



**City of Portland, Oregon**  
**Bureau of Development Services**  
**Land Use Services**

FROM CONCEPT TO CONSTRUCTION

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**Date:** May 20, 2015  
**To:** Interested Person  
**From:** Grace Jeffreys, Land Use Services  
503-823-7840 / [Grace.Jeffreys@portlandoregon.gov](mailto:Grace.Jeffreys@portlandoregon.gov)

## **NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD**

The Bureau of Development Services has **approved/denied** a proposal in your neighborhood. The mailed copy of 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.

*If this case is appealed, the hearing for the appeal will be held Thursday, **June 11, 2015** @ 1:30p.m. with the Portland Design Commission. The hearing will take place in Room 2500A (2<sup>nd</sup> floor) at 1900 SW 4<sup>th</sup> Avenue, Portland, OR 97201. If a timely and valid appeal is filed by the end of the appeal period at 4:30pm on **June 3, 2015**, no supplemental mailed hearing notice will be sent.*

*If appealed, the appeal will be listed on the online Design Commission hearing agenda no later than 5pm on Friday **June 5, 2015**. Online hearing schedules are available on the BDS web page ([www.portlandonline.com/bds](http://www.portlandonline.com/bds) → Zoning & Land Use → Notices, Hearings, Decisions... → Public Hearings → Design Commission Agenda). Copies of the appeal filing will be available by contacting the case planner, Grace Jeffreys (contact info. at top of page) on or after Friday **June 5, 2015**.*

### **CASE FILE NUMBER: LU 15-101868 DZ**

*WINDOW REPLACEMENT AT 1225 SW ALDER STREET*

#### **GENERAL INFORMATION**

**Representative:** Scott Inman, Henderson & Daughter Windows  
11819 A NE Hwy 99, Vancouver, WA 98686

**Owner:** Kachlik-Prince Of Wales LLC  
911 SW Broadway Dr, Portland, OR 97201

**Site Address:** 1225 SW ALDER ST

**Legal Description:** BLOCK S 1/2 I E 1/2 OF LOT 5&6, PORTLAND  
**Tax Account No.:** R667736950  
**State ID No.:** 1N1E33DD 03200  
**Quarter Section:** 3028  
**Neighborhood:** Portland Downtown, contact Rani Boyle at 503-725-9979.  
**Business District:** None  
**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

1900 SW 4th Avenue, Suite # 5000, Portland, OR 97201

**Plan District:** Central City Plan District, Downtown Subdistrict, West End Subarea

**Zoning:** **RXd**, Central Residential with Design overlay

**Case Type:** **DZ**, Design Review

**Procedure:** Type II, an administrative decision with appeal to the Design Commission.

**Proposal:**

The applicant seeks design review approval to replace windows in an existing five-story residential building, located in the West End Subarea of the Downtown Subdistrict of the Central City Plan District. The exterior changes include the following:

- Street Elevation (South):
  - Second through fifth floors - Replace Existing various widths wood double-hung windows with new single-hung fiberglass windows of a profile similar to the existing wood double-hung windows; *(Staff believes that the previously installed non-approved vinyl windows should also be replaced to maintain consistency.)*
- Side and Rear Elevations (East, West and North)
  - Replace remaining existing 72” wide steel divided-lite window assemblies with new pairs of casement vinyl windows. *(Staff believes that the previously installed non-approved vinyl sliding windows should also be replaced to maintain consistency.)*
  - Replace remaining existing 18” wide steel divided-lite casement windows with new single-hung vinyl windows;

Because the proposal is for a site with a design overlay zone and non-exempt exterior alterations are proposed, design review is required.

If applicant chooses to refurbish existing windows, or replace the existing windows with “like for like”, meaning same material, size, style and detail, the work is exempt from Design Review. This means wood double-hung windows and steel window assemblies, with the same size, style and detail. *(33.420.045.B - Repair, maintenance, and replacement with comparable materials or the same color of paint are exempt from design Review.)*

**Relevant Approval Criteria:**

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

- Design Review, 33.825
- Central City Fundamental Design Guidelines

## ANALYSIS

**Site and Vicinity:** This 5-story early twentieth century apartment building is located on a 5,000 square foot site fronting SW Alder Street. Site is located mid-block between SW 12<sup>th</sup> and SW 13<sup>th</sup> Avenues in the West End Subarea of the Downtown Subdistrict of the Central City Plan District. The building was built in 1926, and is named the Twelve 25 Alder Apartments. Four stories of apartments reside above ground floor retail. The front (street) façade of the building has a terracotta and masonry base, with brick on the upper floors. The sides and rear are stucco faced.

The site is surrounded by a surface parking lot and low-scaled one- to three-story buildings. Directly west/north west of the property is a 16 space surface parking lot and the Julia West House, a three-story structure originally built in 1895. Directly east/southeast of the property is a one-story retail brick structure originally built in 1898. Also directly east of the rear of the property is another one-story retail structure built in 1940. Directly north of the property is a 1950’s one-story parking garage with rooftop parking. The vicinity consists of a mix of commercial, institutional and residential uses within a large RX zoned area.

The site sits within the Downtown Pedestrian District. SW Alder Street is classified as City Walkway and a Local Service Bikeway. The site is within close walking distance of the Portland Streetcar and two blocks from the Pearl District.

**Zoning:** The Central Residential (RX) zone is a high-density multi-dwelling zone which allows the highest density of dwelling units of the residential zones. Density is not regulated by a maximum number of units per acre. Rather, the maximum size of buildings and intensity of use are regulated by floor area ratio (FAR) limits and other site development standards. Generally the density will be 100 or more units per acre. Allowed housing developments are characterized by a very high percentage of building coverage. The major types of housing development will be medium and high rise apartments and condominiums, often with allowed retail, institutional, or other service oriented uses. Generally, RX zones will be located near the center of the city where transit is readily available and where commercial and employment opportunities are nearby. RX zones will usually be applied in combination with the Central City plan district.

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.

**Land Use History:** City records indicate that prior land use reviews include the following:

- LU-88-004617-DZ (DZ 29-88) Design Review approval for a wall mural.
- LU 85-004446-DZ (DZ 17-85) Design Review approval for conversion from steam heat to a boiler.

**Agency Review:** A “Notice of Proposal in Your Neighborhood” was mailed **March 19, 2015**. The following Bureaus have responded with no issues or concerns:

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

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on March 19, 2015. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

## **ZONING CODE APPROVAL CRITERIA**

### **Chapter 33.825 Design Review**

#### **Section 33.825.010 Purpose of Design Review**

Design review ensures that development conserves and enhances the recognized special design values of a site or area. Design review is used to ensure the conservation, enhancement, and continued vitality of the identified scenic, architectural, and cultural values of each design district or area. Design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area. Design review is also used in certain cases to review public and private projects to ensure that they are of a high design quality.

#### **Section 33.825.055 Design Review Approval Criteria**

A design review application will be approved if the review body finds the applicant to have shown that the proposal complies with the design guidelines for the area.

**Findings:** The site is designated with design overlay zoning (d), therefore the proposal requires Design Review approval. Because of the site's location, the applicable design guidelines are the Central City Fundamental Design Guidelines.

### **Central City Fundamental Design Guidelines**

These guidelines provide the constitutional framework for all design review areas in the Central City.

The Central City Fundamental Design Guidelines focus on four general categories. **(A) Portland Personality**, addresses design issues and elements that reinforce and enhance Portland's character. **(B) Pedestrian Emphasis**, addresses design issues and elements that contribute to a successful pedestrian environment. **(C) Project Design**, addresses specific building characteristics and their relationships to the public environment. **(D) Special Areas**, provides design guidelines for the four special areas of the Central City.

### **Central City Plan Design Goals**

This set of goals are those developed to guide development throughout the Central City. They apply within all of the Central City policy areas. The nine goals for design review within the Central City are as follows:

1. Encourage urban design excellence in the Central City;
2. Integrate urban design and preservation of our heritage into the development process;
3. Enhance the character of the Central City's districts;
4. Promote the development of diversity and areas of special character within the Central City;
5. Establish an urban design relationship between the Central City's districts and the Central City as a whole;
6. Provide for a pleasant, rich and diverse pedestrian experience for pedestrians;
7. Provide for the humanization of the Central City through promotion of the arts;
8. Assist in creating a 24-hour Central City which is safe, humane and prosperous;
9. Ensure that new development is at a human scale and that it relates to the scale and desired character of its setting and the Central City as a whole.

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

### **Staff response to the Approval Criteria is organized in the following way:**

#### ***Portions of the Project & Design Guidelines found to be approvable:***

- South Elevation: Second through fifth floors - fiberglass single-hung replacement of all windows of a profile similar to the existing wood double-hung windows. *Although proposal excludes previously installed non-approved vinyl windows, staff believes that these windows should also be replaced to maintain consistency and meet quality and permanence guidelines.*

#### ***Portions of the Project & Design Guidelines not yet found to be approvable and are denied:***

- West, East and North Elevations: First through fifth floors - 72" pair of vinyl casement and 18" single-hung vinyl replacement windows. *Proposal excludes previously installed non-approved vinyl windows.*

### **The following are guidelines and findings for those portions of the project found to be approvable at this time:**

**South Elevation: Second through fifth floors - fiberglass single-hung replacement of all**

***windows of a profile similar to the existing wood double-hung windows.***

**A4. Use Unifying Elements.** Integrate unifying elements and/or develop new features that help unify and connect individual buildings and different areas.

**A5. Enhance, Embellish, and Identify Areas.** Enhance an area by reflecting the local character within the right-of-way. Embellish an area by integrating elements in new development that build on the area's character. Identify an area's special features or qualities by integrating them into new development.

**C3. Respect Architectural Integrity.** Respect the original character of an existing building when modifying its exterior. Develop vertical and horizontal additions that are compatible with the existing building, to enhance the overall proposal's architectural integrity.

**C4. Complement the Context of Existing Buildings.** Complement the context of existing buildings by using and adding to the local design vocabulary.

**Findings for A4, A5 and C4:** The early twentieth-century style of architecture of this terracotta, brick and stucco apartment building contributes to the diverse local character of this area. The fiberglass replacement windows proposed to the south facade incorporate unifying design elements appropriate for this era of building. The new fiberglass windows closely match the original wood windows in size, style, profile and proportion. Windows will be set behind existing wood brick moldings and existing wood sills will remain. These new windows will help maintain the historic architectural integrity of the building, and also reflect the character of other older apartment buildings in the surrounding neighborhood by maintain the historic style and proportion of windows.

*These guidelines are therefore met.*

**A6. Reuse/Rehabilitate/Restore Buildings.** Where practical, reuse, rehabilitate, and restore buildings and/or building elements.

**Findings for A6:** The existing building continues to be used. The proposed single-hung fiberglass windows maintain the older apartment building's historic character and allow for continued reuse of this 89-year-old building. The new windows will be set behind existing wood brick moldings, and existing wood sills will remain.

*This guideline is therefore met.*

**C2. Promote Quality and Permanence in Development.** Use design principles and building materials that promote quality and permanence.

**C5. Design for Coherency.** Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.

**Findings for C2, and C5:** On the south (street) elevation, windows on second through fifth floors will be replaced with windows that match the current design but are fiberglass instead of wood. The replacement windows will be located within existing openings and maintain existing brick moldings and sills, replacing existing double-hung wood windows. Marvin's Integrity All Ultrex, Single Hung windows in white are proposed. The new windows will have similar sight lines and be located in the same plan relative to the face of the building as the existing windows to maintain existing shadow lines. The proposed fiberglass windows employ a traditional style that blends well with the existing building details and decoration common to the building and other older properties in the West End Subarea of the Downtown Subdistrict of the Central City Plan District.

The proposed upper floor south elevation fiberglass window replacements utilize a consistent vocabulary of elements, maintain existing building fabric of wood moldings and sills, and give consideration to the building's history and design, thereby achieving a coherent composition. The new fiberglass material is a long-lasting element and maintains the high-quality and permanent characteristics that enhance the building's architectural integrity.

The applicant stated that they do not intend to replace existing previously non-approved vinyl window replacements. However, in order to maintain quality and a uniform appearance across the street elevation, as a condition of this approval, (refer to Condition B) existing non-approved vinyl windows are required to be replaced with these fiberglass windows.

*With the condition of approval that existing non-approved vinyl windows be replaced with these fiberglass windows, these guidelines are therefore met.*

**The following are guidelines and findings for the area of the proposal found to not yet be approvable and are denied:**

**West, East and North Elevations: First through fifth floors - 72" pair of vinyl casements and 18" vinyl single-hung replacement windows.**

**A4. Use Unifying Elements.** Integrate unifying elements and/or develop new features that help unify and connect individual buildings and different areas.

**A5. Enhance, Embellish, and Identify Areas.** Enhance an area by reflecting the local character within the right-of-way. Embellish an area by integrating elements in new development that build on the area's character. Identify an area's special features or qualities by integrating them into new development.

**A6. Reuse/Rehabilitate/Restore Buildings.** Where practical, reuse, rehabilitate, and restore buildings and/or building elements.

**C3. Respect Architectural Integrity.** Respect the original character of an existing building when modifying its exterior. Develop vertical and horizontal additions that are compatible with the existing building, to enhance the overall proposal's architectural integrity.

**C4. Complement the Context of Existing Buildings.** Complement the context of existing buildings by using and adding to the local design vocabulary.

**Findings for A4, A5, A6, C3 and C4:** The early twentieth-century style of architecture of this terracotta, brick and stucco apartment building contributes to the diverse local character of this area. The vinyl replacement windows proposed to the east, west and north facade do not incorporate unifying design elements, and the proposal is inappropriate for this era of building. The new vinyl windows do not resemble the original steel windows in profile, size, style, or proportion.

Profiles of both types of window conditions

The proposal is to fit the new vinyl window frames within the existing openings. Part of the existing steel window frame is a z-bar element set behind the stucco finish. In order to not damage the stucco, the proposal keeps the z-bar in place, and the new vinyl frame sits on top of it, where existing glazing now sits. The new vinyl frame and new vinyl window add additional width to the z-bar frame, substantially reducing the glazed area of the windows. In addition to being set inside the steel z-bar frame, the new windows will also not have similar sight lines or shadow lines as the existing windows.

Size, style and proportions of casement windows replacing 72" steel window assemblies: The new pair of vinyl casement windows proposed to replace the existing 72" steel assemblies substantially changes the look and proportion of the existing windows. Most of the existing steel windows contain an assembly of 8x4 divided-lite windows with a centered pair of 2x3 divided-lite casements. The proposal to replace the existing steel assemblies with a pair of vinyl casement windows does not maintain the historic size, style or proportions of the existing window assemblies and does not complement the historic style or the proportions of existing window assemblies.

Size, style and proportions of single-hung windows replacing 18" steel single-casement windows: The new vinyl single-hung windows proposed to replace the existing 18" divided-lite steel casements change the size, style and proportion of the existing windows. The existing steel casement windows are 2x3 divided-lite casements. The

proposed windows are single-hung fitted within the reduced opening sizes created by the existing z-bar, and new window frames. The style of the single-hung windows proposed may be appropriate for this older style building, but the proposed installation method does not help maintain the size or proportions of the existing windows.

Neither of these two types of proposed new windows will maintain the historic architectural integrity of the building, nor will they reflect the character of other early twentieth century buildings in the surrounding neighborhood, because the historic profile, size, style, or proportion of windows is not being maintained.

*These guidelines are therefore not met.*

**C2. Promote Quality and Permanence in Development.** Use design principles and building materials that promote quality and permanence.

**C5. Design for Coherency.** Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.

**Findings for C2 and C5:** On the east, west and north elevations on the first through fifth floors, the existing 72” steel window assemblies windows will be replaced with a pair of vinyl casements, and the existing 18” steel casement windows will be replaced with vinyl single-hung windows. The proposal excludes previously installed non-approved vinyl windows. The replacement windows will be located within existing openings and maintain existing stucco sills. The new window frames will be set inside the existing steel frames, and a thin vinyl flange covers the steel frame. There is concern the frames installed in this manner will stress the flanges making them be vulnerable to cracking, and risk the durability of the windows frames. Milgard “Tuscany” factory painted windows in tan are proposed. The proposed vinyl window material, the factory painted finish, and the proposed installation method are neither of sufficient quality nor permanence necessary for a building in the West End Subarea of the Downtown Subdistrict of the Central City Plan District.

The proposed east, west and north first through fifth floor proposed vinyl window replacements maintain existing stucco finishes and sills, but the proportions of the new casement windows add a different language to the elevations, and do not contribute to the coherent composition. The new vinyl material and proposed factory painted finish are not long-lasting elements and do not maintain the high-quality and permanent characteristics required to enhance the building’s architectural integrity.

*These guidelines are therefore not met.*

## DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

## CONCLUSIONS

The design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The proposal for fiberglass single-hung windows on the south elevation, second through fifth floors, maintains existing brick moldings and sills, and the new windows have similar sightlines and maintain existing shadow lines. The proposal employs high-quality materials and employs a traditional style that blends well with the early twentieth century architecture of the building. This part of the proposed design meets the applicable design guidelines and therefore warrants approval.

The proposal for vinyl casement windows and vinyl single-hung windows on the east, west and north elevations, maintain existing stucco cladding and sills, but the new windows have very different sightlines and shadow lines. Additionally, the new casements differ in size, style, profile and proportion from the existing steel assemblies. The quality of the vinyl material and proposed factory painted finish are not long-lasting elements, and the detail of the overlapping flanges does not maintain the high-quality and permanent characteristics required to enhance the building's architectural integrity. This part of the proposed design does not meet the applicable design guidelines and therefore warrants approval.

## ADMINISTRATIVE DECISION

This decision approves a portion of the proposal, and denies the remainder, of this window replacement project in the West End Subarea of the Downtown Subdistrict of the Central City Plan District.

**Approval of part of the proposal found to meet the applicable approval criteria:**

Approval of new fiberglass single-hung windows to the second through fifth floors of the south façade, per the approved site plans, Exhibits C-1, C-2, C-8 and C-9, signed and dated May 18, 2015, subject to the following conditions:

- 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 15-101868 DZ." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. All previously replaced non-approved windows to be replaced with the same fiberglass windows as part of this work.
- C. Phased replacement is approved without further review provided a complete façade is replaced at one time.
- D. All street facing windows will be clear glass only. No opaque glass is allowed on street frontage.
- E. No field changes allowed.

**Denial of part of the proposal found in need of additional design consideration:**

Denial of new vinyl windows to the west, east and north façades, per Exhibits C-3, C-4, C-5, C-11, C-12, C-13, C-15, and C-16.

**Staff Planner: Grace Jeffreys**

**Decision rendered by:**  **on May 18, 2015.**

By authority of the Director of the Bureau of Development Services

**Decision mailed: May 20, 2015**

**About this Decision.** This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

**Procedural Information.** The application for this land use review was submitted on January 7, 2015, and was determined to be complete on **March 13, 2015.**



*Zoning Code Section 33.700.080* states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on January 7, 2015.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: July 11, 2015.**

**Some of the information contained in this report was provided by the applicant.**

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

**Conditions of Approval.** If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

**Appealing this decision.** This decision may be appealed to the Design Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on June 3, 2015** at 1900 SW Fourth Ave. Appeals can be filed at the Development Services Center Monday through Wednesday and Fridays between 8:00 am to 3:00 pm and on Thursdays between 8:00 am to 12:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 12:00 pm on Thursdays, appeals must be submitted at the reception desk on the 5<sup>th</sup> floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

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 internet at [www.portlandonline.com](http://www.portlandonline.com).

**Attending the hearing.** 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 the Design Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

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 the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Design Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

**Recording the final decision.**

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed*, The final decision may be recorded on or after **June 4, 2015 – (the day following the last day to appeal)**.
- A building or zoning permit will be issued only after the final decision is recorded.

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

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

For further information on recording, please call the County Recorder at 503-988-3034

For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

**Expiration of this approval.** 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 may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

**EXHIBITS**  
NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
  - 1. Applicants original submittal, dated 1/7/15
  - 2. Submittal via email 1/9/15
  - 3. Submittal via meeting 2/10/15
  - 4. Submittal via email 3/6/15
  - 5. Submittal via email 3/10/15
  - 6. Submittal via email 4/7/15
  - 7. Submittal via email 4/22/15
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Site Plan (attached)
  - 2. South Elevation (attached)
  - 3. West Elevation (attached)
  - 4. East Elevation (attached)
  - 5. North Elevation (attached)
  - 6. Existing double-hung wood windows, head/sill detail
  - 7. Existing double-hung wood windows, jamb detail
  - 8. Proposed single-hung fiberglass windows, head/ sill detail
  - 9. Proposed single-hung fiberglass windows, frame details
  - 10. Existing steel window assemblies, jamb details
  - 11. Proposed vinyl casement windows, head/sill details
  - 12. Proposed vinyl casement windows, details
  - 13. Proposed vinyl casement windows, details
  - 14. Existing casement steel windows, head/ sill details
  - 15. Proposed vinyl single-hung windows, head/sill details
  - 16. Proposed vinyl single-hung windows, details
- D. Notification information:
  - 1. Mailing list
  - 2. Mailed notice
- E. Agency Responses:
  - 1. Site Development Review Section of BDS
- F. Correspondence: None
- G. Other:
  - 1. Original LU Application
  - 2. Incomplete letter
  - 3. Email chain 4/7/15
  - 4. Original drawing elevation excerpts from microfiche
  - 5. Photos
  - 6. Comparison of durability of fiberglass vs. vinyl

**The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).**



# ZONING



Site



Historic Landmark



NORTH

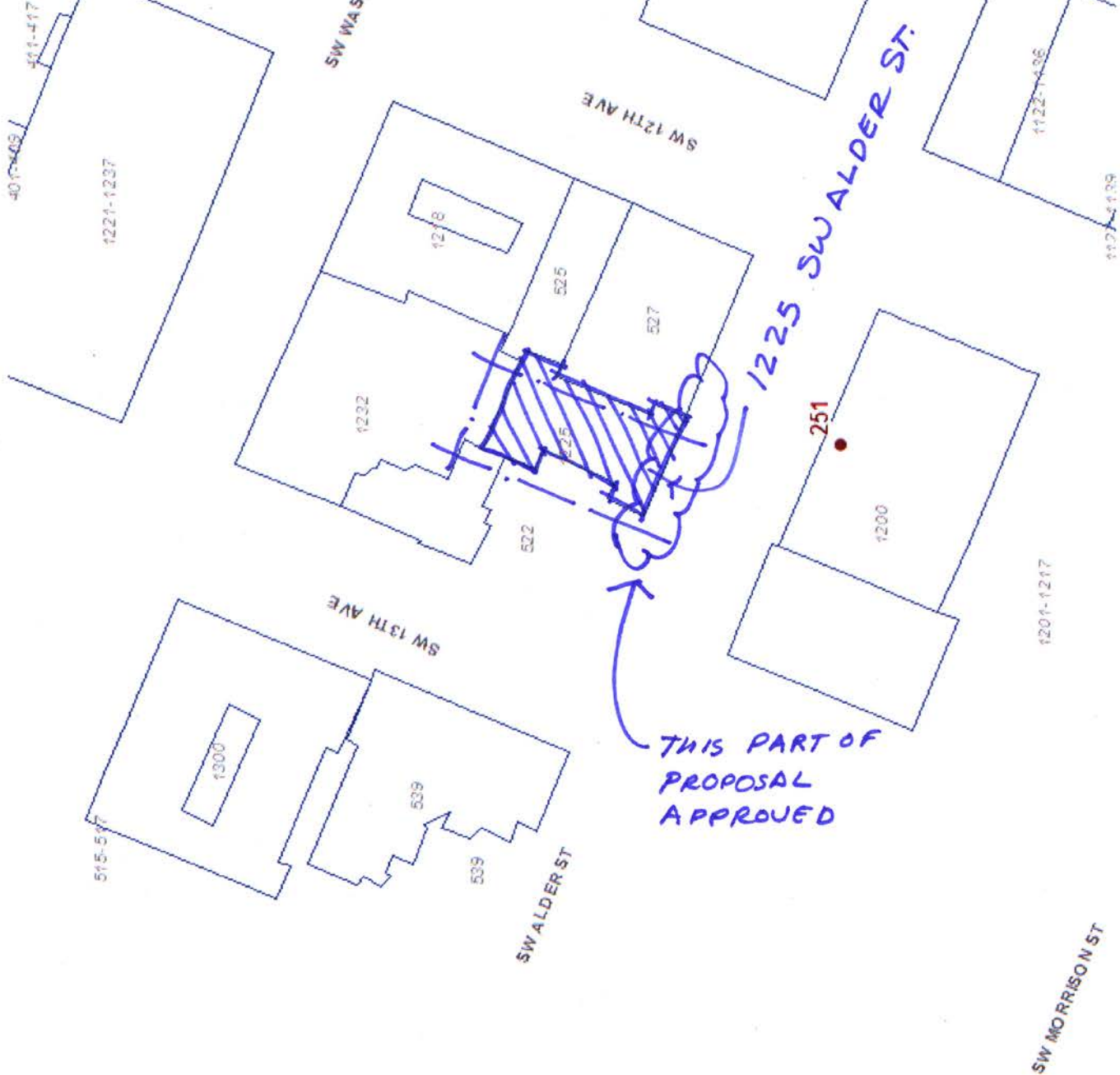
This site lies within the:  
CENTRAL CITY PLAN DISTRICT  
DOWNTOWN SUBDISTRICT  
WEST END SUBAREA

File No. LU 15-101868 DZ  
1/4 Section 3028  
Scale 1 inch = 200 feet  
State\_Id 1N1E33DD 3200  
Exhibit B (Jan 08, 2015)

RXd

City of Portland  
Bureau of Development Services  
Planner City of Portland  
Date Bureau of Development Services  
Planner [Signature]  
Date 5/18/15

Additional: This approval applies only to the  
reviews requested and is subject to all  
conditions of approval.  
Additional zoning requirements may apply.



THIS PART OF  
PROPOSAL  
APPROVED

42

Site Plan (NTS)

Exh. C.1  
LV 15-10/868.D2



\*Approved\*  
City of Portland

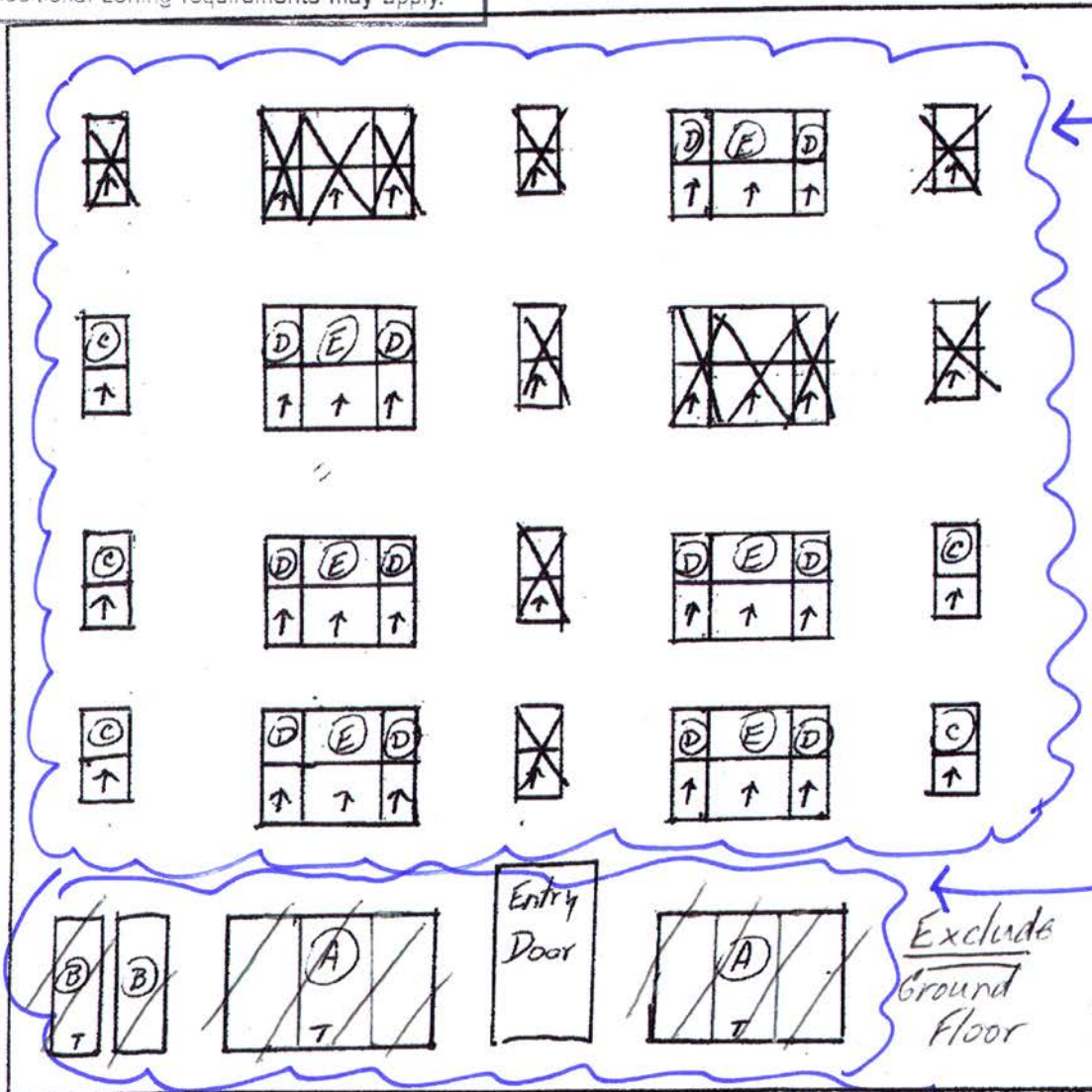
Bureau of Development Services

Planner S. J.

Date 5.18.15

**ALLIANCE**  
DOOR PRODUCTS

\* This approval applies only to the reviews requested and is subject to all conditions of approval.  
29899 SW Boones Ferry Road, Suite 300  
Wilsonville, OR 97070  
Tel (503) 924-5664 • Fax (503) 924-1953  
Additional zoning requirements may apply.



South Elevation Alder Street

- X = Previously Replaced -
- (A) - 104x68 Fixed Temp. equal light
  - (B) - 24x68 Fixed Temp
  - (C) - 28x48 SH
  - (D) - 24x58 SH
  - (E) - 44x58 SH. Egress

EXH. C.2

**Simpson**

**LD Lynden Door**

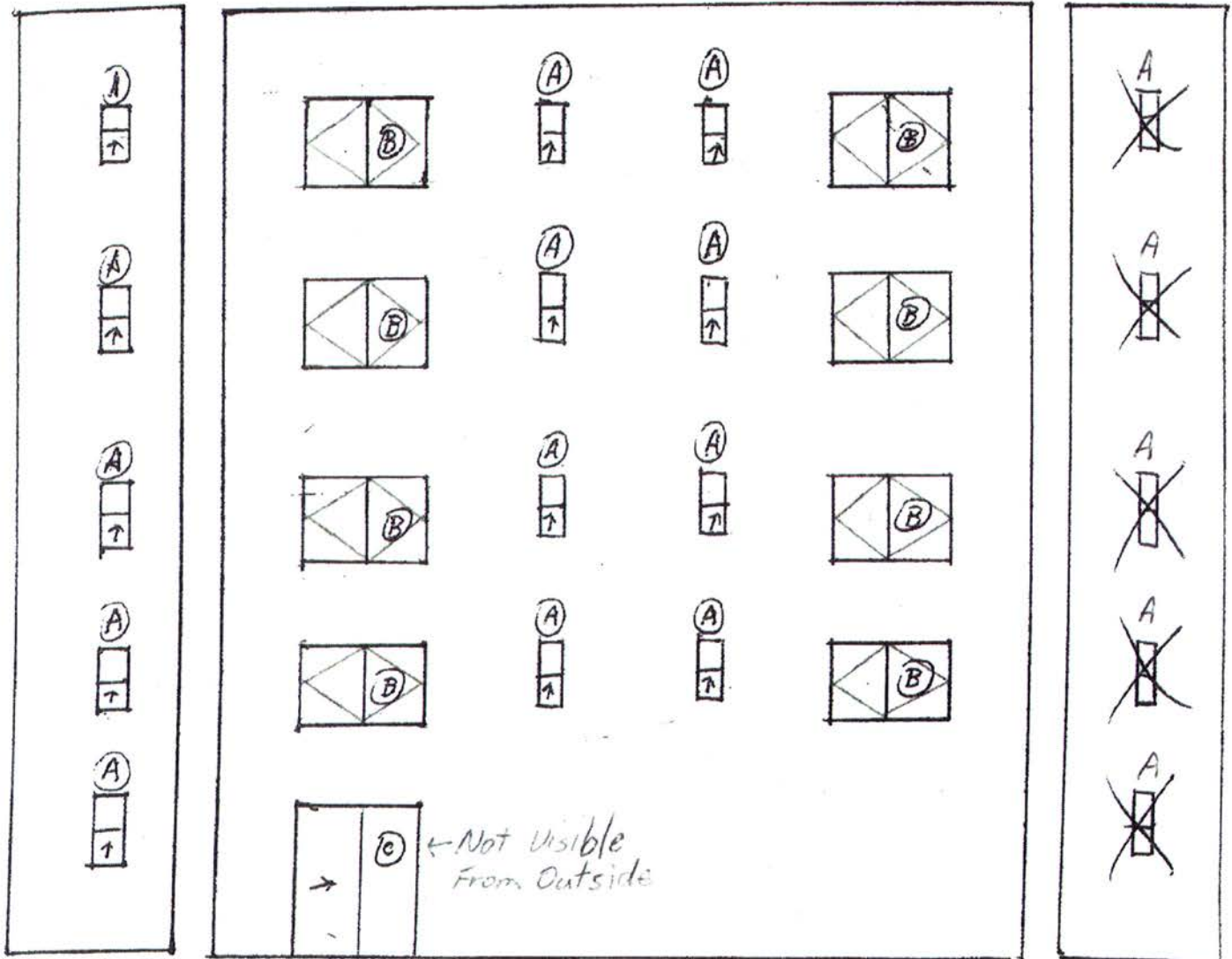
**THERMA TRU**

LU 15-101868-D2

# ALLIANCE DOOR PRODUCTS

29899 SW Boones Ferry Road, Suite 300  
Wilsonville, OR 97070  
Tel (503) 924-5664 • Fax (503) 924-1953

NOT APPROVED



West Elev.  
Facing South  
(Wing)

West Elevation

West Elev.  
Facing North  
(Wing)

X = Previously Replaced

- Ⓐ = 18x36 SH
- Ⓑ = 72x48 D.L. Egress
- Ⓒ = 72x80 SD Egress

EXH. C.3

**Simpson®**  
Door Company

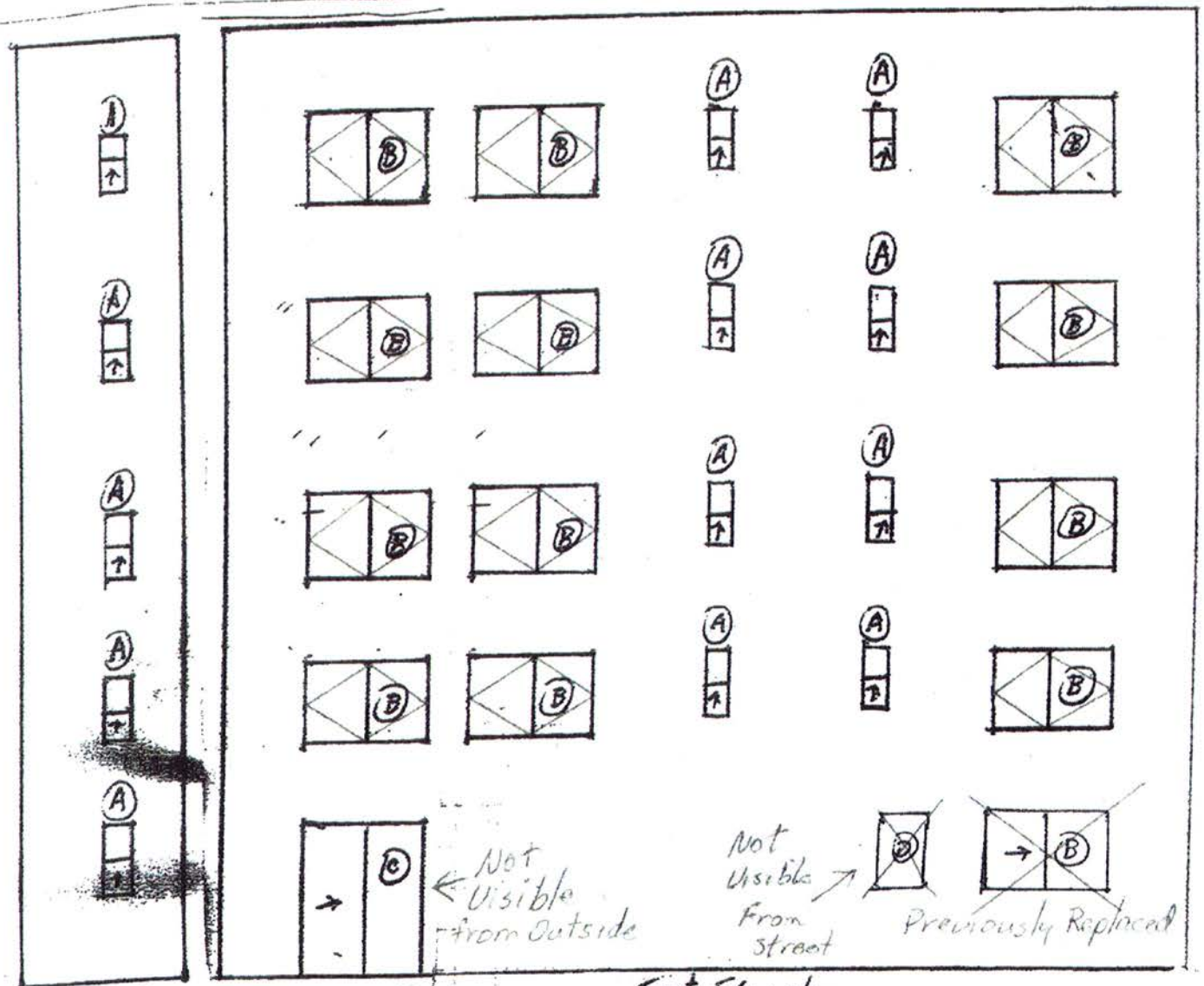
**LD Lynden Door**

**THERMA-TRU®**  
DOORS

LU.15-101868.02



NOT APPROVED



East Elev.  
Facing North  
(Wing)

East Elevation

- Ⓐ = 18x36 SH
- Ⓑ = 72x48 D.C. Egress
- Ⓒ = 72x80 SD. Egress

EXH. C. 4

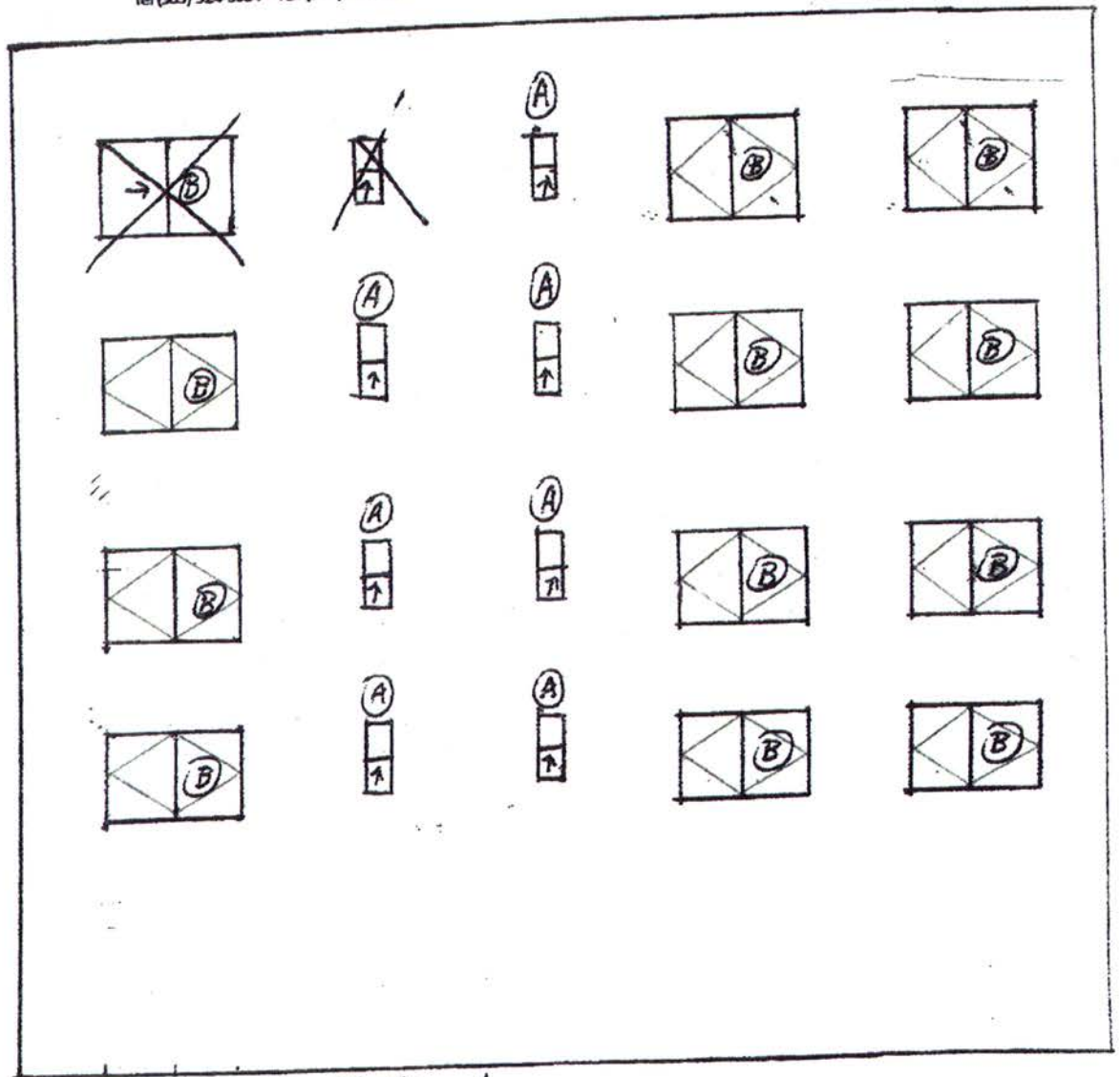
LU 15-101868-D2



# ALLIANCE DOOR PRODUCTS

29889 SW Boones Ferry Road, Suite 300  
Wilsonville, OR 97070  
Tel (503) 924-5664 • Fax (503) 924-1953

NOT APPROVED



North Elevation

X = Previously Replaced

Ⓐ = 18 x 36 SH  
Ⓑ = 72 x 48 DC Egress

EXH. C5

**Simpson®**

**LD Lynden Door**

**THERMA TRU®**  
DOORS

LU 15-101868 DZ