



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

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

**FINAL FINDINGS AND DECISION BY THE LANDMARKS  
COMMISSION RENDERED ON July 27, 2015**

**CASE FILE NUMBER: LU 15-134798 HRM  
PC # 14-239164**

**NW Portland International Hostel and Guest House**

**BUREAU OF DEVELOPMENT SERVICES STAFF:** Hillary Adam 503-823-3581 /  
[Hillary.Adam@portlandoregon.gov](mailto:Hillary.Adam@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:** Gary Golla / Sera Architects  
338 NW 5th Ave / Portland, OR 97209

**Owner:** James R Kennett  
425 NW 18th Ave / Portland, OR 97209

**Site Address:** SW corner of NW 18<sup>th</sup> Ave & NW Glisan St, 1818 NW Glisan St, 425 NW 18<sup>th</sup> Ave

**Legal Description:** BLOCK 173 LOT 5 EXC N 2.50' OF W 36', COUCHS ADD; BLOCK 173 N 2.5' OF W 36' OF LOT 5 W 36' OF LOT 8, COUCHS ADD; BLOCK 173 E 64' OF LOT 8, COUCHS ADD

**Tax Account No.:** R180215690, R180215740, R180215780  
**State ID No.:** 1N1E33DB 01200, 1N1E33DB 01400, 1N1E33DB 01300  
**Quarter Section:** 3028

**Neighborhood:** Northwest District, contact John Bradley at 503-313-7574.  
**Business District:** Nob Hill, contact Mike Conklin at 503-226-6126.  
**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.  
**Plan District:** Northwest

**Other Designations:** The existing parking lot is a non-contributing resource in the Alphabet Historic District, listed in the National Register of Historic Places on November 16, 2000. 1818 NW Glisan is a contributing resource in the Alphabet Historic District. 425 NW 18<sup>th</sup> Avenue is a contributing resource in the Alphabet Historic District and a Landmark, individually listed in the National Register of Historic Places on June 4, 1987.

**Zoning:** EXd – Central Employment with Design overlay

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

### **Proposal:**

The applicant proposes a new 5-story hostel building with 15 dorm rooms, 6 private rooms, and one private residential unit on the top floor. The proposal will require a Landmark transfer from The Elliston at 425 NW 18<sup>th</sup> Avenue. A Modification is requested to reduce the required width of the pedestrian pathways on the south side of the building. Proposed exterior materials include stucco, fiber cement trim, aluminum windows, canvas awnings, and metal railings. Minor alterations are also proposed to a non-historic wood deck at 1818 NW Glisan. No parking or loading is proposed as none is required.

Historic Resource Review is required because the proposal is for new development in the Alphabet Historic District.

### **Relevant Approval Criteria:**

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

- Community Design Guidelines
- Historic Alphabet District: Community Design Guidelines Addendum
- 33.846.070 Modifications Considered During Historic Resource Review

### **ANALYSIS**

**Site and Vicinity:** The subject property consists of three parcels located at the southwest corner of NW 18<sup>th</sup> Avenue and NW Glisan Street, both of which are Transit Access Streets. NW 18<sup>th</sup> Avenue is also a City Bikeway and the site is located within the Northwest Pedestrian District. The corner property is currently a parking lot. The Elliston at 425 NW 18<sup>th</sup> Avenue is a National Register listed landmark and was built in 1889 in the Italianate style. It served as the home of Colonel Henry Ernst Dosch who moved to Portland in 1871 and became a successful merchant. He was also interested in horticulture and served as a member of the Oregon Horticultural Commission. The building at 1818 NW Glisan to the west is a contributing resource, built in 1904 in the Colonial Revival style and was an investment property for Colonel Dosch. Nearby buildings include contributing and noncontributing resources of varying age and scale. On the same block are 2-½-story residential buildings, some of which have been converted to commercial use, ranging from the years 1880-1904 and a surface parking lot. Across NW 18<sup>th</sup> is a 1-story 1927 commercial building and a 1910 5-story apartment building. Across NW Glisan are residential properties ranging from 2-story buildings from 1890 to a 6-story building from 2009. One block to the west is Couch Park and the Temple Beth Israel, a Landmark built in 1928. Two blocks to the east is the sunken I-405 with downtown Portland and the Pearl neighborhoods beyond.

The Historic Alphabet District is located at the base of the West Hills, roughly bounded by W Burnside Street to the South, NW 17<sup>th</sup> Avenue to the East, NW Marshall Street to the North and NW 24<sup>th</sup> Avenue to the West. The district is predominantly residential in character but also has two main commercial corridors along NW 21<sup>st</sup> and NW 23<sup>rd</sup> Avenues, as well as institutional properties. Originally platted as a residential district for the upper class, the Lewis and Clark Exposition of 1905 prompted the construction of several apartment buildings by notable Portland architects. The neighborhood is still one of the city's more densely populated historic neighborhoods.

**Zoning:** The Central Employment (EX) zone allows mixed uses and is intended for areas in the center of the City that have predominantly industrial-type development. The intent of the zone is to allow industrial and commercial uses which need a central location. Residential uses are allowed, but are not intended to predominate or set development standards for other uses in the area.

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.

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

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

- LUR 95-00935 DZ – Approval of Design Review with Modification to reduce perimeter landscaping;
- LU 02-128000 HDZ – Approval of Historic Design Review for one new freestanding sign;
- LU 07-177736 HDZ – Approval of Historic Design Review for two mechanical vents;
- EA 14-239164 PC – Pre-Application Conference for current proposal; and
- EA 14-239186 DA – Design Advice Request for current proposal.

**Agency Review:** A “Request for Response” was mailed May 6, 2015. The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services
- Bureau of Transportation Engineering
- Water Bureau
- Fire Bureau
- Life Safety Division of BDS
- Site Development Section of BDS
- Parks Bureau, Urban Forestry Division

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on June 1, 2015. Three written responses were received between publication of the June 19, 2015 staff

report and the June 29, 2015 hearing. Oral and written testimony was received at the June 29, 2015 hearing.

- Karie Mize, on June 19, 2015 wrote with concerns about the proposed height, the size of the proposed 5<sup>th</sup> floor residence, the proposed café and pub use, the impacts on traffic and parking, the proposed siting at the property line, and the loss of trees. She also provided similar comments by fellow neighbors Katherine Howells and Mary Chamie. Please see Exhibit F-1 for additional details.
- Vicki Skryha and Allen Buller, on June 28, 2015, wrote with concerns regarding the proposed height and loss of off-street parking. Please see Exhibit H-4 for additional details.
- JoZell Johnson, on June 29, 2015, wrote with concerns regarding the proposed height, the loss of parking, the café and pub use, and the proposed residence. Please see Exhibit H-5 for additional details.
- Donald Genasci, on behalf of the Northwest District Association, presented oral and written testimony at the June 29, 2015 hearing, in support of the proposal but noting some concerns with the building design. Please see Exhibit H-9 for additional details.
- Karie Mize, at the June 29, 2015 hearing, provided testimony in opposition to some aspects of the proposal, specifically the height, location at the sidewalk edge, ground floor uses, and loss of mature trees.
- Wendy Chung, at the June 29, 2015 hearing, provided testimony in opposition to some aspects of the proposal, specifically the height and the emulation of the Elliston.

*Staff Response:* At the June 29, 2015 hearing, two members of the Historic Landmarks Commission noted concerns with the proposed height, noting the potential for the proposed building to overshadow the smaller buildings nearby. One commissioner stated that some sort of setback would help mitigate the feeling of the proposed height. Two other commissioners stated that they were comfortable with the height, particularly if the top floor was a lighter color, given the relatively small footprint and noted that requiring a penthouse at the 5<sup>th</sup> floor may not work functionally or architecturally. Staff notes that the proposed café and pub use are allowed by right and no parking is required in the Northwest Plan District.

## **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 Alphabet Historic District and the proposal is for a non-exempt treatment. Therefore Historic Resource Review approval is required. The approval criteria are the *Community Design Guidelines* and the *Historic Alphabet District Community Design Guidelines Addendum*.

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

### **Historic Alphabet District - Community Design Guidelines Addendum**

**1. Historic Changes.** Most properties change over time; those changes that have acquired

historic significance will be preserved.

**Findings:** No changes are proposed to the historic landmark at 425 NW 18<sup>th</sup> Avenue. The proposal includes a new concrete stair with wrought iron railing at the east façade of 1818 NW Glisan to replace a wood deck. The deck was installed in 1998 and is not of historic significance. The existing parking lot at the corner is also not historic. *This guideline is met.*

**2. Differentiate New from Old.** New additions, exterior alterations, or related new construction will retain historic materials that characterize a property to the extent practicable. Replacement materials should be reasonable facsimiles of the historic materials they replace. The design of new construction will be compatible with the historic qualities of the district as identified in the Historic Context Statement.

**3. Hierarchy of Compatibility.** Exterior alterations and additions will be designed to be compatible primarily with the original resource, secondarily with adjacent properties, and finally, if located within a historic or conservation district, with the rest of the District. Where practical, compatibility will be pursued on all three levels. New development will seek to incorporate design themes characteristic of similar buildings in the Historic Alphabet District.

**Findings for 2 and 3:** The proposed new building is designed to be compatible with the existing historic resources on the site, as well as with those in the historic district. The new building, while 5 stories, has a relatively small footprint and therefore will not overwhelm adjacent properties; this is fairly common in the district where multi-dwelling structures were built to be as high as 5 or 6 stories on relatively small (less than ½ block) footprints. The design of the proposed building was inspired by the adjacent Elliston building to the south. This is evident in the stacked angled bays on the front façade flanking a central entrance, as well as the projecting cornice. The proposed building is much simplified so as to not be faux historical, but still compatible and with enough interest and texture to break up the larger mass of the proposed building. The new building will feature contemporary construction methods and architectural systems and will not be confused for a historic building. *These guidelines are met.*

### **Community Design Guidelines**

**P1. Plan Area Character.** Enhance the sense of place and identity by incorporating site and building design features that respond to the area's desired characteristics and traditions.

**P2. Historic and Conservation Districts.** Enhance the identity of historic and conservation districts by incorporating site and building design features that reinforce the area's historic significance. Near historic and conservation districts, use such features to reinforce and complement the historic areas.

**Findings:** The subject property lies within the Eastern Edge of the Northwest District Plan. The desired characteristics and traditions of this area suggest that new development should contribute to the architectural diversity of the area and continue the established pattern of partial block massing and that historic resources should be preserved. The site area includes two existing contributing resources which will remain with a minor alteration to a non-historic deck on one of the resources. The proposed building honors the architectural character of the existing landmark to its south. In addition, the proposal includes a transfer of floor area ratio (FAR) from this Landmark, thus reducing future development pressure on this particular resource. As noted above under guidelines #2 and #3, the proposed building is compatible with the existing buildings and the historic district in mass, scale, and architectural detailing. In addition, the building fills a space currently occupied by a surface parking lot which adds little aesthetic value to the historic district; the new building will serve as an

anchor to this corner, reinforcing the character of the historic district. At the July 27, 2015 hearing, the Historic Landmarks Commission noted that adding transom windows at along the NW 18<sup>th</sup> and Glisan façades would be more in keeping with traditional commercial character, and that adding a 3<sup>rd</sup> color as an accent to the color palette would also be more in keeping with traditional architectural character. As such, the Commission added conditions of approval that transom windows and a 3<sup>rd</sup> accent color be added to the palette.

*Therefore, with the conditions of approval that transom windows be added above the storefronts on the NW 18<sup>th</sup> and NW Glisan façades, and that a 3<sup>rd</sup> accent color be introduced into the color palette, these guidelines are met.*

**E3. The Sidewalk Level of Buildings.** Create a sense of enclosure and visual interest to buildings along sidewalks and pedestrian areas by incorporating small scale building features, creating effective gathering places, and differentiating street level facades.

**E4. Corners that Build Active Intersections.** Create intersections that are active, unified, and have a clear identity through careful scaling detail and location of buildings, outdoor areas and entrances.

**Findings:** The proposed building introduces a new building where a parking lot currently exists. The new building will serve as a hostel for travelers and will feature a ground level café at the corner. There will be a significant increase in activity and vibrancy at this corner as a result of this development. The north and east (street-facing) façades feature ample fenestration to provide views between the interior and exterior of the building. In addition, the applicant proposes a NanaWall system on the east façade at the corner café. The NanaWall provides the opportunity to open this window area completely, thus allowing more connectivity and encouraging Portland citizens to patronize the café. *These guidelines are met.*

**E1. The Pedestrian Network.** Create an efficient, pleasant, and safe network of sidewalks and paths for pedestrians that link destination points and nearby residential areas while visually and physically buffering pedestrians from vehicle areas.

**E2. Stopping Places.** New large-scale projects should provide comfortable places along pedestrian circulation routes where people may stop, visit, meet, and rest.

**E5. Light, Wind, and Rain.** Enhance the comfort of pedestrians by locating and designing buildings and outdoor areas to control the adverse effects of sun, shadow, glare, reflection, wind, and rain.

**Findings for E1, E2, and E5:** Canvas awnings are proposed at all storefronts at the ground level to provide shelter from sun and rain to pedestrians. Four new street trees are also proposed as part of this development and will also provide shelter for wind, sun, and rain. The project area has a relatively small footprint, thus no plaza areas are provided; however, the awnings will provide areas to stop during undesirable weather. *These guidelines are met.*

**D1. Outdoor Areas.** When sites are not fully built on, place buildings to create sizable, usable outdoor areas. Design these areas to be accessible, pleasant, and safe. Connect outdoor areas to the circulation system used by pedestrians;

**D3. Landscape Features.** Enhance site and building design through appropriate placement, scale, and variety of landscape features.

**Findings for D1 & D3:** The building features some outdoor space at the sides and rear of the building. In part, this was to allow more openings into the west and south walls; however, it also provides the opportunity to have outdoor space for the hostel guests adjacent to their interior commons. By locating the outdoor areas at the rear, this space

can be made more secure and ensures the building will maintain a strong corner edge at the sidewalks. A Modification is requested to reduce the width of the pedestrian pathways from the rear of the building to the east sidewalk from the required 6'-0"; the reduced width will allow the opportunity to ensure the preservation of an existing tree at 425 NW 18<sup>th</sup> which will make the walkway more pleasant. This is discussed further below under Modifications. *These guidelines are met.*

**D2. Main Entrances.** Make the main entrances to houses and buildings prominent, interesting, pedestrian-accessible, and transit-oriented.

**Findings:** The proposed entrance to the hostel portion of the building is located on the east façade, which is the narrow end of the building. This orientation allows the main entrance to have slightly more drama than it would on the broad side of the building. The primary entrance is recessed from the sidewalk edge and highlighted by a heavy frame, which will presumably feature signage (to be approved through a separate review). The frame and lighting and lack of a canopy highlight it from the other bays. Similarly, the secondary entrance at the café is highlighted with lighting and a different material than the other storefronts, but also features a canopy. Both entrances are oriented toward Transit streets and are equitably pedestrian accessible. *This guideline is met.*

**D4. Parking Areas and Garages.** Integrate parking in a manner that is attractive and complementary to the site and its surroundings. Locate parking in a manner that minimizes negative impacts on the community and its pedestrians. Design parking garage exteriors to visually respect and integrate with adjacent buildings and environment.

**Findings:** No parking areas or garages are proposed. *This guideline is not applicable.*

**D5. Crime Prevention.** Use site design and building orientation to reduce the likelihood of crime through the design and placement of windows, entries, active ground level uses, and outdoor areas.

**Findings:** The proposed building has ample fenestration at the ground level, as well as at upper levels, lighting at the primary and secondary entrances, and secure gates at the side yard fences. The proposed building is a significant improvement over the existing parking lot and will help deter crime, particularly relative to the existing surface parking lot. *This guideline is met.*

**D6. Architectural Integrity.** Respect the original character of buildings when making modifications that affect the exterior. Make additions compatible in scale, color, details, material proportion, and character with the existing building.

**Findings:** The new concrete stair at 1818 NW Glisan, proposed to replace the existing 1998 wood deck is compatible with the existing building. The concrete will blend with the building's concrete foundation and the proposed iron railing will match the proposed gates and balcony railings. The proposed stair is also located toward the rear of the building and will have relatively minimal visibility from the street. *This guideline is met.*

**D7. Blending into the Neighborhood.** Reduce the impact of new development on established neighborhoods by incorporating elements of nearby, quality buildings such as building details, massing, proportions, and materials.

**D8. Interest, Quality, and Composition.** All parts of a building should be interesting to view, of long lasting quality, and designed to form a cohesive composition.

**Findings:** As noted above under #2, #3, P1, and P2, the proposed building is appropriate in mass and scale when considered against the adjacent buildings and the district as a whole. While the building is five stories tall, the relatively small footprint lessens the impact of the building on its neighbors, as does the fact that the building is not built to the side and rear lot lines, but allows room for outdoor space adjacent to the existing contributing resources. The building clearly takes its design cues from the adjacent landmarked Elliston building, including the stacked angled bays and accentuated cornice, as well as the center entrance. The building is proposed to be clad in stucco which can be found on nearby buildings of comparable scale, including 1812 NW Flanders, 325 NW 18<sup>th</sup>, and 522 NW 19<sup>th</sup>, the last of which is a newer building.

At the June 29, 2015 hearing there was some discussion about the building's height and the applicant showed alternate color options. The Commission stated a preference for a single color building or a lighter shade at the 5<sup>th</sup> floor to lessen the impact of the height, noting that the top floor, when darker, appears to be heavier and more looming, while the lighter shade helps to mitigate this feeling. The applicant has responded, and is now showing a building all one color.

While staff was mostly supportive of the building in the June 19, 2015 staff report, there were areas noted in need of refinement. These are discussed below, as well as the applicant's response following the June 29, 2015 hearing.

**Ground Level Fenestration.** The majority of the ground level windows are proposed to be the same system proposed for the upper floors, which is a fiberglass system; details of this system can be seen on sheet C31. At the June 29, 2015 hearing, the applicant produced a sample of this window and it was found by the majority of the Commission to be acceptable for the ground level.

In the June 19, 2015 staff report, staff noted a concern that a NanaWall was proposed on the east elevation, at the north (right) end only. In response to Commission comments at the June 29, 2015 hearing expressing a desire for symmetry, the applicant has introduced a NanaWall system to the south end of the east façade. Thus, the east façade is now symmetrical. It is noted above under E3 and E4 that the NanaWall system will provide greater connectivity between the interior and exterior at the café corner, and notes that the proposed system, when closed, will be in a single plane, rather than staggered, which would be relatively undesirable.

**Balconies.** The proposal considered at the February 23, 2015 Design Advice hearing, showed projecting metal balconies at levels 2-4 of the east façade. Staff and the Commission felt that these appeared to be tacked on and suggested more integrated balconies, such as something similar to those at 1812 NW Flanders. In response, for the June 29, 2015 hearing, the applicant removed the balconies and changed the previously proposed French doors to fixed windows set within a recess, but still showing a railing across the recess. A similar condition is shown at west façade of the 5<sup>th</sup> floor at a bathroom window. Staff and the Commission noted that this solution seemed unresolved with the railing remaining as a remnant of the previous proposal. The Commission suggested that the windows be revised to doors in order to create Juliet balconies and the applicant has made this revision.

*These guidelines are met.*

### **33.846.070 Modifications Considered During Historic Resource Review**

The review body may consider modification of site-related development standards, including the sign standards of Chapters 32.32 and 32.34 of the Sign Code, as part of the historic resource review process. These modifications are done as part of historic resource review and

are not required to go through the adjustment process. Adjustments to use-related development standards (such as floor area ratios, intensity of use, size of the use, number of units, or concentration of uses) are required to go through the adjustment process. Modifications that are denied through historic resource review may be requested as an adjustment through the adjustment process. The review body will approve requested modifications if it finds that the applicant has shown that the following approval criteria are met:

- A. **Better meets historic resource review approval criteria.** The resulting development will better meet the approval criteria for historic resource review than would a design that meets the standard being modified; and
- B. **Purpose of the standard.**
  - 1. The resulting development will meet the purpose of the standard being modified; or
  - 2. The preservation of the character of the historic resource is more important than meeting the purpose of the standard for which a modification has been requested.

**Modification #1: Pedestrian Standards, PZC 33.140.240.B.2.a – to reduce the width of the pedestrian path from 6'-0" to 4'-6".**

*Purpose Statement: The pedestrian standards encourage a safe, attractive, and usable pedestrian circulation system in developments in the employment zones. They ensure a direct pedestrian connection between abutting streets and buildings on the site, and between buildings and other activities within the site. In addition, they provide for connections between adjacent sites, where feasible.*

*Standard: 33.140.240.B.2.a - The circulation system must be hard-surfaced, and be at least 6 feet wide.*

- A. **Better meets historic resource review approval criteria.** *The resulting development will better meet the approval criteria for historic resource review than would a design that meets the standard being modified; and*
- B. **Purpose of the standard.** *The resulting development will meet the purpose of the standard being modified or the preservation of the character of the historic resource is more important than meeting the purpose of the standard for which a modification has been requested.*

**Findings:** The reason that the applicant is requesting a Modification to the standard is to reduce the width of the pedestrian paths from 6'-0" to 4'-6". At one other location along the southern path, between the gate and the sidewalk, an existing tree reduces the path from 6'-0" to approximately 4'-6". As an alternative, the applicant could elect to not provide a fence with gate and could propose removal of the tree. However, the inclusion of the fence, with the gate and retention of the existing trees makes for a more secure and pleasant outdoor area at the rear of the building. Hostel guests will appreciate the security and the mature landscaping, which helps make the space safer and more attractive.

The proposal better meets the purpose of the standard and better meets the approval criteria. *Therefore this Modification merits approval.*

## **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

As outlined above, the proposed building would replace a surface parking lot at the intersection of two transit streets. The proposed building is designed to be compatible with nearby historic buildings nearby by featuring similar design elements but in a simplified manner. While the building is proposed at 5 stories high, visually, it is only one story taller than the adjacent Elliston, only slightly taller than the Chetopa at 1812 NW Flanders, and slightly shorter than the Wickersham at 410 NW 18<sup>th</sup> Avenue. Like other buildings of this typology, the proposed building is located at the street lot line, creating a strong urban edge to this commercial building. 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. This proposal meets the applicable Historic Resource Review criteria and modification criteria and therefore warrants approval.

## HISTORIC LANDMARKS COMMISSION DECISION

It is the decision of the Historic Landmarks Commission to approve Historic Design Review for approval of a new 5-story hostel building in the Alphabet Historic District in the Northwest Plan District, to include:

- 15 dorm rooms, 6 private rooms, and one private residential unit on the top floor;
- Landmark FAR transfer from The Elliston at 425 NW 18<sup>th</sup> Avenue;
- Exterior materials including stucco, fiber cement trim, fiberglass windows, aluminum storefront and NanaWall systems, canvas awnings, and metal railings; and
- Alterations to a non-historic wood deck at 1818 NW Glisan.

Approval of a Modification to 33.140.240 *Pedestrian Standards* to reduce the width of the pedestrian path from 6'-0" to 4'-6".

Approvals per Exhibits C-1 through C-44, signed, stamped, and dated July 27, 2015, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (A – 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 15-134798 HRM. All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. Transom windows must be added above the storefront windows on the NW 18<sup>th</sup> and NW Glisan façades.
- C. A third accent color must be introduced into the color palette.
- D. No field changes allowed.

By:   
Brian Emerick, historic Landmarks Commission Chair

Application Filed: March 17, 2015  
Decision Filed: July 28, 2015

Decision Rendered: July 27, 2015  
Decision Mailed: August 7, 2015

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

**Procedural Information.** The application for this land use review was submitted on March 17, 2015, and was determined to be complete on **April 29, 2015**.

*Zoning Code Section 33.700.080* states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on March 17, 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. The **120 days expire on:** August 27, 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. This report is the final decision of the Historic 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 August 21, 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 2:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 2:00 pm on Thursdays, appeals must be submitted at the reception desk on the 5<sup>th</sup> floor. Information and assistance in filing an appeal is available from the Bureau of Development Services in the Development Services Center or the staff planner on this case. You may review the file on this case by appointment at, 1900 SW Fourth Avenue, Suite 5000, Portland, Oregon 97201. Please call the file review line at 503-823-7617 for an appointment.

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 \$5,000.00 will be charged (one-half of the application fee for this case, not to exceed \$5,000.00).**

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 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 **August 24, 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 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.

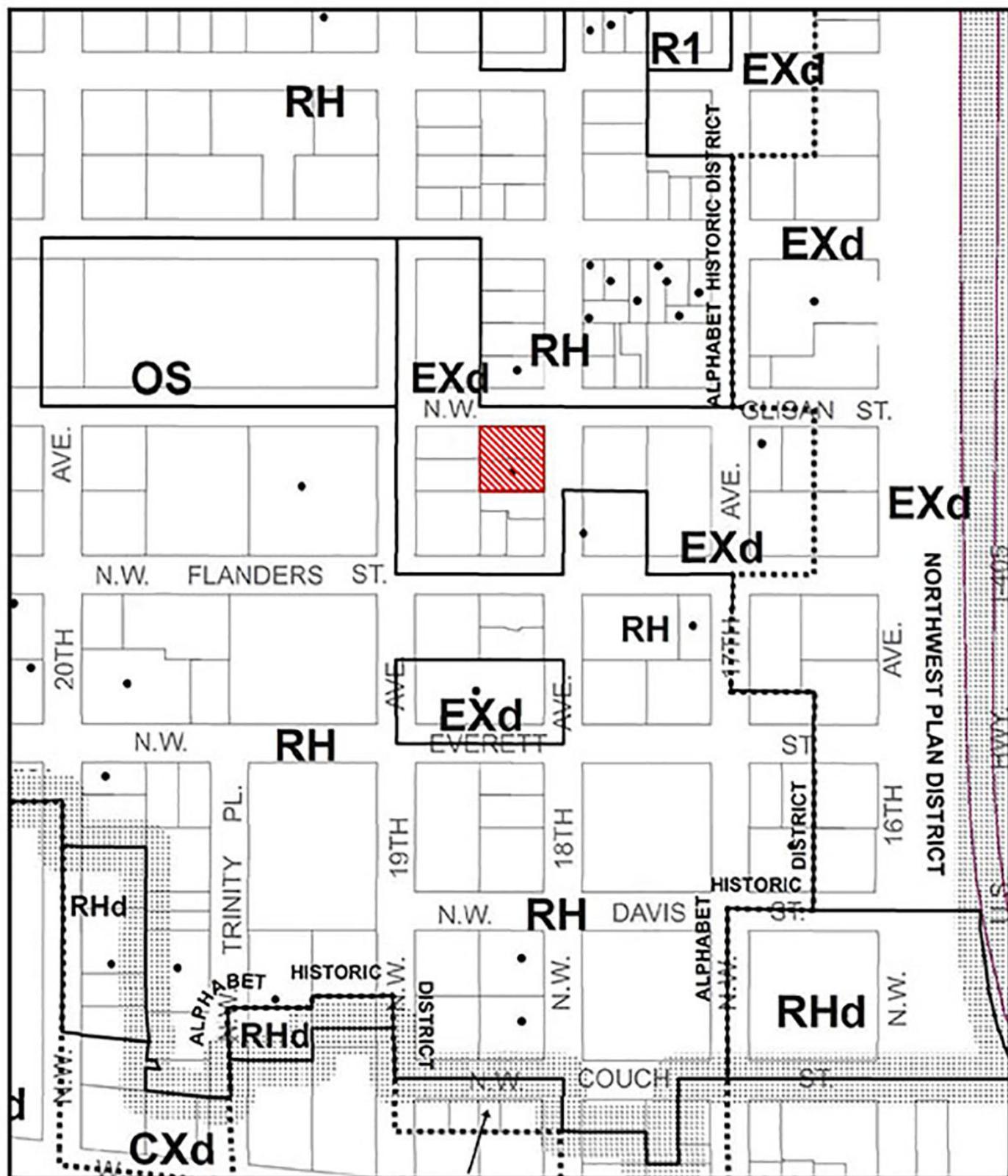
Hillary Adam  
August 3, 2015

**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 INDICATED**

- A. Applicant's Statement:
  - 1. Narrative
  - 2. Pre-Application Conference Summary
  - 3. Original Drawing Set (26 sheets)
  - 4. Stormwater Management Report
  - 5. Geotechnical Engineering Evaluation Report
  - 6. Revised Drawing Set, dated April 29, 2015 (42 sheets)
  - 7. Revised Narrative, dated April 29, 2015
- B. Zoning Map (attached)
- C. Plans & Drawings:
  - 1. Cover Sheet
  - 2. Contents
  - 3. Vicinity Aerial View
  - 4. Three Block Plan
  - 5. Site Plan
  - 6. Stormwater Information
  - 7. FAR Calculations
  - 8. Neighborhood Photos
  - 9. The Elliston
  - 10. Neighborhood Precedents
  - 11. Ground Floor Plan (attached)
  - 12. Landscape Plan
  - 13. Level 2-4 Plan
  - 14. Level 5 Plan
  - 15. Roof Plan
  - 16. Basement Plan
  - 17. Block Elevations
  - 18. Color East Elevation
  - 19. Color North Elevation
  - 20. Color South Elevation
  - 21. Color West Elevation
  - 22. Materials
  - 23. View from Northeast (attached)
  - 24. View from Northeast – Night
  - 25. Lighting Plan Ground Floor
  - 26. View Studies
  - 27. Wall Sections
  - 28. Details
  - 29. Cornice Details
  - 30. Storefront Details
  - 31. Window Details
  - 32. Belly Band Details
  - 33. Balcony/Soffit Details
  - 34. Soffit and Deck Details

35. Fence Elevation and Details
  36. Proposed Deck Details for 1818 NW Glisan
  37. Black & White East Elevation (attached)
  38. Black & White North Elevation (attached)
  39. Black & White South Elevation
  40. Black & White West Elevation
  41. Window to Wall Ratio East Elevation
  42. Window to Wall Ratio North Elevation
  43. Window to Wall Ratio South Elevation
  44. Window to Wall Ratio West Elevation
- 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. Mailing list
  6. Mailed notice
  7. Revised posting notice
  8. Revised mailed notice
  9. Mailing list for revised notice
- E. Agency Responses:
1. Bureau of Environmental Services
  2. Bureau of Transportation Engineering and Development Review
  3. Water Bureau
  4. Fire Bureau
  5. Life Safety Division of BDS
- F. Letters:
1. Karie Mize, on June 19, 2015 wrote with concerns about the proposed height, the size of the proposed 5<sup>th</sup> floor residence, the proposed café and pub use, the impacts on traffic and parking, the proposed siting at the property line, and the loss of trees. She also provided similar comments by fellow neighbors Katherine Howells and Mary Chamie.
- G. Other:
1. Original LUR Application
  2. Incomplete Letter, dated April 14, 2015
  3. BES Incomplete Letter, dated March 25, 2015
- H. Hearing:
1. Revised Narrative, dated June 5, 2015
  2. Drawing set for June 29, 2015 hearing, dated June 5, 2015
  3. Staff Report and Recommendation, dated June 19, 2015
  4. Vicki Skryha and Allen Buller, on June 28, 2015, wrote with concerns regarding the proposed height and loss of off-street parking
  5. JoZell Johnson, on June 29, 2015, wrote with concerns regarding the proposed height, the loss of parking, the café and pub use, and the proposed residence
  6. Staff Presentation, dated June 29, 2015
  7. Applicant Presentation, dated June 29, 2015
  8. Testifier Sign-in Sheet for June 29, 2015 hearing
  9. Donald Genasci, on behalf of the Northwest District Association, presented oral and written testimony at the June 29, 2015 hearing, noting some concerns with the building design
  10. Revised Narrative, dated July 10, 2015
  11. Revised Staff Report, dated July 17, 2015
  12. Staff Presentation, dated July 27, 2015
  13. Applicant Presentation, dated July 27, 2015



# ZONING



Site



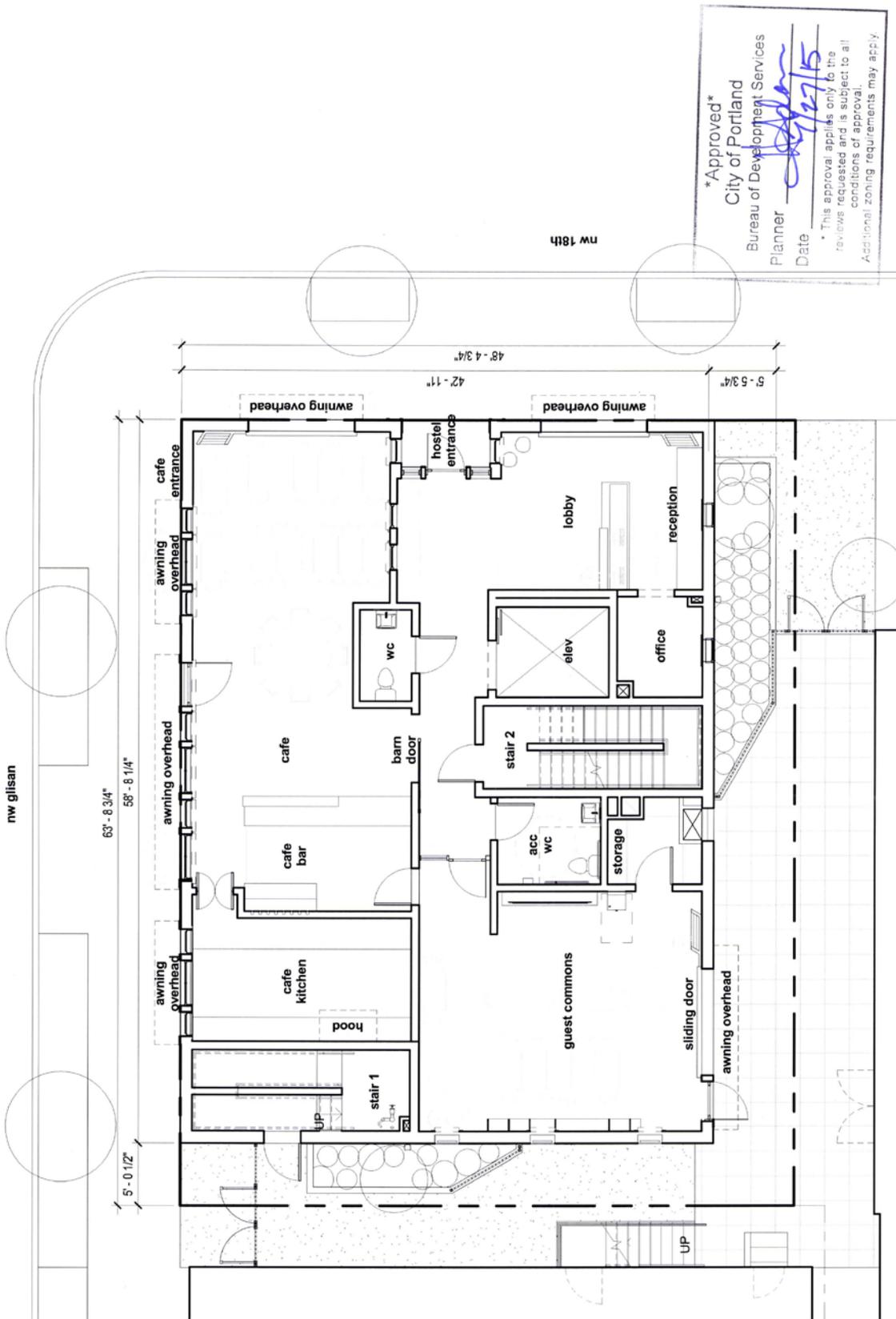
Historic Landmark



NORTH

This site lies within the:  
**ALPHABET  
 NORTHWEST PLAN DISTRICT**

File No.	LU 15-134798 HRM
1/4 Section	3028
Scale	1 inch = 200 feet
State Id	1N1E33DB 1200
Exhibit	B (May 28, 2015)



\*Approved\*  
 City of Portland  
 Bureau of Development Services  
 Planner *[Signature]*  
 Date *1/27/15*

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

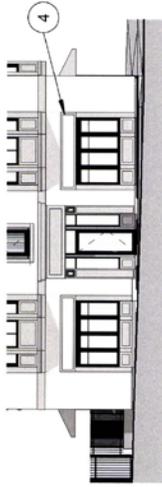
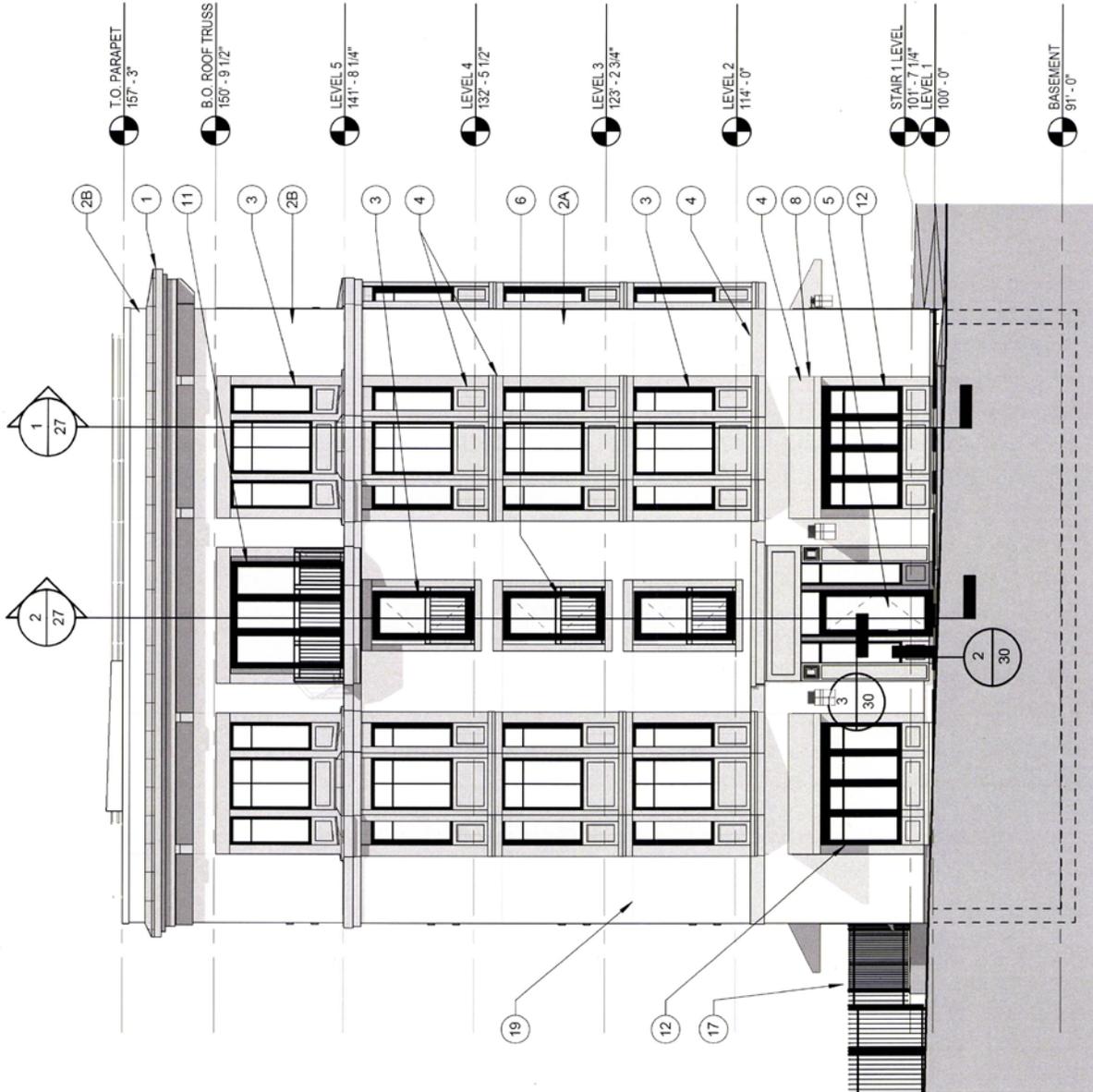
0 2 5 10  
 DESIGN ADVISE REQUEST EA 14-239164 DZ

ground floor plan

NW Portland Hostel - southwest corner NW 18th & Glisan Street 07.10.2015



\*Approved\*  
City of Portland  
Bureau of Development Services  
Canner *[Signature]* 1/27/15  
to  
\* This approval applies only to the reviewer requested and is subject to all conditions of approval. Additional zoning requirements may apply.



## BEHIND AWNINGS 2

1/16" = 1'-0"

\*Approved\*

City of Portland  
Bureau of Development Services

Planner *[Signature]*

Date *1/27/16*

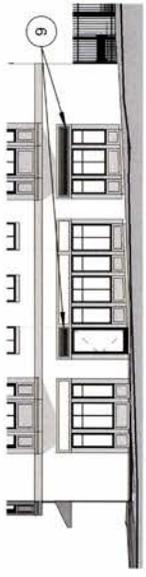
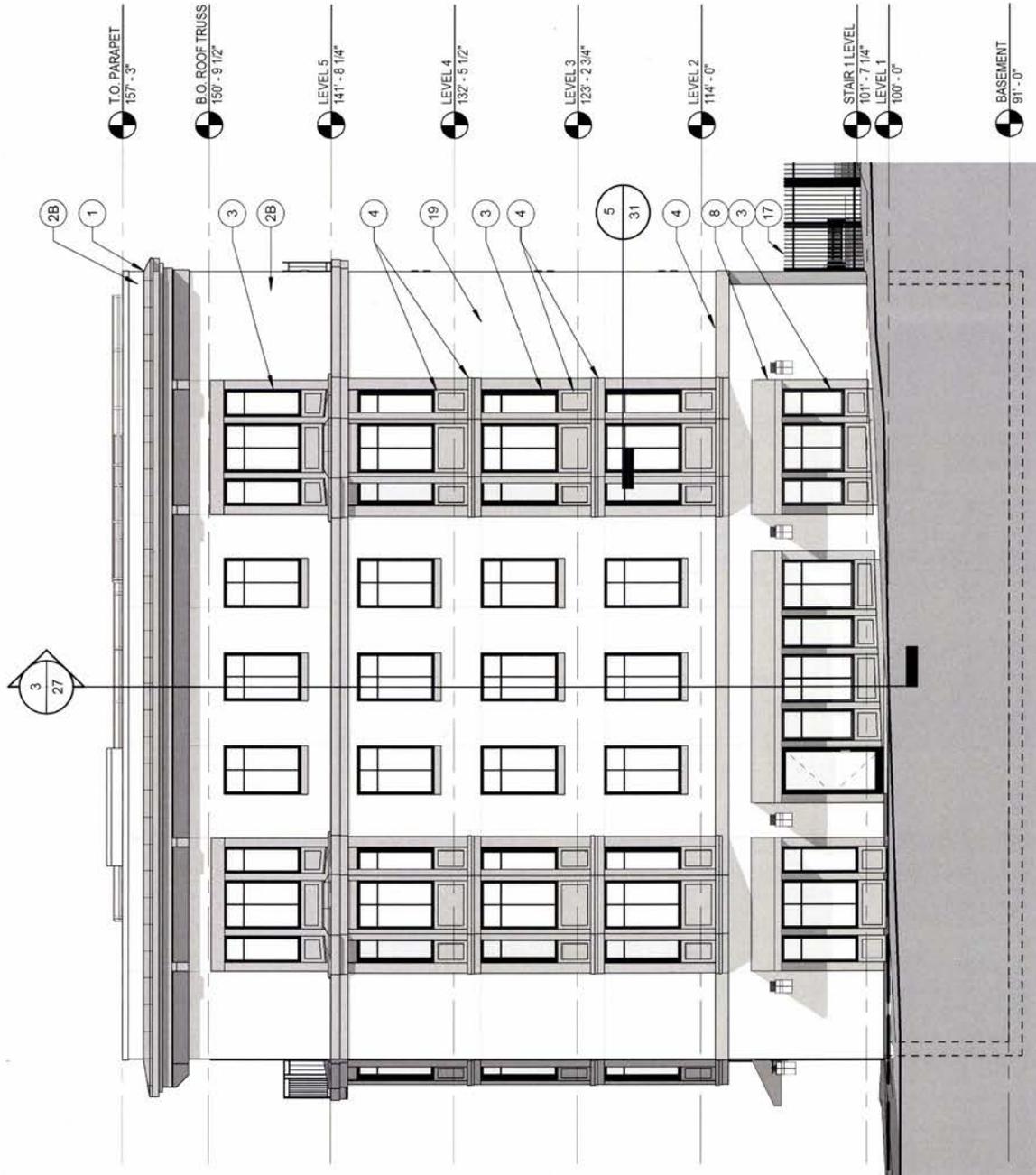
\* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

### KEYNOTES

- 1 FIBREMENT AND METAL CORNICE, PAINT FINISH
- 2A PORTLAND CEMENT STUCCO, COLOR 1
- 2B PORTLAND CEMENT STUCCO, COLOR 2
- 2C PORTLAND CEMENT STUCCO, COLOR 3
- 3 FIBERGLASS WINDOW/DOOR BLACK
- 4 FIBREMENT TRIM & SMOOTH FINISH PANEL, PAINT FINISH
- 5 ALUMINIUM STOREFRONT SYSTEM
- 6 WROUGHT IRON RAILING
- 7 PAINTED HOLLOW METAL DOOR & FRAME
- 8 CANVAS AWNING
- 9 MECHANICAL LOUVER
- 10 GUARDRAIL
- 11 FOLDING NANA WALL SYSTEM
- 12 SLIDING NANA WALL SYSTEM
- 13 EXHAUST GRILL
- 14 INTAKE GRILL
- 15 LAUNDRY GRILL
- 16 CAST IN PLACE CONCRETE STORMWATER PLANTER
- 17 WROUGHT IRON FENCE & GATE
- 18 BRASS COW TONGUE
- 19 CONTROL JOINT



DESIGN ADVICE REQUEST EA 14-2391.64 DZ



**BEHIND AWNINGS** 2  
1/16" = 1'-0"

\*Approved\*  
 City of Portland  
 Bureau of Development Services  
 Planner: *[Signature]*  
 Date: 1/27/15  
 \* This approval applies only to the revisions requested and is subject to all conditions of approval.  
 Additional zoning requirements may apply.

**KEYNOTES**

- 1 FIBERGLASS WINDOW DOOR BLACK
- 2A PORTLAND CEMENT STUCCO: COLOR 1
- 2B PORTLAND CEMENT STUCCO: COLOR 2
- 2C PORTLAND CEMENT STUCCO: COLOR 3
- 3 FIBERGLASS WINDOW DOOR BLACK
- 4 FIBERGLASS WINDOW DOOR BLACK
- 5 ALUMINIUM STOREFRONT SYSTEM
- 6 WROUGHT IRON RAILING
- 7 PAINTED HOLLOW METAL DOOR & FRAME
- 8 CANVAS AWNING
- 9 MECHANICAL LOUVER
- 10 GUARDRAIL
- 11 FOLDING NANA WALL SYSTEM
- 12 SLIDING NANA WALL SYSTEM
- 13 EXHAUST GRILL
- 14 INTAKE GRILL
- 15 LAUNDRY GRILL
- 16 CAST IN PLACE CONCRETE STORMWATER PLANTER
- 17 WROUGHT IRON FENCE & GATE
- 18 BRASS COW TONGUE
- 19 CONTROL JOINT



DESIGN ADVICE REQUEST EA 14-239164.DZ

b&w north elevation

SERA  
 NW Portland Hostel - southwest corner NW 18th & Glisan Street 07.10.2015