zoning Context – Not Used
   4. Narrative – Not Used
   5. Photo w/ Call Outs – Not Used
   6. Photo w/ Call Outs – Not Used
   7. Photo w/ Call Outs – Not Used
   8. Photo w/ Call Outs – Not Used
   9. Photo w/ Call Outs – Not Used
   10. Existing Damage Evaluation – East
   11. Existing Damage Evaluation – South
   12. Existing Damage Evaluation – West
   13. Existing Damage Evaluation – Courtyard
   14. Existing Window Conditions

15. Proposed East Elevation – B&W
16. Proposed East Elevation – Color
17. Proposed South Elevation – B&W
18. Proposed South Elevation – Color
19. Proposed West Elevation – B&W
20. Proposed West Elevation – Color
21. Detail – Existing and Proposed @ Eave
22. Detail – Typical wall penetration & Base of Upper Wall Transition
23. Detail – Existing and Proposed @ Window Head
24. Detail – Existing and Proposed @ Window Jamb
25. Detail – Existing and Proposed @ Window Sill
26. Detail – Proposed Concealed Control Joint
27. Detail – Proposed Through Wall Horizontal Transition for the West Elevation
28. Materials

D. Notification information:
   1. Request for response
   2. Posting letter sent to applicant
   3. Notice to be posted
   4. Applicant's statement certifying posting
   5. Mailed notice
   6. Mailing list

E. Agency Responses:
   1. Bureau of Environmental Services
   2. Bureau of Transportation Engineering
   3. Fire Bureau
   4. Site Development Section of BDS
   5. Urban Forestry

F. Letters:
   1. Bill Leslie, wrote in on October 29, 2021 requesting more information.

G. Other
   1. Original LUR Application
   2. Pre-Application Conference Summary Notes (EA 20-153737 PC)
   3. Incomplete Letter dated May 5, 2021
   4. Example Packet Provided with Incomplete Letter
   5. 180-day Notice Memo dated September 27, 2021
   6. Email correspondence between staff and the applicant
   7. Staff report and recommendation to the Historic Landmarks Commission
   8. Staff memo to the Historic Landmarks Commission

H. **1st Hearing**

City of Portland
Historic Landmarks Commission

Type III Land Use Review

MEMORANDUM

Date: **November 15, 2021**

To: **Historic Landmarks Commission**

From: **Megan Sita Walker, Design / Historic Review Team**

503-865-6515 | MeganSita.Walker@portlandoregon.gov

Re: **LU 21-033674 HR – *King's Hill Condominium Cladding Replacement***
Type III Design Review – November 22, 2021

Attached is a drawing set for the Type III Historic Resource review scheduled on November 22, 2021. Please contact me with any questions or concerns.

I. PROGRAM OVERVIEW

Type III Historic Resource Review for alterations to a 4-story multi-dwelling building, the Elizabeth Spencer Apartment also known as the King's Hill Condominiums, at the northwest corner of SW King Avenue and SW Yamhill Street. The property is listed as a contributing resource in the King's Hill Historic District. The resource, constructed in 1907, consists of a bearing brick foundation and first floor with levels 2-4 consisting of wood-frame with stucco cladding. The proposed alterations include the wholesale replacement of the existing stucco cladding on all exterior elevations to be replaced with a new plywood shear wall beneath a new rainscreen stucco system. The proposal also includes the refurbishment of all existing/ original single-hung wood windows to be repaired, reglazed and reinstalled with new weather stripping and flashing, the replacement of the wood belt course detailing, wood trim, and new gutters.

Note: The scope of work also includes new roofing with an architectural shingle which is considered exempt from review per Portland Zoning Code, 33.445.320.B.7.

II. DEVELOPMENT TEAM BIO

Architect	James Riley | Certa Building Solutions, Inc.
Owner	King's Hill Condominium Owners Association
Project Valuation	$ 1.2 million

III. HISTORIC REVIEW APPROVAL CRITERIA – See attached matrix.

- *King's Hill Historic District Design Guidelines*

IV. STAFF RECOMMENDATION

Staff recommends approval of the Historic Resource Review - Staff found that with recommended Conditions, the proposal meets the Historic Resource Review approval criteria for the reasons outlined in the attached Staff Report, and therefore recommends approval.

V. CONDITIONS OF APPROVAL

In addition to the standard three (3) conditions of approval, staff is recommending two (2) additional Conditions of Approval ('C' and 'D') to address the outstanding issues raised by Urban Forestry in their LUR Response (Exhibit E-5 attached), and to ensure thickness and finish of flashing.

C. All unbacked metal flashing including, but not limited to, through-wall flashing and flashing at casings shall be 22-gauge metal or thicker and have a baked on or prefinished coating to match the cladding or the wood trim where applicable

Note: Staff is recommending this condition in order to address Guideline D8 *Exterior Materials and Features.*

D. The issues noted in the Urban Forestry Response (Exhibit E-5) outlining Urban Forestry concerns with recommending approval for the purposes of the Land Use Review shall be adequately addressed and resolved prior to the Hearing on November 22nd.

Note: Staff is recommending this condition to address Urban Forestry concerns about impacts of scaffolding on street trees resulting in them not yet being able to recommend approval of the Historic Resource Review (See Exhibit E-5). Staff is working with the applicant and the Urban Forestry Reviewer to resolved stated concerns prior to the hearing. This condition is added to address Guideline P2 *Embellish the Different Levels of Buildings*.

VI. PROCEDURAL NOTES

- The proposal had Pre-Application Conference (EA 20-153737 PC), dated August 26, 2020.
- The Land Use Review application was submitted on April 6, 2021.
- Staff issued an Incomplete letter on May 5, 2021 and a 180-day Notice Memo on September 27, 2021.
- The applicant requested that the case be deemed complete on October 1, 2021.
- A hearing was scheduled for November 22, 2021, 52 days after being deemed complete.

Attachments:
Drawing Set November 2, 2021
Narrative with Assessment Photos
Guidelines Matrix
IA Bureau Responses, including Urban Forestry's Response (Exhibit E-5) dated 11/9/21
Public Comment



City of Portland

Historic Landmarks Commission

Type III Land Use Review

LU 21-033674 HR

King's Hill Condominium Cladding Replacement 731 SW King Ave

November 22, 2021

Staff Presentation

EXH H-1

Context

Location
Zoning
Approval Criteria
Context
Project Overview

Applicant Presentation

Discussion Items

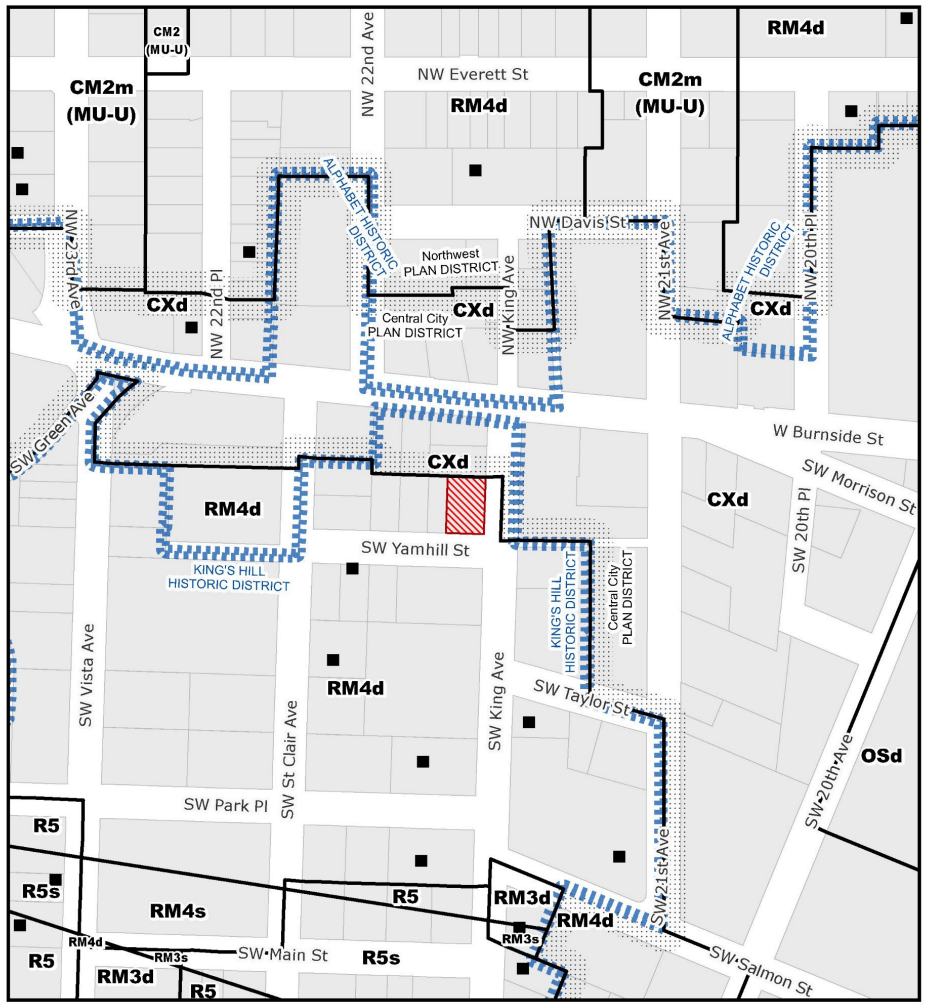
Recommended Conditions of Approval
Public Comments Received

Staff Recommendation

Next Steps

Context

EXH H-1



Location:

- King's Hill Historic District
- Northwest Plan District

Base Zone:

- RM4d, Residential Multi-Dwelling 4 with Design and Historic Resource Protection Overlays

Approval Criteria:

- King's Hill Historic District Design Guidelines

Height: no change

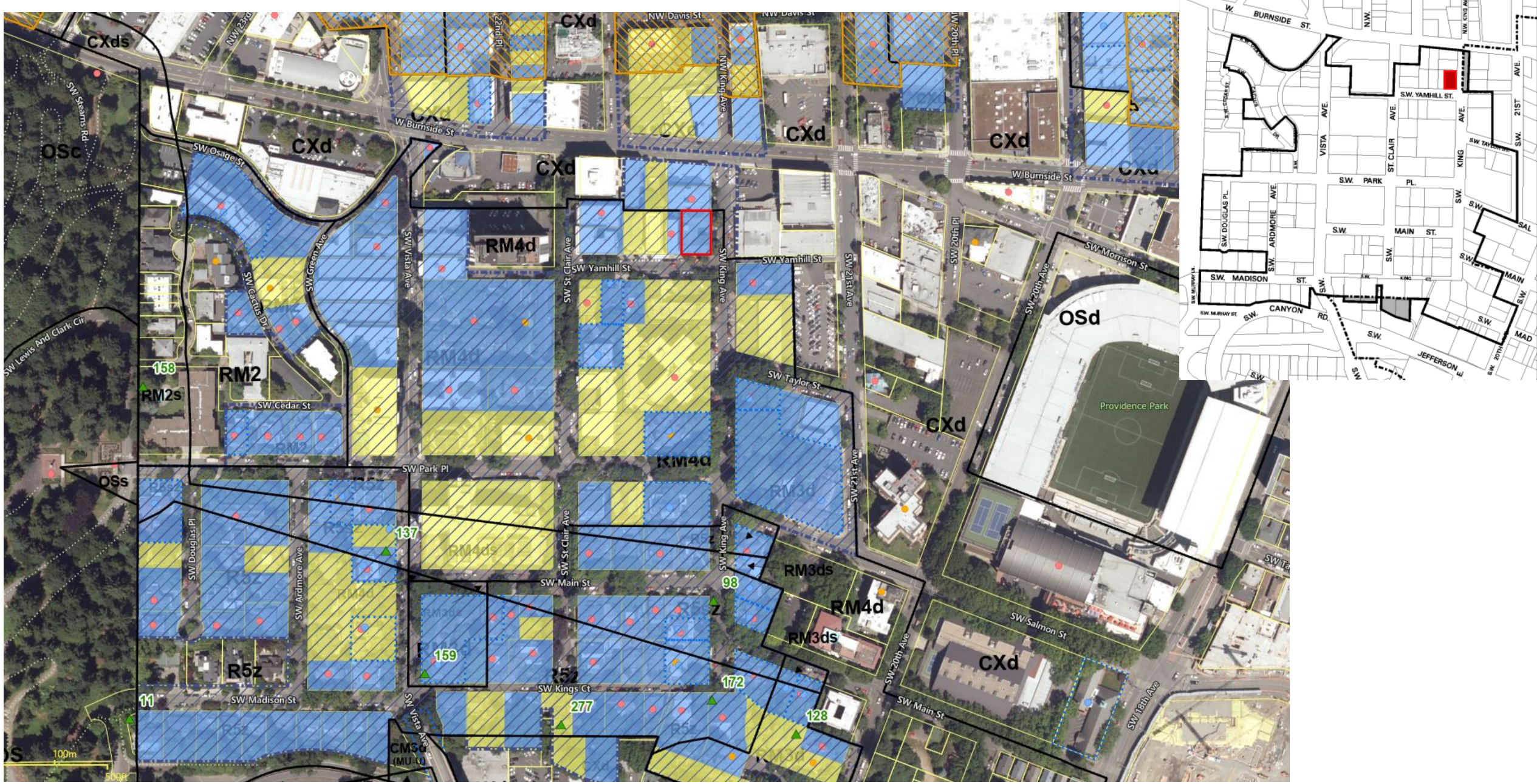
Floor Area Ratio: no change

Site Considerations:

- Primary Contributing Resource in Historic District built in 1907

Zoning

EXH H-1



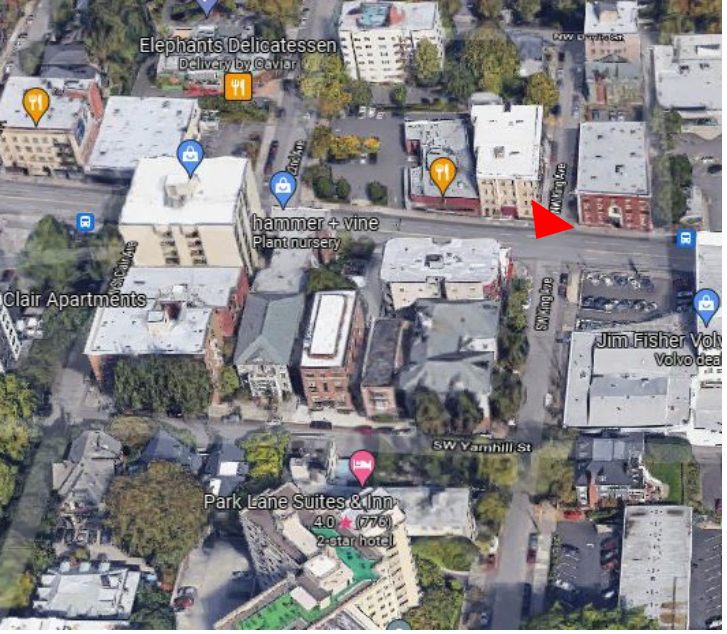
King’s Hill Historic District

EXH H-1



View of the site from the south

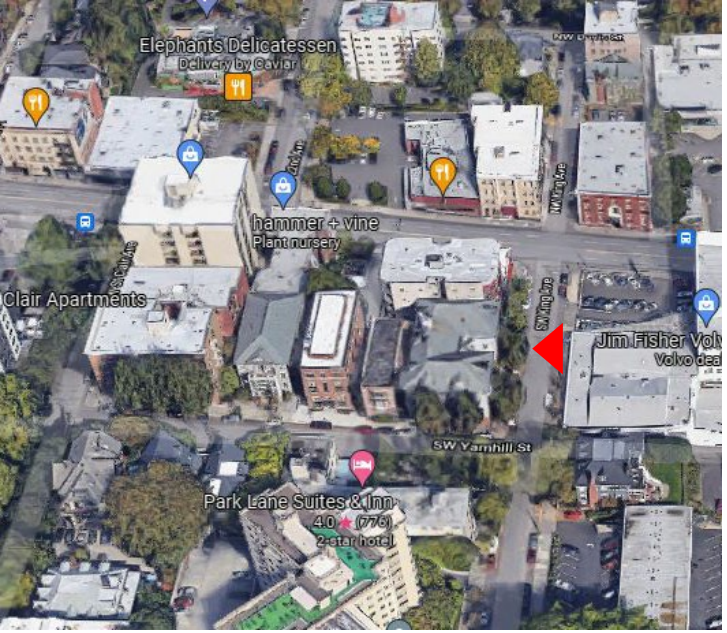
Exh H-1

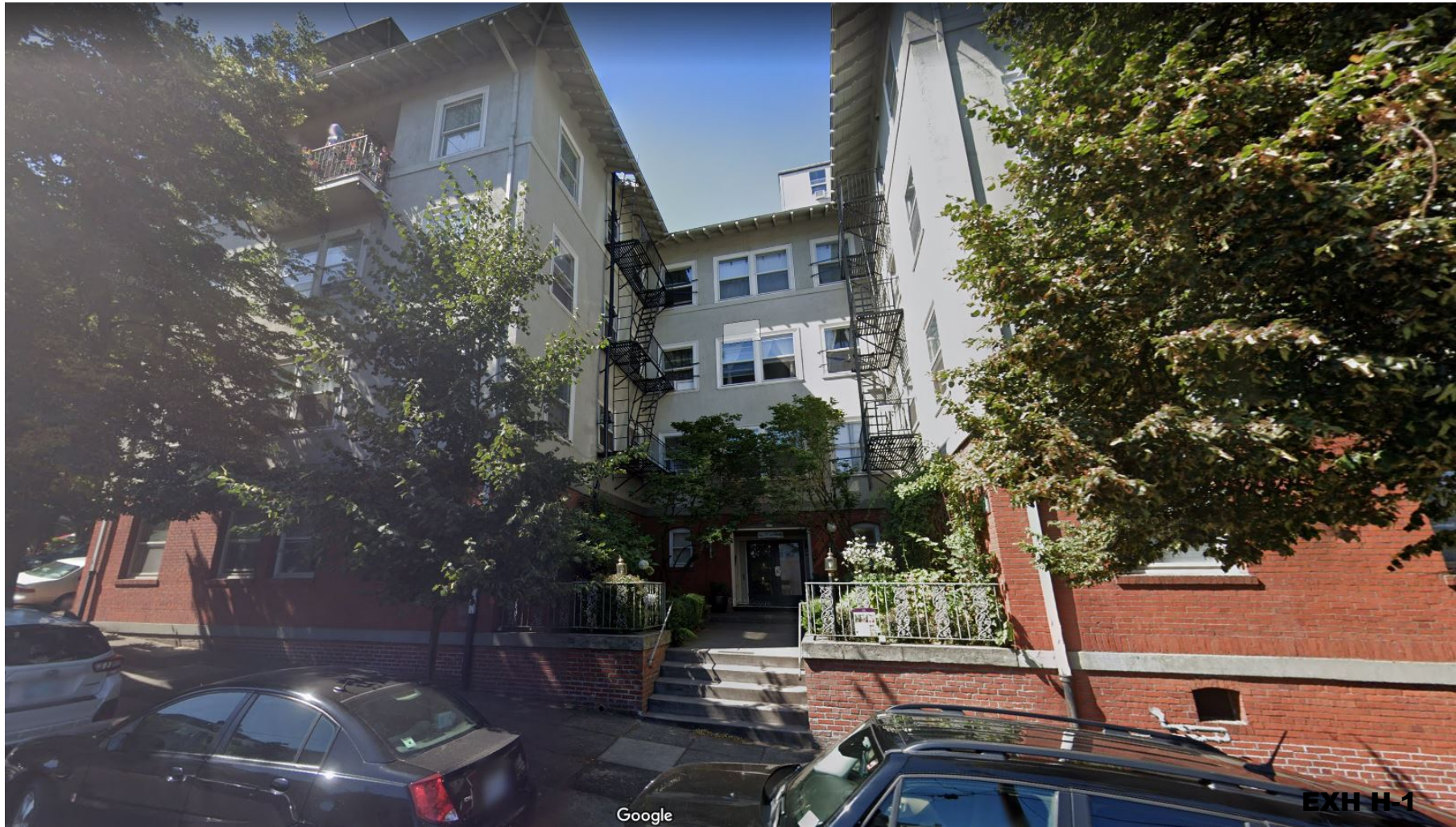




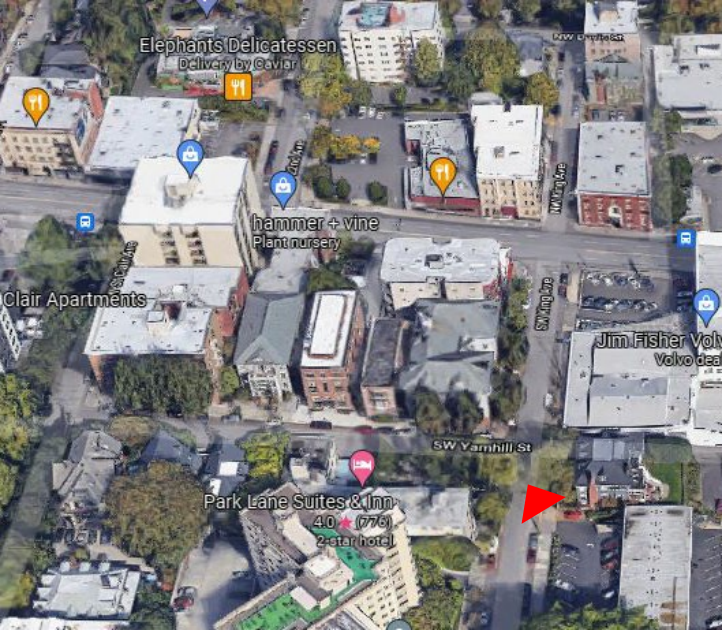
Views from site frontages

Exhibit-1


Elephants Delicatessen
Delivery by Caviar
hammer + vine
Plant nursery
Clair Apartments
SW Yamhill St
Park Lane Suites & Inn
4.0 (776)
2-star hotel


Google

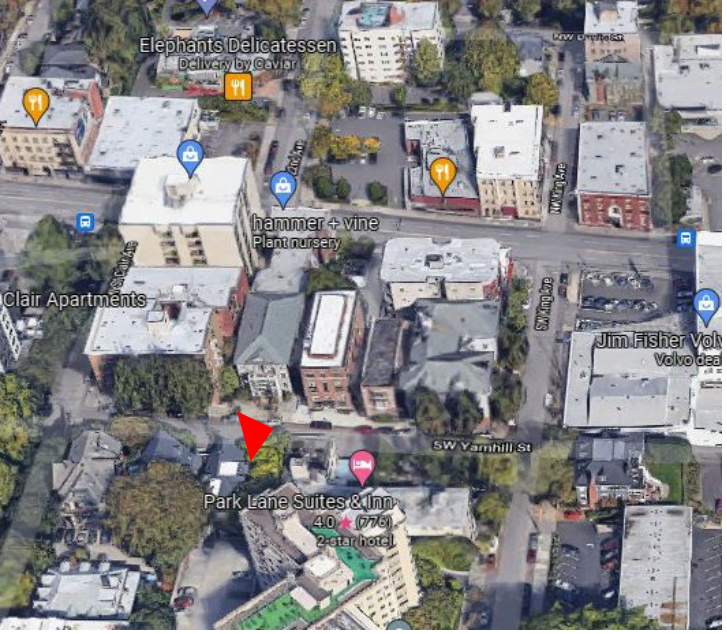
EXH H-1





Views from site frontages

Exhibit-1





Views from site frontages

EXHIBIT-1



EAST ELEVATION

Project Overview

- Primary Contributing resource built it 1907.
- Alterations to levels 2 to 4 to resolve cladding failure and refurbishment of existing wood windows



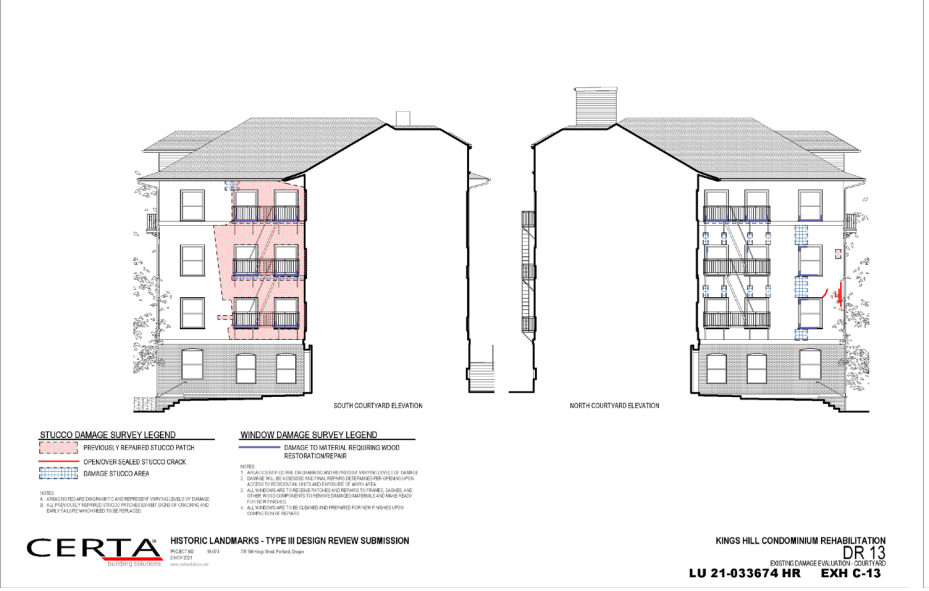






Project Overview

- Primary Contributing resource built it 1907.
- Alterations to levels 2 to 4 to resolve cladding failure and refurbishment of existing wood windows









Project Overview

- Primary Contributing resource built it 1907.
- Alterations to levels 2 to 4 to resolve cladding failure and refurbishment of existing wood windows

Discussion Topics

- Assessment of Existing Conditions
- Details of proposed replacement cladding
- Recommended Conditions of Approval

Applicant Presentation

EXH H-1

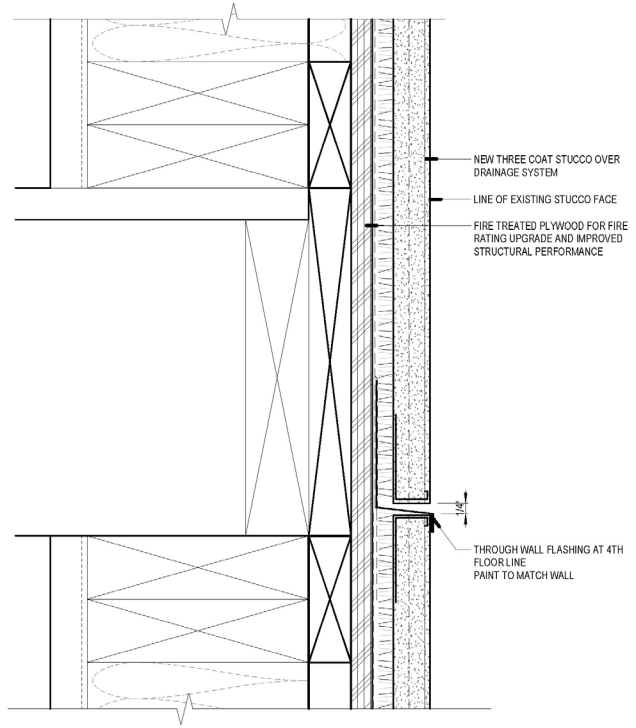
Discussion Topics

EXH H-1

Recommended Conditions of Approval

C. All unbacked metal flashing including, but not limited to, through-wall flashing and flashing at casings shall be 22-gauge metal or thicker and have a baked on or prefinished coating to match the cladding or the wood trim where applicable. **[Guideline D8 *Exterior Materials and Features*]**





THROUGH WALL HORIZONTAL TRANSITION - WEST ELEVATION

CERTA building solutions
HISTORIC LANDMARKS - TYPE III DESIGN REVIEW SUBMISSION
PROJECT NO: 19-074 731 SW Kings Street, Portland, Oregon
2 NOV 2021
www.certasolutions.com

KINGS HILL CONDOMINIUM REHABILITATION
DR 24
PROPOSED WEST ELEVATION
LU 21-033674 HR EXH C-19

KINGS HILL CONDOMINIUM REHAB
TYPICAL
LU 21-033674 HR EXH

Staff Recommendation

EXH H-1

Staff recommends Approval w/ Conditions

A and B – standard conditions

C. All unbacked metal flashing including, but not limited to, through-wall flashing and flashing at casings shall be 22-gauge metal or thicker and have a baked on or prefinished coating to match the cladding or the wood trim where applicable. [Guideline D8]

D. Assuming that the issues noted in the Urban Forestry Response (Exhibit E-5) are adequately addressed and Urban Forestry concerns with recommending approval for the purposes of the Land Use Review are resolved prior to the Hearing on November 22nd.

Staff Recommendation

Historic Landmarks Commission Options

1) Accept staff report and approve the proposal with the recommended conditions;
2) Accept staff report and approve the proposal with amended conditions;
3) Request the applicant to return with revisions; or
4) Request staff return with a revised staff report.

Questions

EXH H-1



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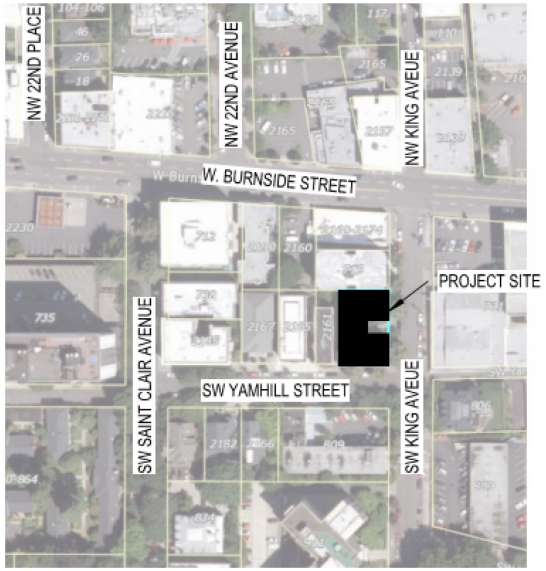
NOVEMBER 22, 2021

HISTORIC LANDMARKS COMMISSION HEARING

KINGS HILL CONDOMINIUM REHABILITATION

LU 21-033674 HR EXH H-2

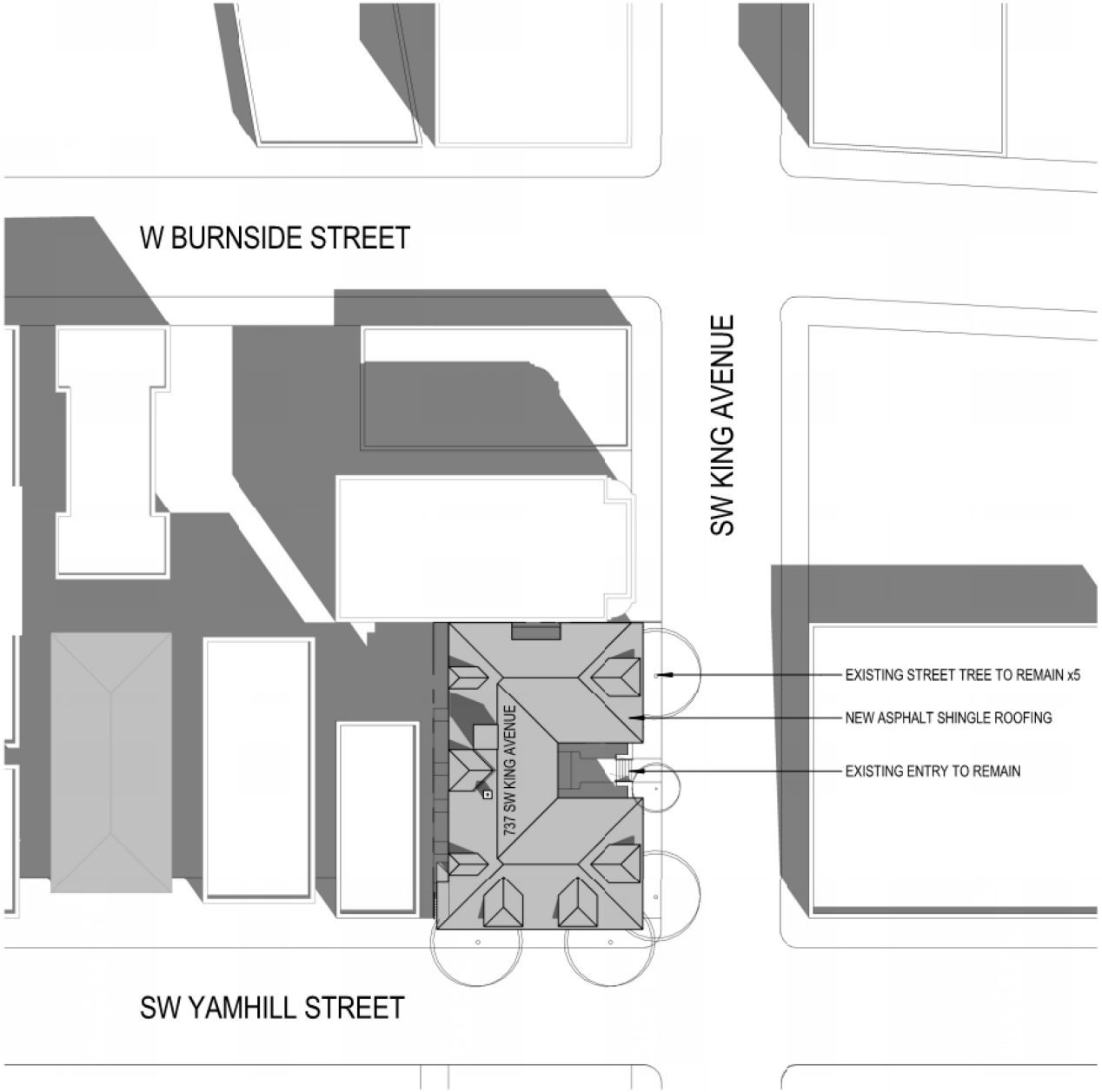


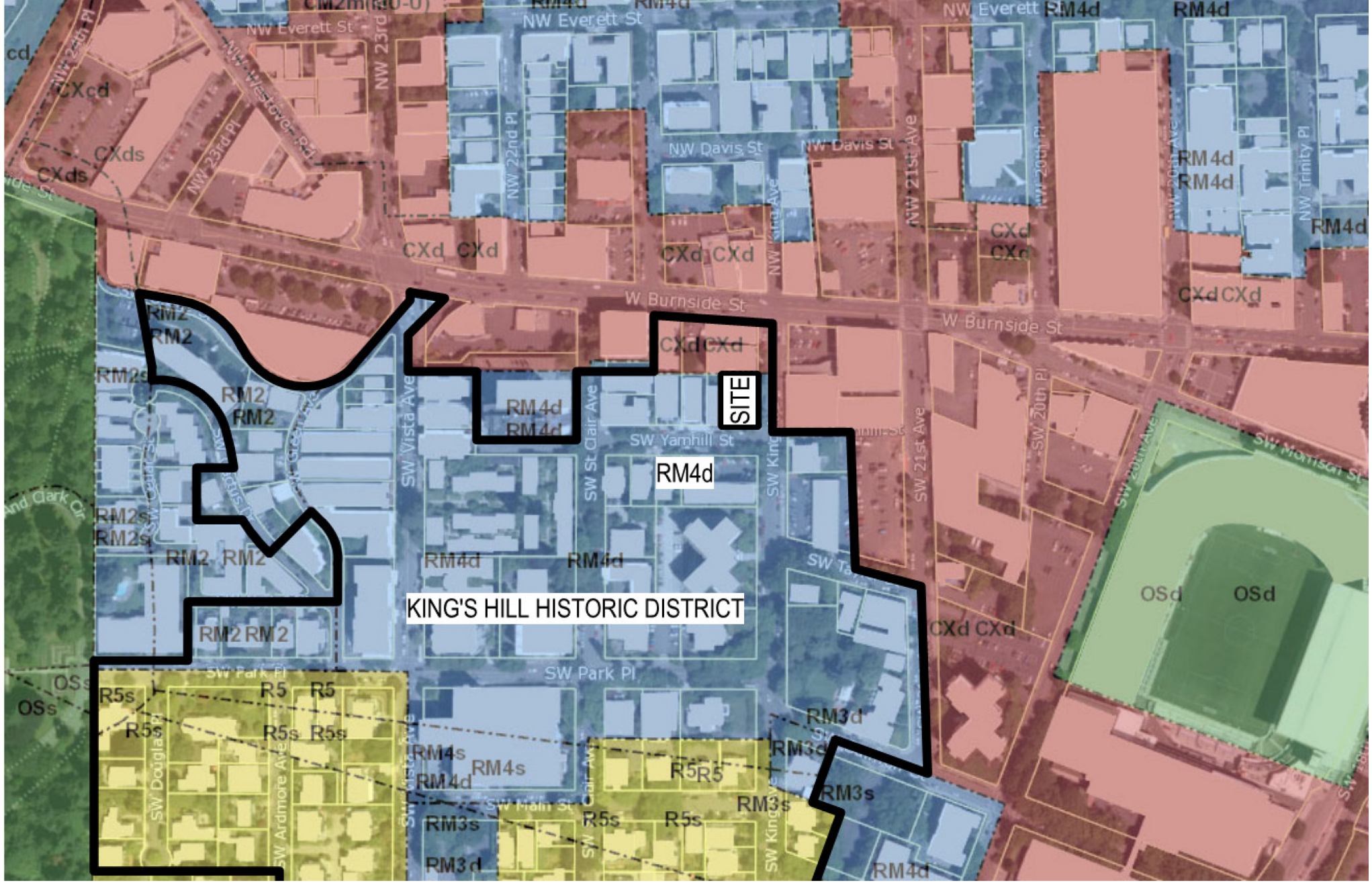
BACKGROUND

The Kings Hill Condominium Community is located at the intersection of SW King Avenue and SW Yamhill Street in Portland's Goose Hollow Neighborhood. Originally constructed in 1908 as the Apartment House for Mrs. Elizabeth Spencer, the building was converted from Apartments to Condominiums in 1996. Originally designed in the Craftsman Style common to Portland buildings of this era, Kings Hill condominium has had several minor alterations made over the years relative to its original design. However, the property has been able to maintain much of its original architectural character.

The existing building is constructed with a combination of masonry and wood framing bearing on concrete foundations. The primary entry to the building is accessed by concrete steps that lead from SW King Avenue onto a concrete walkway flanked by planter beds with mature foliage. The ground floor is comprised of red brick masonry with inset, original single pane, wood windows. The ground floor line is delineated with a horizontal concrete band visible on the east and a portion of the south elevation. Above a horizontal wood belly band, the upper three floors are clad in the original cement plaster stucco with wood windows and wood trim. Private balconies for the fourth floor, northeast and southeast homes, project from the façade and overlook SW King Avenue. Painted steel exterior fire escapes are located in the courtyard, south elevation and at the north end on the west elevation. The existing roof is covered with 3-tab asphalt shingles.

The Kings Hill Condominium Community has had numerous exterior wall and roof water intrusion failures, with the volume and extent of damage exponentially increasing over the past four years. The proposed projected described in this application seeks to rehabilitate the roof and wall envelope components of the building, repair structural damage encountered, and maintain this resource well into the future.




SITE
RM4d
KING'S HILL HISTORIC DISTRICT
NW Everett St
NW Davis St
W Burnside St
SW Yamhill St
SW Park Pl
SW Vista Ave
SW St Clair Ave
SW 21st Ave
SW 20th Pl
SW Morrison St
NW 23rd Pl
NW 22nd Pl
NW 21st Ave
NW Trinity Pl
SW Main St
SW Douglas Pl
SW Ardmore Ave
CXd
CXds
CXcd
RM2
RM2s
RM4d
RM4s
RM3d
RM3s
R5
R5s
OSd
OSs



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NOVEMBER 22, 2021
HISTORIC LANDMARKS COMMISSION HEARING
KINGS HILL CONDOMINIUM REHABILITATION
LU 21-033674 HR EXH H-2

EXISTING CONDITIONS

A. The exterior stucco is failing in numerous locations and water intrusion damage is occurring.
B. Walls are not insulated, requiring significant amounts of energy to be used by the residents to maintain thermal comfort.
C. Exterior trim and decorative elements do not have adequate or proper flashing materials installed, resulting in damaged or rotted materials exposed that contributes to water intrusion damage.
D. Many windows are damaged, do not properly operate, and/or have condensation occurring which is damaging the wood windows themselves and the adjacent interior lath and plaster.
E. Storm windows are used to mitigate energy loss from the building, covering the most detailed architectural elements of the facade and degrading the buildings contribution to feel of the Historic District.
F. Existing roofing is well beyond its useful life. Water intrusion due to shingle blow-off and ice damming is occurring.
G. Rooftop elements added over time are visually inconsistent with the buildings overall historic aesthetic.



STUCCO DAMAGE SURVEY LEGEND

- PREVIOUSLY REPAIRED STUCCO PATCH
- OPEN/OVER SEALED STUCCO CRACK
- DAMAGE STUCCO AREA

NOTES:
A. AREAS NOTED ARE DIAGRAMATIC AND REPRESENT VARYING LEVELS OF DAMAGE.
B. ALL PREVIOUSLY REPAIRED STUCCO PATCHES EXHIBIT SIGNS OF CRACKING AND EARLY FAILURE WHICH NEED TO BE REPLACED.

WINDOW DAMAGE SURVEY LEGEND

- DAMAGE TO MATERIAL REQUIRING WOOD RESTORATION/REPAIR

NOTES:
1. AREAS IDENTIFIED ARE DIAGRAMATIC AND REPRESENT VARYING LEVELS OF DAMAGE.
2. DAMAGE WILL BE ASSESSED AND FINAL REPAIRS DETERMINED PER OPENING UPON ACCESS TO RESIDENTAIL UNITS AND EXPOSURE OF WORK AREA.
3. ALL WINDOWS ARE TO RECEIVE PATCHES AND REPAIRS TO FRAMES, SASHES, AND OTHER WOOD COMPONENTS TO REMOVE DAMAGED MATERIALS AND MAKE READY FOR NEW FINISHES.
4. ALL WINDOWS ARE TO BE CLEANED AND PREPARED FOR NEW FINISHES UPON COMPLETION OF REPAIRS.

EAST ELEVATION

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NOVEMBER 22, 2021
HISTORIC LANDMARKS COMMISSION HEARING
KINGS HILL CONDOMINIUM REHABILITATION



STUCCO DAMAGE SURVEY LEGEND

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SOUTH ELEVATION

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NOVEMBER 22, 2021
HISTORIC LANDMARKS COMMISSION HEARING
KINGS HILL CONDOMINIUM REHABILITATION



STUCCO DAMAGE SURVEY LEGEND

- PREVIOUSLY REPAIRED STUCCO PATCH
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WINDOW DAMAGE SURVEY LEGEND

- DAMAGE TO MATERIAL REQUIRING WOOD RESTORATION/REPAIR

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WEST ELEVATION

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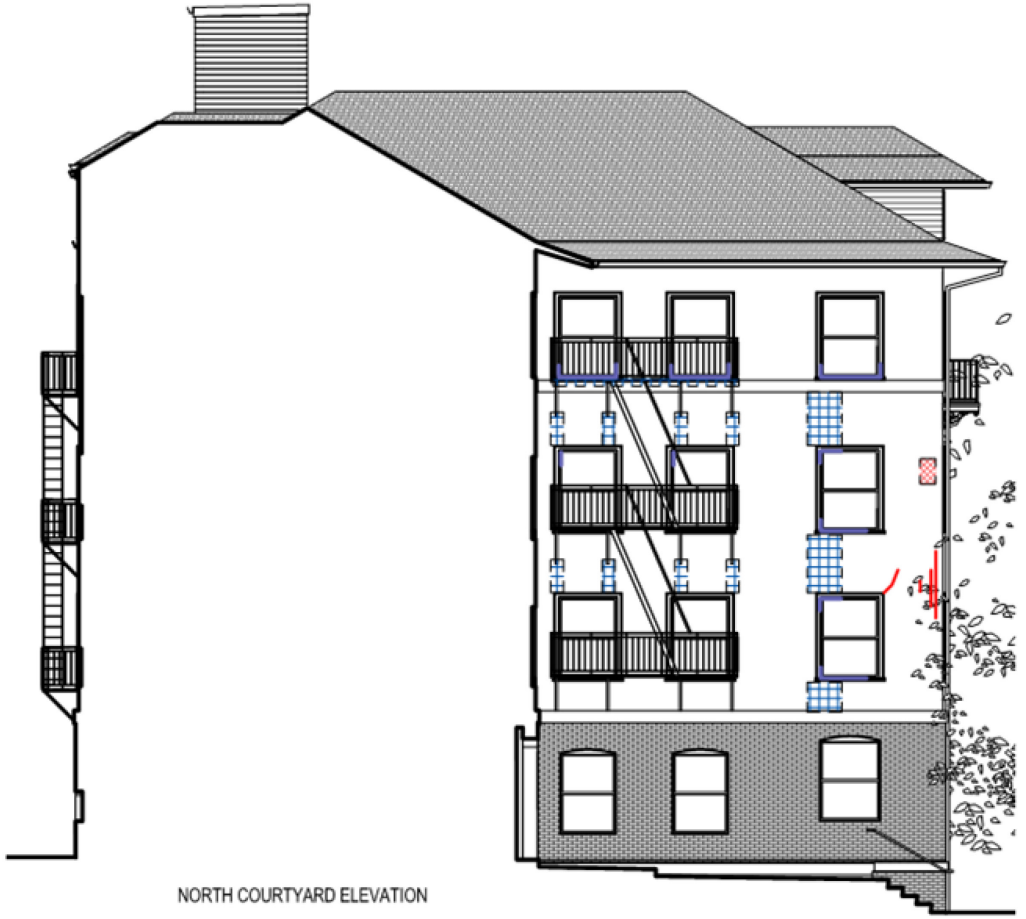
NOVEMBER 22, 2021
HISTORIC LANDMARKS COMMISSION HEARING
KINGS HILL CONDOMINIUM REHABILITATION



SOUTH COURTYARD ELEVATION



NORTH COURTYARD ELEVATION

STUCCO DAMAGE SURVEY LEGEND

- PREVIOUSLY REPAIRED STUCCO PATCH
- OPEN/OVER SEALED STUCCO CRACK
- DAMAGE STUCCO AREA

NOTES:
A. AREAS NOTED ARE DIAGRAMATIC AND REPRESENT VARYING LEVELS OF DAMAGE.
B. ALL PREVIOUSLY REPAIRED STUCCO PATCHES EXHIBIT SIGNS OF CRACKING AND EARLY FAILURE WHICH NEED TO BE REPLACED.

WINDOW DAMAGE SURVEY LEGEND

- DAMAGE TO MATERIAL REQUIRING WOOD RESTORATION/REPAIR

NOTES:
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COURTYARD ELEVATIONS

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NOVEMBER 22, 2021
HISTORIC LANDMARKS COMMISSION HEARING
KINGS HILL CONDOMINIUM REHABILITATION





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NOVEMBER 22, 2021
HISTORIC LANDMARKS COMMISSION HEARING
KINGS HILL CONDOMINIUM REHABILITATION
LU 21-033674 HR EXH H-2


2018














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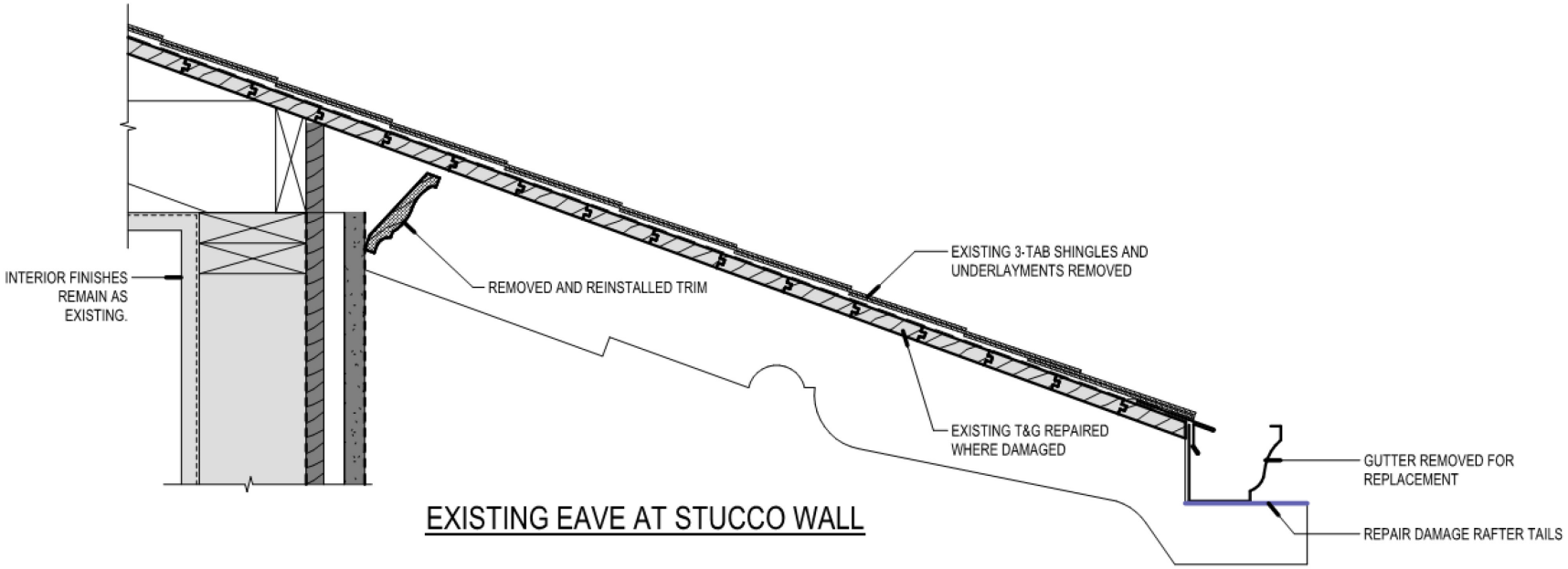
STANLEY



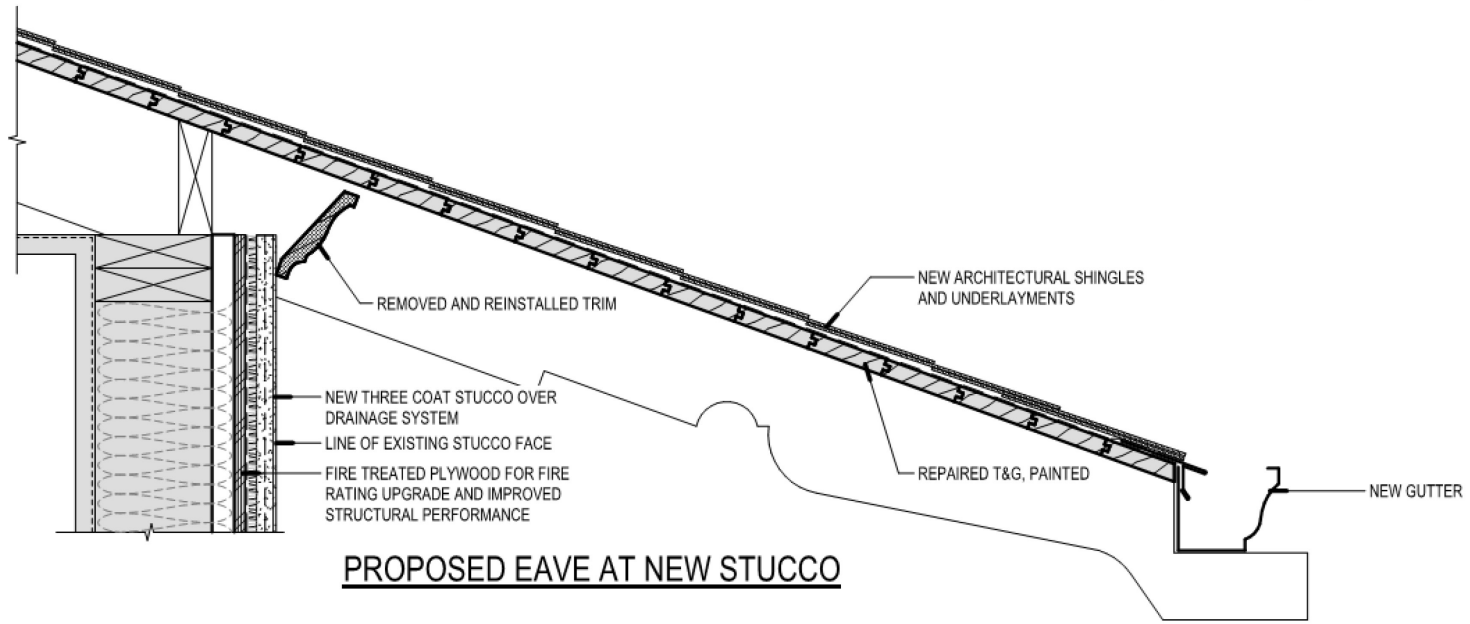
PROJECT DESIGN GOALS

1. Rehabilitate the exterior cladding with new exterior cement plaster stucco installed over a drainage plane to improve the weather resistive ability of the stucco cladding. Apply new cement plaster stucco with a texture and finish comparable to the stucco being removed.
2. Restore the existing wood windows, make them operable, and install insulated glazing units to improve the thermal their performance.
3. Integrate the existing windows with new weather resistive underlayments and the stucco cladding to minimize water intrusion risks. Install new flashing materials to meet current code requirements. Use profiles that achieve performance requirements while maintaining the visual consistency of the existing architectural elements.
4. Restore and reuse existing wood trim at windows to the greatest extent practicable. When new materials are needed, replace with trim of the same material of equivalent or better quality.
5. Insulate the exterior walls to improve the thermal performance of the building.
6. Install exterior sheathing to improve the seismic performance of the building.
7. Replace the roofing with a more architecturally appropriate material consistent with the overall aesthetic of the building.
8. Replace failing sheet metal gutters and downspouts with new materials to match profiles removed.
9. Paint the building with colors appropriate to the time period in which the property was constructed.
10. Make all repairs in compliance with the Special Assessment of Historic Property program administered by the State Historic Preservation Office





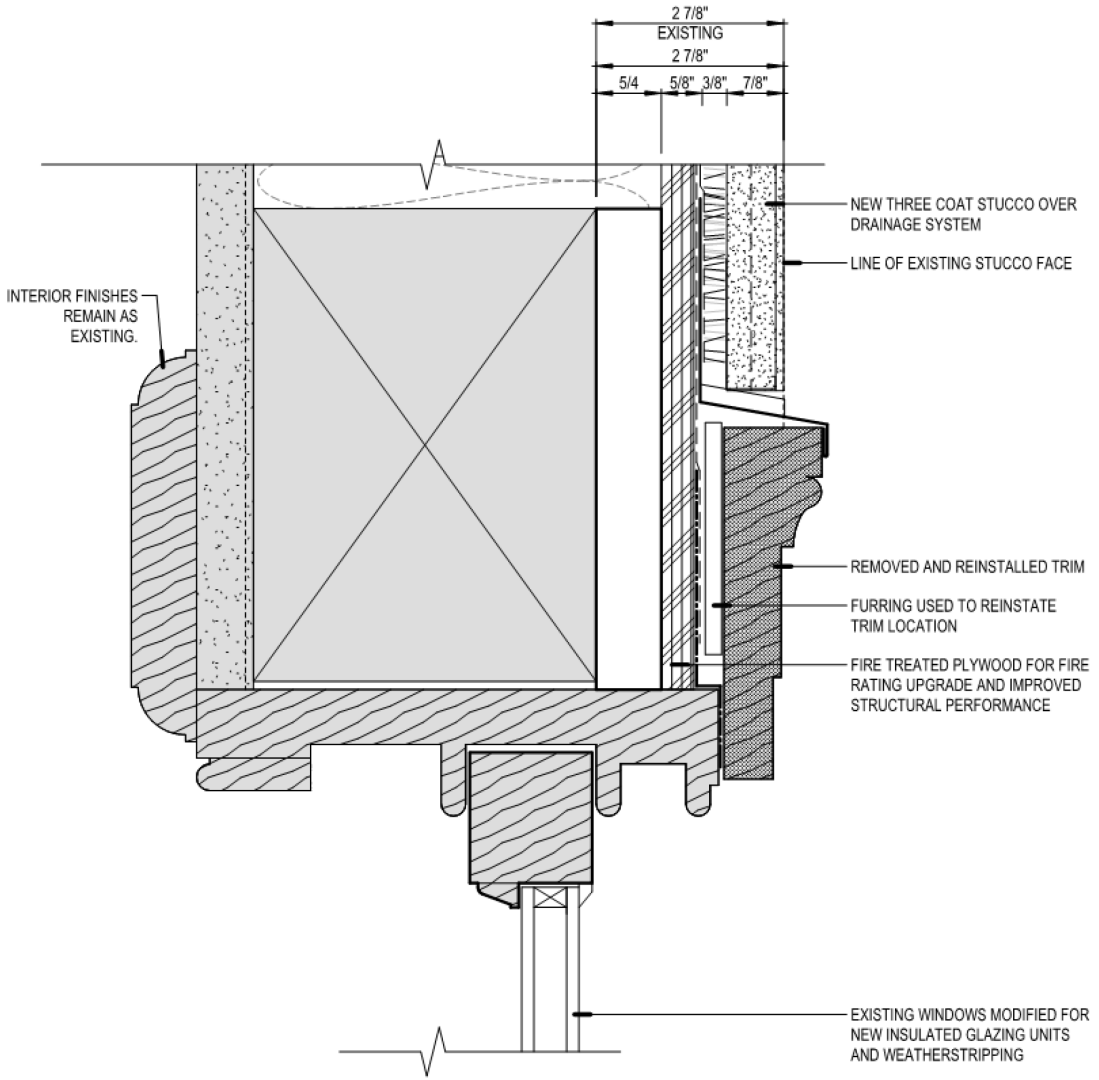
EXISTING EAVE AT STUCCO WALL



PROPOSED EAVE AT NEW STUCCO

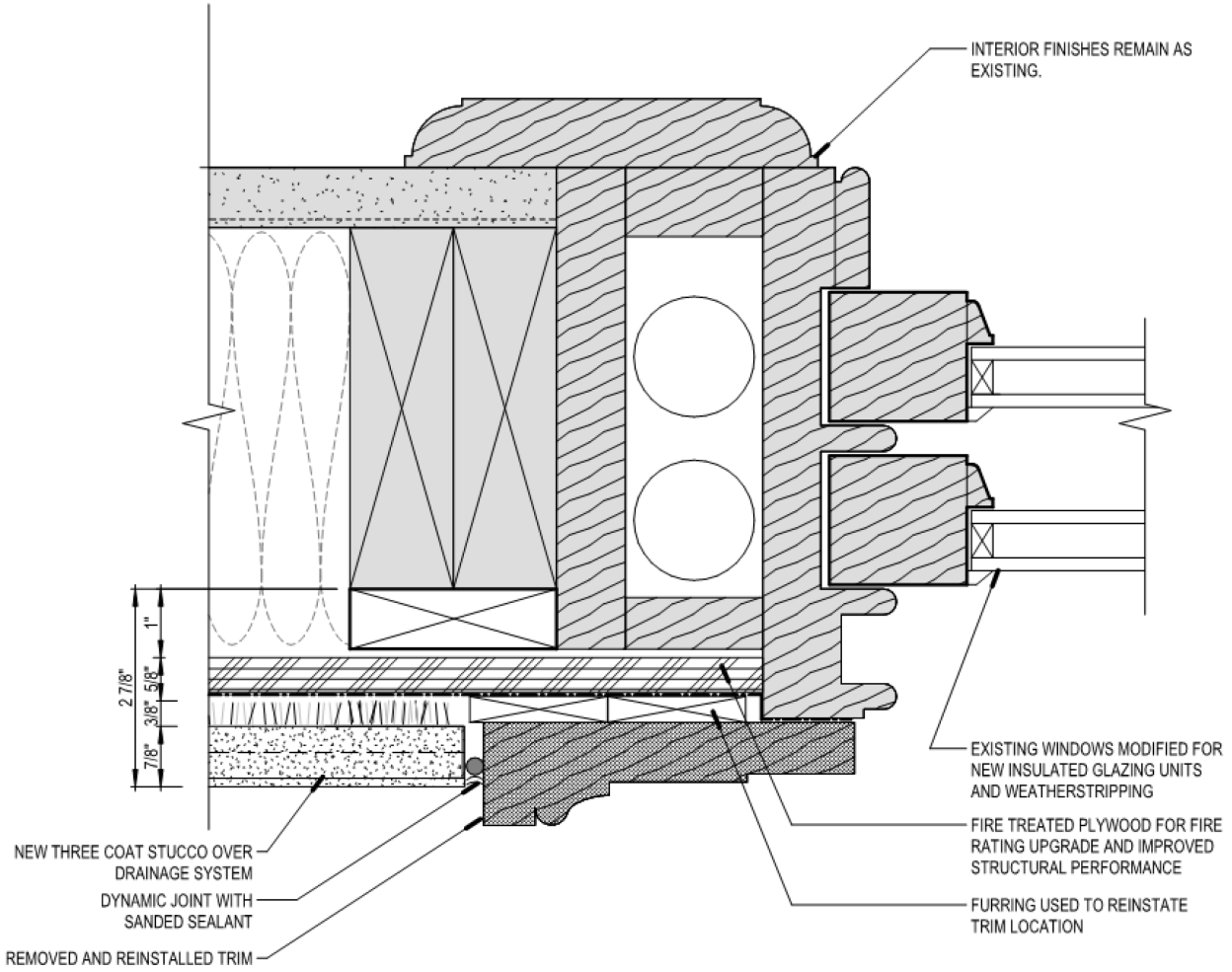
CERTA building solutions





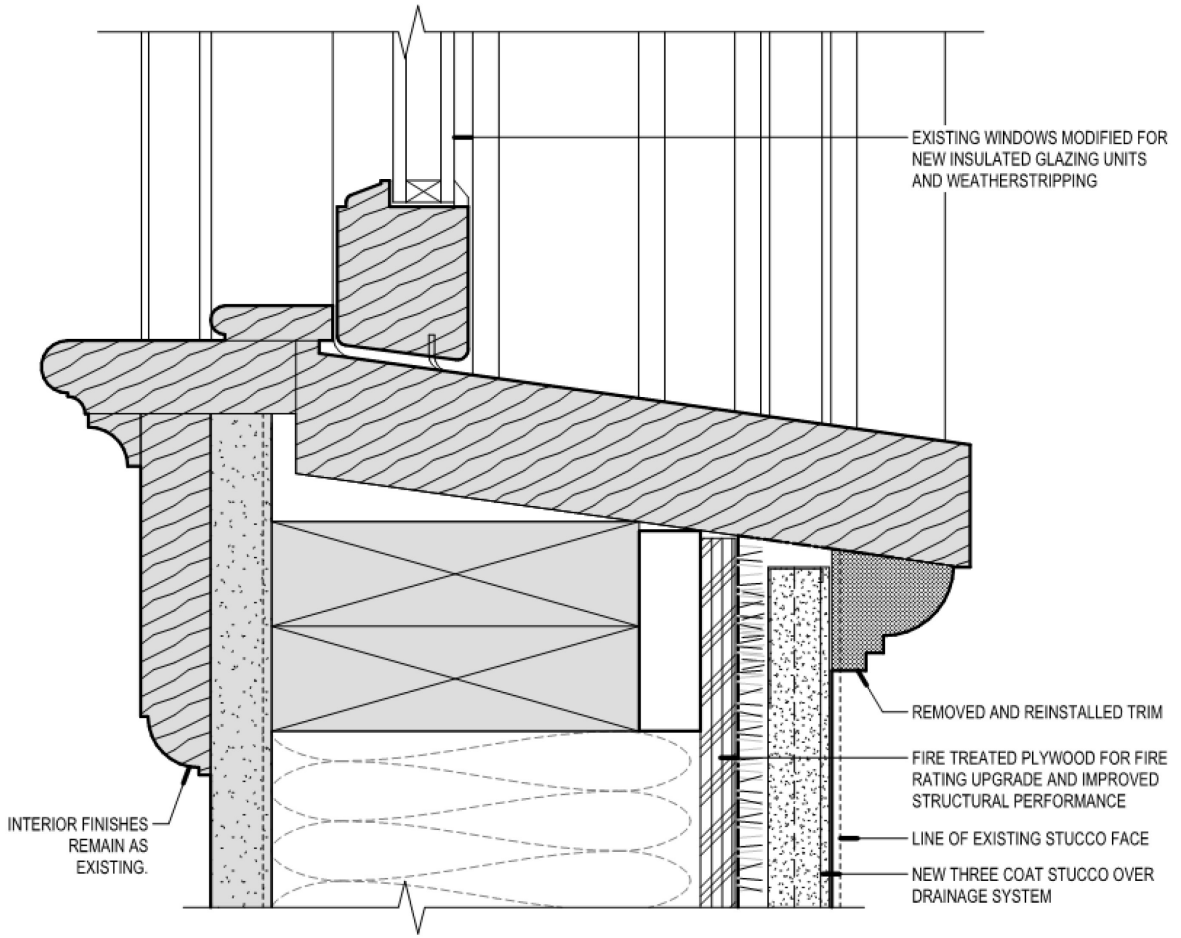
PROPOSED WINDOW AND STUCCO MODIFICATIONS



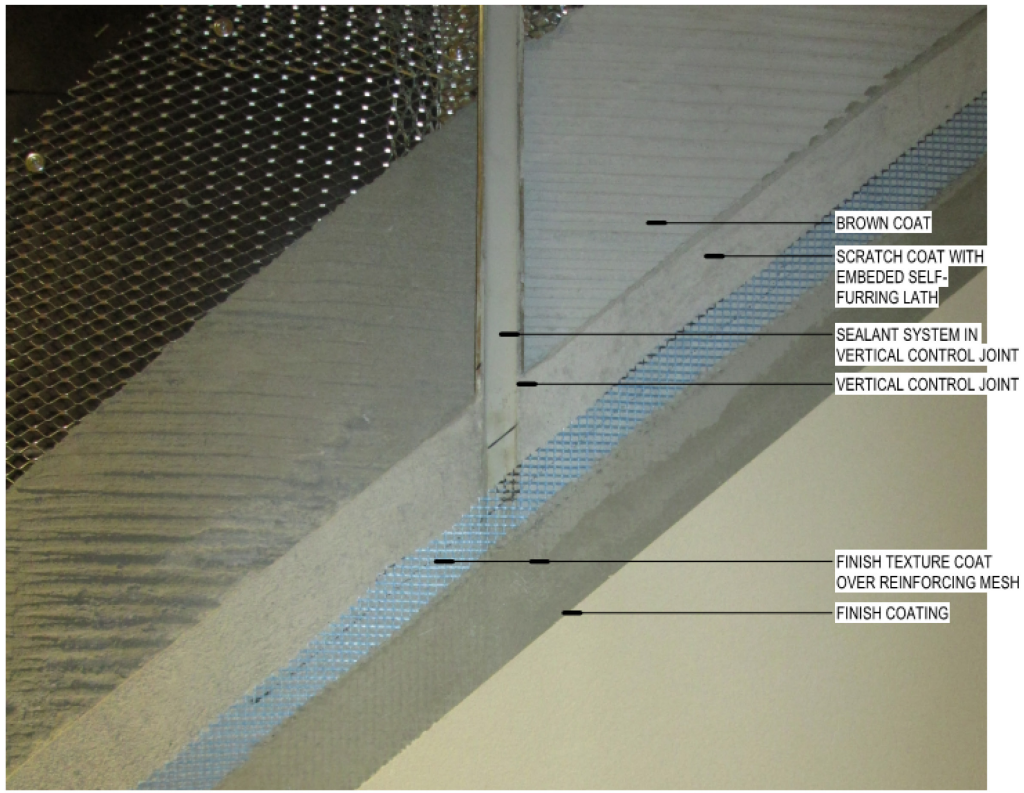


PROPOSED WINDOW AND STUCCO MODIFICATIONS



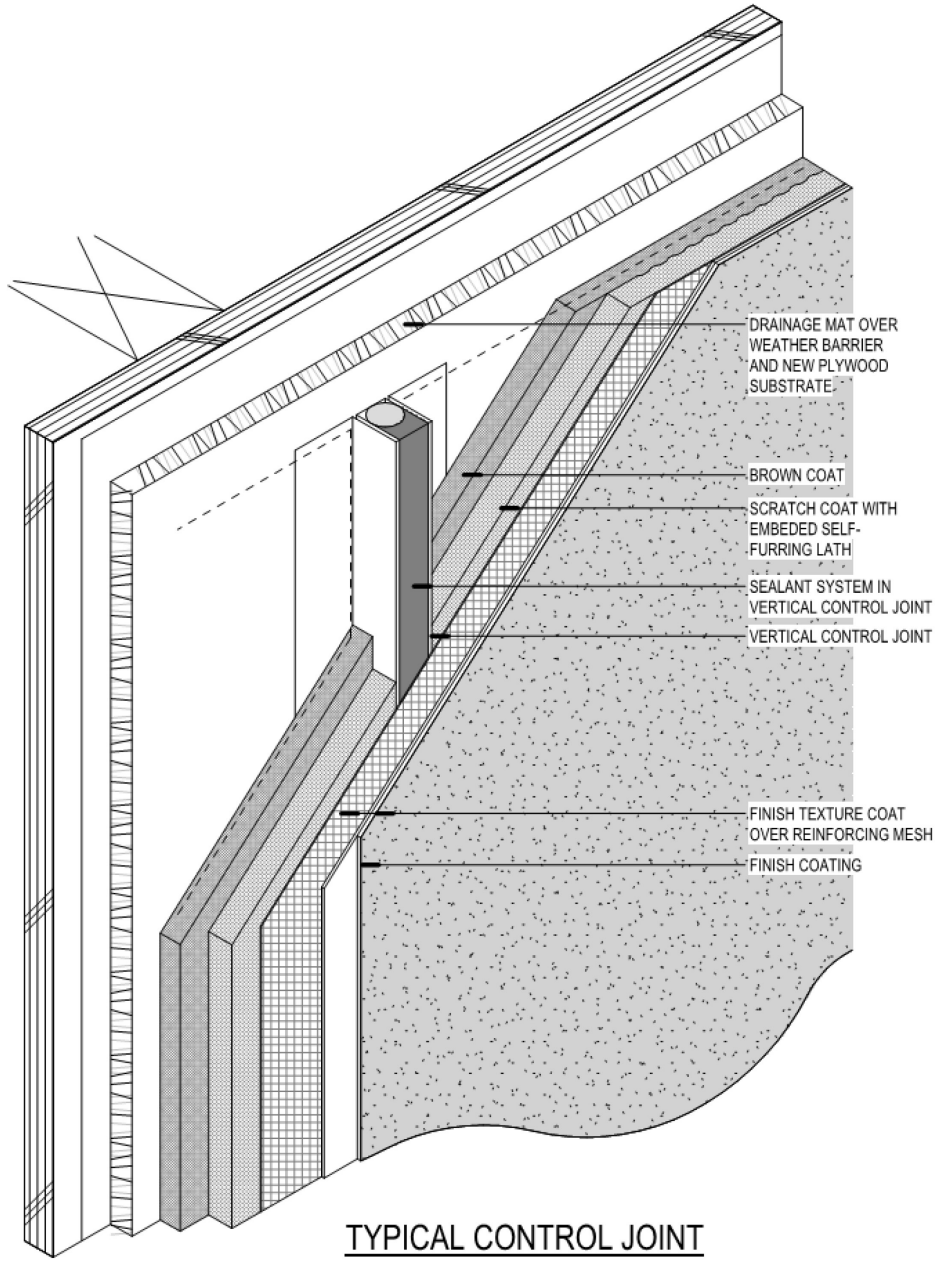


PROPOSED WINDOW AND STUCCO MODIFICATIONS



Basis of Design is the Avon Manor project located at
909 NE Brazee St, Portland, OR 97212
Approval was provided by LU-196976

EXAMPLE CONTROL JOINT



TYPICAL CONTROL JOINT



CERTA building solutions

NOVEMBER 22, 2021

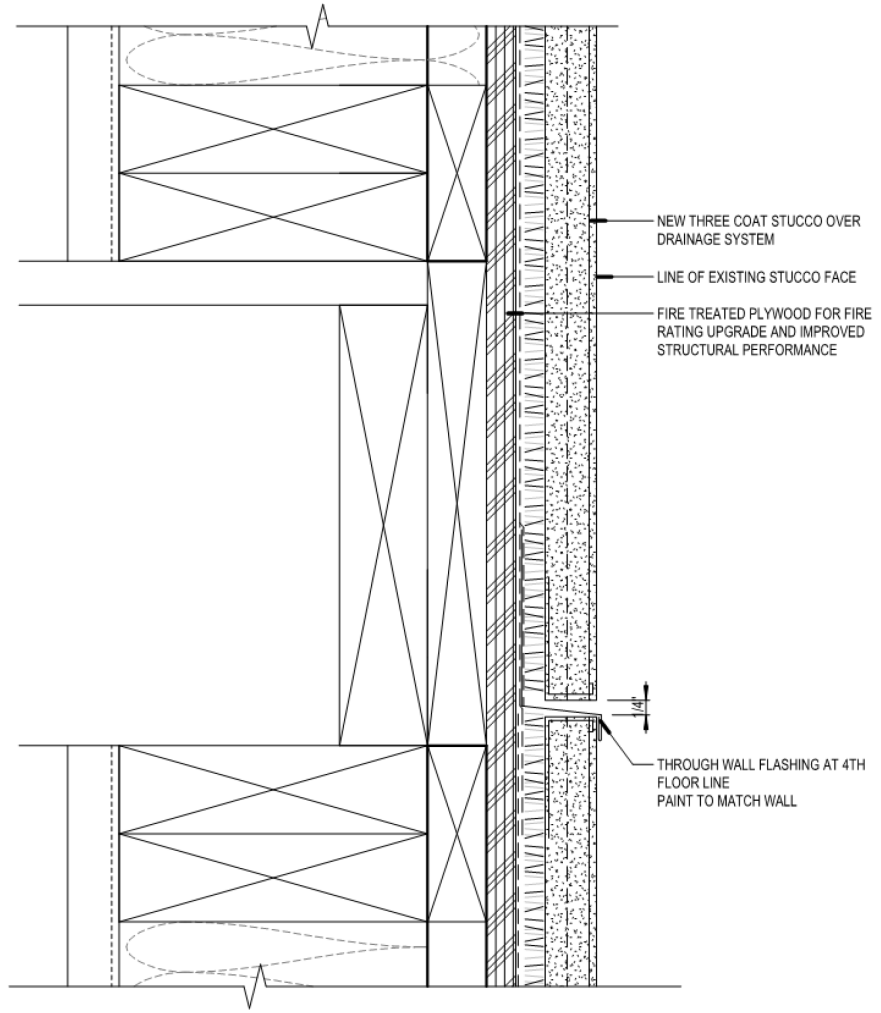
HISTORIC LANDMARKS COMMISSION HEARING

KINGS HILL CONDOMINIUM REHABILITATION

LU 21-033674 HR EXH H-2



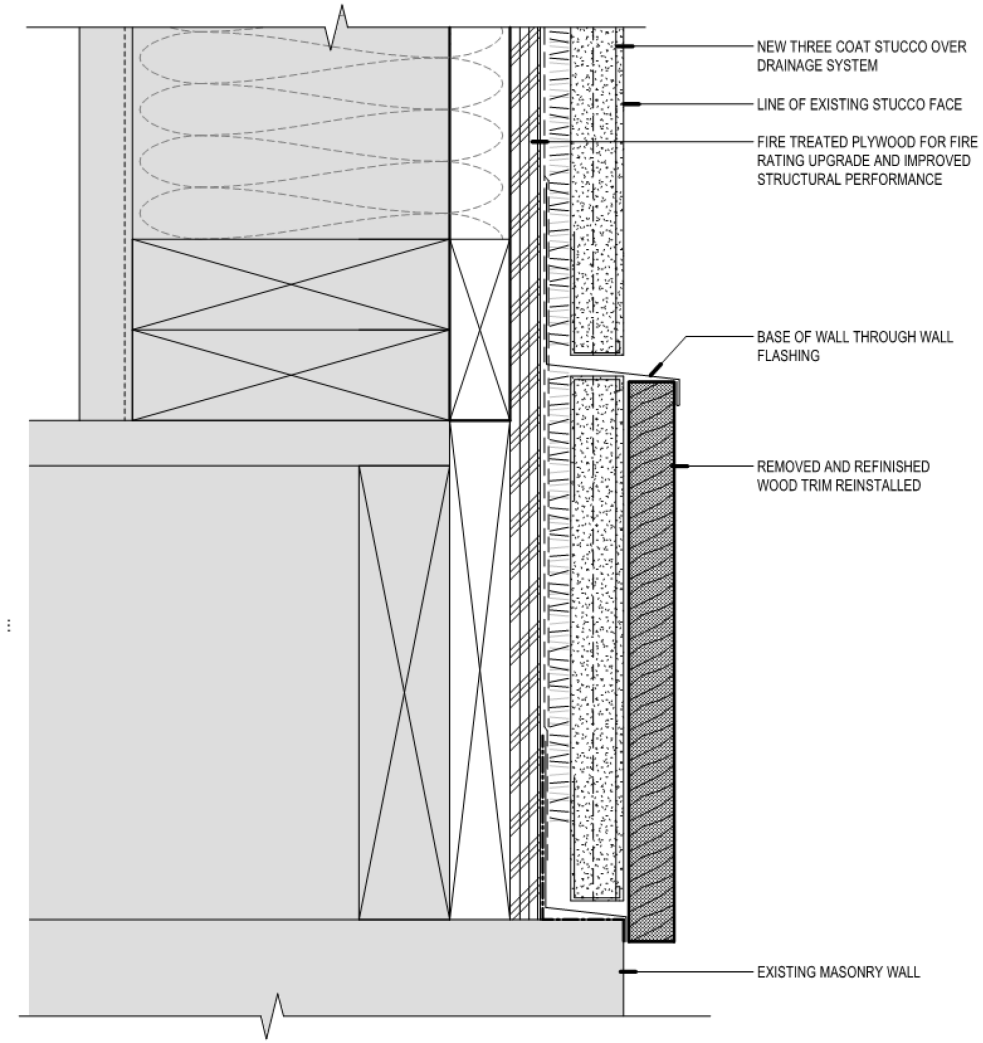




THROUGH WALL HORIZONTAL TRANSITION - WEST ELEVATION

CERTA building solutions





BASE OF UPPER WALL TRANSITION



STUCCO TEXTURE (IMAGE OF EXISTING BUILDING)

STUCCO BODY COLOR
BENJAMIN MOORE: STONINGTON GRAY, HC-170

WOOD WINDOW TRIM COLOR
BENJAMIN MOORE: SUPER WHITE, PM-1

WOOD WINDOW SASH COLOR
BENJAMIN MOORE: KENDALL CHARCOAL HC-166

MISCELLANEOUS METALS
BENJAMIN MOORE: BLACK, HC-190



ROOF SHINGLES
GAF TIMBERLINE HD SHINGLES, COLOR: CHARCOAL

Briefing - Residential Infill Project Part 2 (RIP2)

ATTENDEES - TESTIFIERS IN RED *(subject to change)*

FIRST NAME	LAST NAME	EMAIL	ADDRESS	CITY	ZIP	ARE YOU HERE FOR:	WOULD YOU LIKE TO TESIFY
Fred	Leeson	fredleeson@hotmail.com	2226 NE HANCOCK ST	PORTLAND	97212	YES	NO

LU 21-033674 HR – King's Hill Condominium Cladding Replacement

ATTENDEES - TESTIFIERS IN RED *(subject to change)*

FIRST NAME	LAST NAME	EMAIL	ADDRESS	CITY	ZIP	ARE YOU HERE FOR:	WOULD YOU LIKE TO TESIFY	FOR OR AGAINST TESTIFIED
Bill	Leslie	Williamleslie99@gmail.com	37625 se kelso	Sandy	97055	YES	NO	N/A
Emily	Moore	emily.keane.moore@gmail.com	7908 Garland Avenue	Takoma Park	20912	YES	NO	FOR
Fred	Leeson	fredleeson@hotmail.com	2226 NE HANCOCK ST	PORTLAND	97212	YES	NO	N/A
Joy	Sears	Joy.Sears@oprd.oregon.gov	725 Summer Street NE, Suite C	Salem	97301	YES	NO	N/A
Justin	Barnhart	jbarnhart@certasolutions.com	1510 SE 44th Ave	Portland	97215	YES	NO	FOR
Keith	Brown	kbrown503@gmail.com	731 SW King Ave , #6	Portland	97205	YES	NO	FOR

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

FINAL FINDINGS AND DECISION BY THE LANDMARKS COMMISSION RENDERED ON November 22, 2021

CASE FILE NUMBER: LU 21-033674 HR
PC # 20-153737

King's Hill Condominium Cladding Replacement

BUREAU OF DEVELOPMENT SERVICES STAFF: Megan Sita Walker 503-865-6515 / MeganSita.Walker@portlandoregon.gov

GENERAL INFORMATION

Applicant: James Riley | Certa Building Solutions
1510 SE 44th Ave #102
Portland, OR 97215
(206) 399-8335

Owner's Representative: Pieter Vermeulen | King's Hill Condominium Owner's Association
731 SW King Ave #14
Portland, OR 97205

Owner: Association of Unit Owners of Kings Hill Condominiums
731 SW King Ave #14
Portland, OR 97205

Site Address: 731 SW KING AVE

Legal Description: GENERAL COMMON ELEMENTS, KINGS HILL CONDOMINIUMS
Tax Account No.: R452400010
State ID No.: 1N1E33CD 70000
Quarter Section: 3027

Neighborhood: Goose Hollow, contact planning@goosehollow.org.
Business District: Goose Hollow Business Association, contact Angela Crawford at 503-223-6376 & Stadium Business District, contact Tina Wyszynski at Tina.wyszynski@gmail.com
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: None
Other Designations: Contributing resource in the King's Hill Historic District

Zoning: RM4d – Residential Multi-Dwelling 4 with Design and Historic Resource Protection Overlays

Case Type: HR – Historic Resource Review

Procedure: Type III, with a public hearing before the Landmarks Commission. The decision of the Landmarks Commission can be appealed to City Council.

Proposal:
Type III Historic Resource Review for alterations to a 4-story multi-dwelling building, the Elizabeth Spencer Apartment also known as the King's Hill Condominiums, at the northwest corner of SW King Avenue and SW Yamhill Street. The property is listed as a contributing resource in the King's Hill Historic District. The resource, constructed in 1907, consists of a bearing brick foundation and first floor with levels 2-4 consisting of wood-frame with stucco cladding. The proposed alterations include the wholesale replacement of the existing stucco cladding on all exterior elevations to be replaced with a new plywood shear wall beneath a new rainscreen stucco system. The proposal also includes the refurbishment of all existing/ original single-hung wood windows to be repaired, reglazed and reinstalled with new weather stripping and flashing, the replacement of the wood belt course detailing, wood trim, and new gutters.

Note: The scope of work also includes new roofing with an architectural shingle which is considered exempt from review per Portland Zoning Code, 33.445.320.B.7.

Historic Resource Review is required for non-exempt exterior alterations in a Historic District. A Type III procedure is required because the proposed project valuation exceeds the value of $481,300 (See Portland Zoning Code, Chapter 33.846, Table 846-3).

Approval Criteria:
In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- *King's Hill Historic District Design Guidelines*

ANALYSIS

Site and Vicinity: The 6,700 SF site is located at the northwest corner of the intersection of SW Yamhill and SW King at the northern edge of the Kings Hill Historic District, just south of the Central City Plan District boundary along W Burnside. The existing 21,280 SF building on the site is a primary contributing resource in the district. The structure faces east on SW King and consists of a 4-story Craftsman Style apartment building built in 1907. The foundation and first floor consist of brick and the upper floors are wood frame with stucco. The low-pitched hipped roofs have wide overhanging eaves with exposed brackets. There are hipped roof dormers with exposed brackets and single-pane wood double hung windows. The central entrance is recessed within the “U” shape of the resource. Windows of the ground floor consist of a segmental arch with single-pane double hung wood sash. A wood belt course separates the ground floor from the upper floors. The projecting wings of the third and fourth floor consist of paired single-pane windows, flanked by single-pane windows. On the fourth floor, the central paired windows are recessed behind a balcony of wrought iron, supported by curvilinear wrought iron brackets. The balcony is flanked by single-pane, double hung wood sash windows. The Spencer Apartments are one of only two multi-family dwellings in the King's Hill Historic District in the Craftsman style. The nomination notes that the building has the style's characteristic hipped roof, and wide overhanging eaves with exposed rafter tails. The remainder of the exterior is nearly devoid of detailing and clad in stucco. This simplicity of the style corresponds to the turn of the century reformist ideals emphasizing utility, affordability, and honesty in construction.

The King’s Hill Historic District, within which the subject property is located, contains a significant concentration of historic upper middle-class houses and apartment buildings from the period 1882 to 1942. The majority of the contributing resources in the district were built

during the great upswing in population and construction following the successful Lewis & Clark Exposition of 1905.

As the name King's Hill implies, topography plays a significant role in the character of this neighborhood. Because of the relatively steep grade of the land, buildable lots had to be created by terracing, which resulted in historic retaining walls along many street frontages.

Zoning: The RM4 zone is a high density, urban-scale multi-dwelling zone applied near the Central City, and in town centers, station areas, and along civic corridors that are served by frequent transit and are close to commercial services. It is intended to be an intensely urban zone with a high percentage of building coverage and a strong building orientation to the pedestrian environment of streets, with buildings located close to sidewalks with little or no front setback. This is a mid-rise to high-rise zone with buildings of up to seven or more stories. The Design overlay zone is applied to this zone.

The "d" overlay promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to existing development are subject to design review. This is achieved through the creation of design districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review. In addition, design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

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.

Land Use History: City records indicate that prior land use reviews include:
EA 20-153737 PC: Pre-Application Conference submitted for the subject proposal.

Agency Review: A "Notice of proposal in Your Neighborhood" was mailed **November 1, 2021**.

The following Bureaus have responded with comments expressing no issues or concerns with the approval of the proposal.

1. Bureau of Environmental Services (See Exhibit E-1)
2. Bureau of Transportation Engineering (See Exhibit E-2)
3. Fire Bureau (See Exhibit E-3)
4. Site Development (See Exhibit E-4)

The following Bureaus have responded with comments expressing concerns with the approval of the proposal.

5. Urban Forestry. See Exhibit E-5. Urban Forestry responded stating that they do not yet recommend approval of the proposed alterations as additional information is needed to ensure the protection of existing street trees.

   Staff is recommending Condition of Approval 'D' stating that assuming adequate information to address the stated concerns is provided prior to the hearing on November 22, 2021, the approval criteria are met (see findings below for additional information).

Note: Staff has not yet received comments from the Life Safety Division of BDS.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **November 1, 2021**.
One written response has been received from either the Neighborhood Association or notified property owners in response to the proposal.

1. Bill Leslie, an owner of one of the units wrote in on October 29, 2021 requesting additional information regarding the proposal and findings relative to the approval criteria. See Exhibit F-1 for more information on the comments received and Staff's response.
2. Lawrence Cwik, an owner of one of the units wrote in on November 17, 2021 noting concerns with the proposed scope of work. See Exhibit F-2 for more information.

   Staff Response: Staff ensured all comments were provided to Commissioners for review prior to the hearing. Staff replied to Mr. Cwik to clarify that window replacement was no longer part of the proposed scope of work and that the original wood windows are proposed to be repaired and retained. Staff also noted shared concerns with the original proposal to replace all windows, and in response to staff concerns the applicant submitted revised drawings showing that all windows are proposed to be repaired and retained with new glazing and weatherstripping. At the hearing Commissioners asked the applicant to further describe the investigation methods used that led to the recommendation of wholesale cladding replacement rather than additional patching. The Commissioners noted that based on the types of failures seen that they agree that whole sale replacement of the cladding is necessary in this case.

Procedural History:

- The proposal had Pre-Application Conference (EA 20-153737 PC), dated August 26, 2020.
- The Land Use Review application was submitted on April 6, 2021.
- Staff issued an Incomplete letter on May 5, 2021 and a 180-day Notice Memo on September 27, 2021.
- The applicant requested that the case be deemed complete on October 1, 2021.
- A hearing was scheduled for November 22, 2021, 52 days after being deemed complete.
- First Land Use Hearing with the Design Commission was held on November 22, 2021 where the Historic Landmarks Commission unanimously approved the proposal.

ZONING CODE APPROVAL CRITERIA

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 King's Hill Historic District and the proposal is for a non-exempt treatment. Therefore Historic Resource Review approval is required. The approval criteria are the *King's Hill Historic District Guidelines*.

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

King's Hill Historic District Guidelines

A1. Historic Character. Retain and preserve the diverse historic character of the King's Hill Historic District.
A2. Architectural Styles. Maintain the architectural integrity of historic building façades. Respect the essential forms and styles of the historic buildings in the district.
A3. Historic Material, Features, and Color. During exterior rehabilitation, protect, maintain, and preserve historic materials, color, and architectural features.
D1. Exterior Alterations. Exterior alterations should complement the resource's massing, size, scale, and architectural features.
D5. Building Context and Composition. In new construction, complement the characteristics of the site and architectural features of contextual building by borrowing from, and building on, the design vocabulary of the district's historic buildings. When adding to or altering the exterior of existing development, respect the character of the original structure as well as adjacent structures.
D8. Exterior Materials and Features. Retain or restore original exterior finishing materials. Use materials and design features that promote permanence, quality, and visual interest. Use materials and design features that are consistent with the building's style and with the existing vocabulary of the historic district.
D9. Window Features. Retain and preserve window features that are important in defining the building's historic character. Replace, in kind, extensively deteriorated or missing parts of the window casement when surviving prototypes exist. When in-kind replacement is not practical, replace with elements that recreate the window's historic character.
D10. Roof Features. Design roof features to be compatible with the detailing, scale, and pitch of historic roofs, consistent with the respective building's style. Retain and preserve roof features that are important in defining the building's historic character. Replace, in kind, extensively deteriorated or missing parts of the roof and/or roof line when surviving prototypes exist. When in-kind replacement is not practical, replace with elements that recreate the roof's historic character.

Findings for A1, A2, A3, D1, D5, D8, D9, and D10: The proposal addresses the above-mentioned guidelines in the following ways:

- The proposal includes alterations to the existing, 4-story multi-dwelling building, the Elizabeth Spencer Apartment also known as the King's Hill Condominiums, a primary contributing resource in the King's Hill Historic District. The proposed alterations include the wholesale replacement of the existing stucco cladding on all exterior elevations to be replaced with a new plywood shear wall beneath a new rainscreen stucco system consisting of a traditional 3-coat stucco over a drainage layer. The proposal also includes the refurbishment of all existing/ original single-hung wood windows to be repaired, reglazed and reinstalled with new weather stripping and flashing, the replacement of the wood belt course detailing, wood trim, and new gutters.
- As noted in the narrative provided by the applicant (Exhibit A-3) and seen in the pictures associated with the assessment of the existing cladding system, the existing/ original cladding system has been repaired multiple times and is at the end of its service life. The applicant notes that existing failures of the existing/ original cladding include cracking that has resulted in water intrusion, corrosion and deteriorations of the metal lath and metal anchors supporting the stucco assembly, and failure of the stucco matrix itself. A visual summary of the applicant's assessment of damage to the cladding system labeled, "Existing Damage Evaluation", can be found for each elevation on sheets C-10 through C-13. Seeing as the observed system failures are not localized to limited areas, the applicant asserts that a holistic replacement is needed to address the issues and protect the structure of the resource. The intent of the proposal is to retain and

repair salvageable historic material (such as the existing wood windows and casings) and to replace the stucco cladding with a new rainscreen stucco cladding to match the historic condition as closely as possible.

- The proposed cladding replacement is proposed to maintain the same 2-7/8" thickness of the existing cladding system which is critical to ensure that the proposal retains the integrity of the relationship between the existing/ original cladding to be replaced and the existing/ original architectural features and details to remain in place such as existing wood windows and casings. Existing wood trim at the transition between the brick and the stucco cladding at level 1 and the existing wood band at level 4 are proposed to be removed and a wood replacement reinstalled with proper flashing.
- As mentioned above, the current proposal calls for the removal of the existing/historic stucco cladding to be replaced with an entirely new stucco system wrapping the exterior of the building. While new stucco systems are a common method of cladding today, the presence of expansion joints in these systems are distinctly different from traditional stucco application.
- In order to address concerns with a visibility of expansion joints, necessary in the proposed rainscreen stucco system, that are not present in the existing/ historic condition, the applicant team has proposed that vertical expansion joints be concealed by a scrim coat of stucco applied over the expansion joint. Additionally, all vertical expansion joints will be located aligned with window jambs and will be concealed (see Elevations on Exhibits C-15 through C-20 and the section detail on Exhibit C-26 showing the expansion joint). The proposal will need one horizontal expansion joint which is proposed to be located at Level 4 so that it can be concealed behind the wood banding that occurs on the North, South, and East Elevations. The proposed conditions adequately conceal the expansion joints within the fields of new stucco cladding and ensures that the proposed new stucco cladding is both compatible with the resource and differentiated through the means of contemporary materials and construction.
- The horizontal expansion joint is proposed to be visible on the West (rear) Elevation (shown on Exhibits C-19 and C-27) as wood banding does not occur on this elevation. Condition of Approval 'C' that the limited through-wall metal flashing be a minimum thickness of 22-gauge and be painted to match the cladding system, in order to minimize the visibility of this element on the rear façade. Additionally, this condition is also added to ensure the visibility of flashing added at window casings and trim is limited and the flashing is an adequate thickness to not detract from the detailing of the resource.
- Seeing as the proposed stucco cladding consists of a traditional 3-coat stucco system over a drainage layer, the applicant has affirmed that the proposal includes the replication of the heavily textured painted stucco surface of the original stucco which has a tall field texture.
- While the exterior stucco work is designed to defer to the historic condition to ensure compatibility with the resource, the proposed cladding will utilize new materials and will therefore be differentiated from the original/ historic construction through the use of contemporary materials and construction methods.
- Windows are proposed to be rehabilitated by retaining and repairing existing/ original wood sashes, and installing new dual-pane glazing and weather stripping.
- Historic features such as fire escapes, support brackets, corbels and railings will be reinstalled as they are in good condition. Where these systems and components interface with the new cladding, detailing will be done so as to limit the amount of modification needed for reinstallation while significantly improving the ability of the connections to shed water, increasing the durability

of the new cladding system.

- The proposal preserves the historic character of the resource and the District and achieves a coherent composition that builds on the characteristics of historic buildings in the immediate area by incorporating quality detailing. The proposal retains the expressed integrity of a simplified well-detailed stucco cladding that defers to the historic condition add retains the historic wood windows, eaves, and decorative brackets.
- The proposal utilizes high quality materials and building techniques to maximize compatibility with the resource and the District and is designed to ensure the longevity of the resource.
- Given the documentation provided, showing that wholesale replacement of the cladding is necessary, the subject proposal is a long-term solution that would ensure the continued life of the resource. The proposal achieves the desired outcome of addressing cladding system failures and water intrusion issues, while maintaining the historic aesthetic of the resource and adequately responding to approval criteria.

With Condition of Approval 'C' that all unbacked metal flashing including, but not limited to, through-wall flashing and flashing at casings shall be 22-gauge metal or thicker and have a baked on or prefinished coating to match the cladding or the wood trim where applicable, these guidelines are met.

A5. Historic Change to Buildings. Alterations may take on historical significance over time. Preserve those portions or features of a building that define its historical, cultural, or architectural value.

Findings: No alterations to the building have taken on historical significance over time. *Therefore, this guideline is not applicable.*

P1. Stopping and Viewing Places. Place buildings to provide stopping and viewing places that contribute to the district's historic character.
P2. Embellish the Different Levels of Buildings. Embellish the different levels of a building that are visible from the streets or public open spaces. Enhance the pedestrian network by forming visual connections from buildings to adjacent streets. Incorporate building equipment, mechanical exhaust systems, and/or service areas in a manner that does not detract from the pedestrian environment.

Findings for P1 and P2: The proposal will maintain the existing stopping and viewing places, such as the recessed entry courtyard, that contribute to the district's historic character. Street trees are elements of the district that help to embellish the street level of the resource and will be protected.

These guidelines are met.

A4. Gateways. Strengthen the transitional role of the neighborhood's gateways.
D2. New Construction. Use siting, mass, scale, proportion, color, and material to achieve a coherent composition that adds to or builds on the characteristics of historic buildings in the immediate vicinity and the character of the King's Hill Historic District as a whole.
D3. Differentiate New Construction. For development including new buildings and building additions, differentiate new construction from the historic structures while respecting primary site characteristics such as mass, size, scale, and setback.
P3. Landscaping of Off-Street Parking Lots. Incorporate landscaping as an integral element of design in and around surface parking lots. Use landscaping to enhance the site and unity it with adjacent sites. Define surface lots by creating clear edges.

Findings for A4, D2, D3 and P3: The proposal includes exterior alterations to an existing contributing resource with no building additions proposed. The subject site is also not located at a mapped gateway location and does not including any existing or proposed on-site parking.

Therefore, these guidelines are not applicable.

D4. Integrate Barrier-Free Design. Retrofit buildings or sites to improve accessibility for persons with disabilities using design solutions that preserve the architectural integrity of the historic resource. Such retrofits should utilize proportion and materials compatible with the historic building. Design exterior alterations and new construction to minimize material loss and visual change to a historic building while ensuring equal access, to the extent practicable.
D6. Site and Landscape Characteristics. Site new construction to respect and complement historic development patterns in the King's Hill Historic District. Incorporate landscaping as a design element that integrates with the built and natural environment. When incorporating lighting, integrate it with mature plantings, landscaping, parking area, and special district features.
D7. Elevated Lots, Fences, and Retaining Walls. Use changing grades and site elevation as design elements. Site new buildings and make site modifications in a way that reinforces the existing pattern present in surrounding historic buildings and the topography. Maintain existing garden walls at or near the property line. Replace retaining walls where they previously existed.
D11. Main Entrances. Main entrances, including doors, porches, and balconies, should be prominent features, compatible with the detailing, style, and quality of historic main entrance features of nearby buildings. Retain and preserve main entrance features that are important in defining the building's historic character. Replace, in kind, extensively deteriorated or missing parts of the main entrance when surviving prototypes exist. When in-kind replacement is not practical, replace with elements that recreate the historic character of the main entrance.

Findings for D4, D6, D7, and D11: The proposal includes no changes to the existing entry sequence of the resource. The proposal also does not include alterations to retaining walls, or to established existing landscaping which will be protected during construction.

The proposed cladding replacement is proposed to maintain the same 2-7/8" thickness of the existing cladding system to ensure that the proposal retains the existing proportions and relationship to cladding at casings to remain around the entry and at windows. are proposed by this project that will revise the existing buildings compliance with this guideline. As such, the proposal will maintain and rehabilitate existing architectural features.

Therefore, these guidelines are met.

D12. Parking Areas and Garages. Design surface parking to be consistent with the design of the building it serves. Modify historic parking structures to be compatible with the accompanying building by retaining their defining architectural characteristics. Where possible, share parking areas to reduce disruption of the historic sidewalk landscape pattern.

Findings: The property does not have on-site parking and no on-site parking is proposed. *Therefore, this guideline is not applicable.*

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 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 recommended Conditions of Approval, this proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

LANDMARKS COMMISSION DECISION

It is the decision of the Landmarks Commission to approve Historic Design Review for exterior alterations to a primary contributing resource in the King's Hill Historic District, to include the following:

- Wholesale replacement of the existing stucco cladding on all exterior elevations to be replaced with a new plywood shear wall beneath a new rainscreen stucco system consisting of a 3-coat stucco over a drainage plane with stucco texture to match existing condition.
- Refurbishment of all existing/ original single-hung wood windows to be repaired, reglazed and reinstalled with new weather stripping and flashing; and
- Replacement of the wood belt course detailing, wood trim, and new gutters.

Approvals per Exhibits C-1 through C-2 and C-10 through C-28, signed, stamped, and dated November 22, 2021, subject to the following conditions:

A. As part of the building permit application submittal, the following development-related conditions (B – D) 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 21-033674 HR. All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."

B. 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.

C. All unbacked metal flashing including, but not limited to, through-wall flashing and flashing at casings shall be 22-gauge metal or thicker and have a baked on or prefinished coating to match the cladding or the wood trim where applicable

D. No field changes allowed.

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By: _____
Kristen Minor, Landmarks Commission Chair

Application Filed: April 6, 2021
Decision Filed: November 23, 2021
Decision Rendered: November 22, 2021
Decision Mailed: December 9, 2021

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 April 6, 2021, and was determined to be complete on October 1, 2021.

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 April 6, 2021.

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 did not waive or extend the 120-day review period. Unless extended by the applicant, the **120 days expire on: January 29, 2022.**

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. This report is the final decision of the Landmarks Commission with input from other City and public agencies.

Conditions of Approval. This approval 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 unless appealed to City Council, who will hold a public hearing. Appeals must be filed by 4:30 pm on December 23, 2021. The appeal application form can be accessed at https://www.portlandoregon.gov/bds/45477. **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**.**

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.

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 City Council is final; any further appeal is to the Oregon Land Use Board of Appeals (LUBA).

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 City Council on that issue. Also, if you do not raise an issue with enough specificity to give City Council an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Who can appeal: You may appeal the decision only if you have written a letter which was received before the close of the record at the hearing or if you testified at the hearing, or if you are the property owner or applicant. Appeals must be filed within 14 days of the decision**. An appeal fee of $5,513 will be charged (one-half of the application fee for this case).**

Neighborhood associations may qualify for a waiver of the appeal fee. Additional information on how to file and the deadline for filing an appeal will be included with the decision. Assistance in filing the appeal and information on fee waivers are available from the Bureau of Development Services in the Development Services Center, 1900 SW Fourth Ave., First Floor. Fee waivers for neighborhood associations require a vote of the authorized body of your association. Please see appeal form for additional information.

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 **December 24, 2021** 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.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

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.

Megan Sita Walker
November 29, 2021

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).

EXHIBITS – NOT ATTACHED UNLESS INICATED

A. Applicant's Statement
   1. Original Project Description and Narrative
   2. Original Drawing Packet
   3. Response to Incomplete Letter, Updated Narrative – October 1, 2021
   4. Response to Incomplete Letter, Updated Drawing Packet – October 1, 2021
   5. Updated Drawing Packet, Final Hearing 1 Packet – November 2, 2021
B. Zoning Map (attached)
C. Plans & Drawings
   1. Cover
   2. Site Plan & Vicinity Plan (attached)
   3. Zoning Context – Not Used
   4. Narrative – Not Used
   5. Photo w/ Call Outs – Not Used
   6. Photo w/ Call Outs – Not Used
   7. Photo w/ Call Outs – Not Used
   8. Photo w/ Call Outs – Not Used
   9. Photo w/ Call Outs – Not Used
   10. Existing Damage Evaluation – East
   11. Existing Damage Evaluation – South
   12. Existing Damage Evaluation – West
   13. Existing Damage Evaluation – Courtyard
   14. Existing Window Conditions
   15. Proposed East Elevation – B&W (attached)
   16. Proposed East Elevation – Color
   17. Proposed South Elevation – B&W (attached)
   18. Proposed South Elevation – Color
   19. Proposed West Elevation – B&W (attached)
   20. Proposed West Elevation – Color
   21. Detail – Existing and Proposed @ Eave
   22. Detail – Typical wall penetration & Base of Upper Wall Transition
   23. Detail – Existing and Proposed @ Window Head
   24. Detail – Existing and Proposed @ Window Jamb
   25. Detail – Existing and Proposed @ Window Sill
   26. Detail – Proposed Concealed Control Joint
   27. Detail – Proposed Through Wall Horizontal Transition for the West Elevation
   28. Materials
D. Notification information:
   1. Request for response
   2. Posting letter sent to applicant
   3. Notice to be posted
   4. Applicant's statement certifying posting
   5. Mailed notice
   6. Mailing list
E. Agency Responses:
   1. Bureau of Environmental Services
   2. Bureau of Transportation Engineering
   3. Fire Bureau

4. Site Development Section of BDS
5. a. Original Urban Forestry Response
   b. Amended Urban Forestry Response
6. Life Safety

F. Letters:
1. Bill Leslie, wrote in on October 29, 2021 requesting more information.
2. Lawrence Cwik, an owner of one of the units wrote in on November 17, 2021 noting concerns with the proposed scope of work.

G. Other
1. Original LUR Application
2. Pre-Application Conference Summary Notes (EA 20-153737 PC)
3. Incomplete Letter dated May 5, 2021
4. Example Packet Provided with Incomplete Letter
5. 180-day Notice Memo dated September 27, 2021
6. Email correspondence between staff and the applicant
7. Staff report and recommendation to the Historic Landmarks Commission
8. Staff memo to the Historic Landmarks Commission

H. **Hearings**
1. Staff Presentation, November 22, 2021
2. Applicant Presentation, November 22, 2021
3. Testifier Sheet – Hearing 1
4. Notice of Final Findings and Decision, dated December 7, 2021

cc: Applicants and Representatives
Neighborhood Associations
Those who testified, orally or in writing
City Auditor's Office