



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

FROM CONCEPT TO CONSTRUCTION

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Date: September 23, 2016
To: Interested Person
From: Cassandra Ballew, Land Use Services
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NOTICE OF A TYPE Ix DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has approved a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision 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.

CASE FILE NUMBER: LU 16-207094 HR – NEW DOUBLE DOOR

GENERAL INFORMATION

Applicant: Jim Kennett
NW Portland International Hostel and Guest House
425 NW 18th Ave
Portland, OR 97209

Representative: Kyle Emery
SERA Architects
338 NW 5th Ave
Portland, OR 97209

Site Address: 425 NW 18TH AVE
Legal Description: BLOCK 173 LOT 5 EXC N 2.50' OF W 36', COUCHS ADD
Tax Account No.: R180215690
State ID No.: 1N1E33DB 01200
Quarter Section: 3028
Neighborhood: Northwest District, contact John Bradley at 503-313-7574.
Business District: Nob Hill, contact Nob Hill at nobhillportland@gmail.com.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Northwest
Other Designations: 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 a design overlay
Case Type: HR – Historic Resource Review
Procedure: Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:
The applicant seeks Historic Resource Review approval to install a new door system on the North façade of the Elliston Apartments, also known as the Henry E. Dosch Investment Property. Built in 1889, the building is in the Italianate Style and is on the National Register

of Historic Places. The scope of work includes the replacement an existing non-historic, glazed, sliding door system with a new, fire-rated, glazed, steel, double door system with decorative panels. The new system will be painted to match the existing adjacent sidelites.

Historic Resource Review is required because proposals for exterior alterations on a Historic Landmark in a Historic District require a Type Ix Historic Resource Review, per Section 33.846.060, Table 846-1 and 846-3.

Relevant Approval Criteria:

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

- Historic Alphabet District: Community Design Guidelines Addendum
- Community Design Guidelines

ANALYSIS

Site and Vicinity: The Elliston Apartment building, now the NW Portland International Hostel and Guest House, 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. This site, located at 425 NW 18th Avenue, is part of a property that consists of three parcels located at the southwest corner of NW 18th Avenue and NW Glisan Street, both of which are Transit Access Streets. NW 18th Avenue is also a City Bikeway and the site is located within the Northwest Pedestrian District. The corner property is the site of a new 5-story hostel building with 15 dorm rooms, 6 private rooms and one private residential unit. 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 18th 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 17th Avenue to the East, NW Marshall Street to the North and NW 24th Avenue to the West. The district is predominantly residential in character but also has two main commercial corridors along NW 21st and NW 23rd 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:

- 15-134798 HRM - Historic Resource Review with Modifications for a new 5-story hostel building including 15 dorm rooms, 6 private rooms, and one private residential unit on the top floor. Approved 7-27-15.
- 07-177736 HDZ - Historic review for an air vent and an exhaust vent. Approved 2-13-2008.
- 02-128999 HDZ - Historic review for a new freestanding sign on a site listed on the National Register. Approved 7-24-2002.
- LUR 95-00935 - Design review and Modification to perimeter landscaping from 5 feet to about 2.7 feet. Approved 2-15-1996.
- HL 6-89 - Historic review for a renovation. Approved 3-3-1989.
- ADA 1-89 - Review for parking lot maneuvering to meet ADA requirements. Approved 2-24-1989.

Agency Review: A Notice of Proposal in your Neighborhood was mailed on **August 17, 2016**. The following Bureaus have responded with no issues or concerns about the proposal:

- Life Safety Review Section of BDS (Exhibit E-1)
- Fire Review Section of BDS (Exhibit E-2)

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **August 17, 2016**. One written response has been received from a notified property owner in response to the proposal.

1. Kent Snyder, a neighbor at 424 SW 19th Avenue, wrote in support of the proposal on August 23, 2016.

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.
- 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 1, 2 and 3: The proposal includes the replacement of an existing non-historic, glazed, sliding door system with a new, fire-rated, glazed, steel, double door system, with decorative panels, at the north façade of 425 NW 18th Avenue. The existing sliding glass door is not original or of historic significance, therefore its removal will not be detrimental to the historic significance of the building. The proposed door will be composed of better quality materials and its style will be more in keeping with the historic resource. Additionally, the change from sliding doors to swinging double doors is more compatible with the architectural style of this resource and is a better response to the adjacent shared courtyard, making it more compatible with the context within the district. *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 for P1 and P2: The proposal for a new double door on the north façade of this landmark building will be more in character with the architectural style of the period. This minor alteration will enhance the identity of the resource by removing non-original materials and replacing them with more appropriate ones. Additionally, the connection to the courtyard, shared by the new 5-story hostel to the north, will further strengthen the connection between the two adjacent properties, complementing the fabric of this historic district. *These guidelines are 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, fire-rated, glazed, steel, double door system at 425 NW 18th Avenue is compatible with this landmark building, in both scale and style, because it will be located within the same opening as the existing door system and the style is more appropriate to the architectural style of the building. Additionally, the steel, double door system with decorative panels will be painted to match the existing adjacent sidelites. The proposed door is located toward the middle of the north façade, adjacent to the new 5-story hostel building, and behind a gated entry, providing 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 for D7 and D8: As noted above under D6, the impact of this proposal for a new, fire-rated, glazed, steel, double door system will be minimal since it is replacing a non-original, sliding door system and not visible from the street. The new door system will be of high quality and long lasting materials and the decorative panels will be painted to match the existing building trim so as to create a cohesive composition within the façade. *These guidelines are met.*

DEVELOPMENT STANDARDS

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

CONCLUSIONS

As outlined above, the proposed building would replace an existing non-historic glazed sliding door system with a new, fire-rated, glazed, steel double door system with decorative panels. The new system will be painted to match the existing adjacent sidelight. 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.

ADMINISTRATIVE DECISION

Approval of a proposal to replace an existing sliding door system with a new, fire-rated, glazed, steel, double door system with decorative panels, per the approved site plans, Exhibits C-1 through C-4, signed and dated September 20, 2016, subject to the following conditions:

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1-C.4. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File #LU 16-207094 HR."

Staff Planner: Cassandra Ballew

Decision rendered by:  **on September 20, 2016**

By authority of the Director of the Bureau of Development Services

Decision mailed: September 23, 2016

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 July 18, 2016, and was determined to be complete on August 12, 2016.

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 July 18, 2016.

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.

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.

This decision, and any conditions associated with it, is final. It may be appealed to the Oregon Land Use Board of Appeals (LUBA), within 21 days of the date the decision is mailed, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have submitted written testimony during the comment period for this land use review. Contact LUBA at 775 Summer St NE Suite 330, Salem, OR 97301-1283 or phone 1-503-373-1265 for further 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.

Recording the final decision.

If this Land Use Review is approved, the final decision must be recorded with the Multnomah County Recorder. A building or zoning permit will be issued only after the final decision is recorded. The final decision may be recorded on or after **September 23, 2016**.

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 503-823-7617.

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:

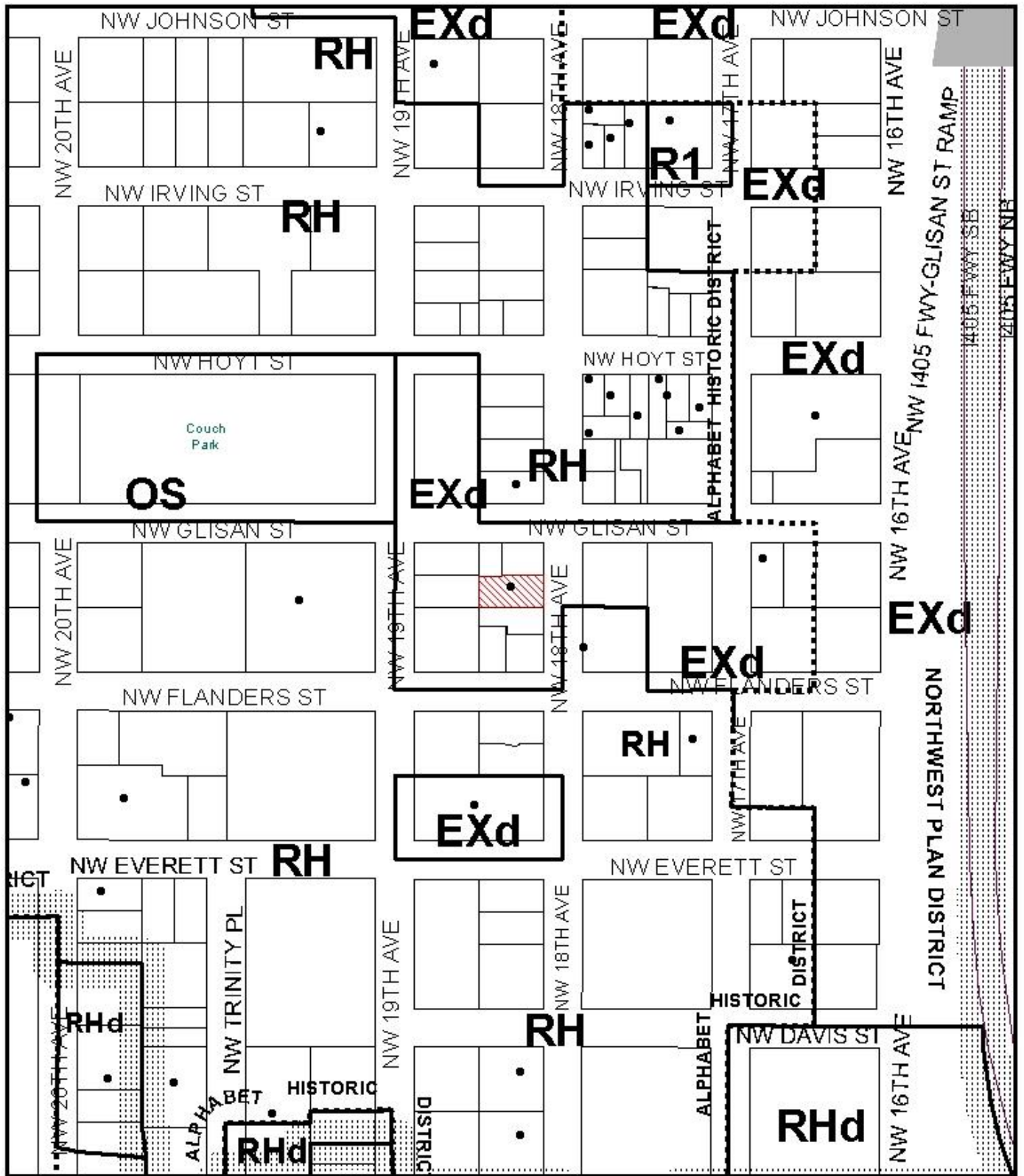
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code for the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. A100-Site Plan (attached)
 - 2. A301-Existing Elevation and Door Details
 - 3. A302-Proposed Elevation and Door Details (attached)
 - 4. Door Specifications
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Life Safety Review Section of BDS
 - 2. Fire Review Section of BDS
- F. Correspondence:
 - 1. Kent Snyder, a neighbor at 424 SW 19th Avenue, wrote in support of the proposal on August 23, 2016.
- G. Other:
 - 1. Original LU Application
 - 2. Incomplete Letter

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



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

File No.	LU 16-207094 HR
1/4 Section	3028
Scale	1 inch = 200 feet
State_Id	1N1E33DB 1200
Exhibit	B (Jul 19, 2016)

Approved
 City of Portland - Bureau of Development Services
 LU # 116-201094 HR
 Planner C. Buller Date 9.20.16
 * Approved Monitoring/Maintenance Plan



1



2



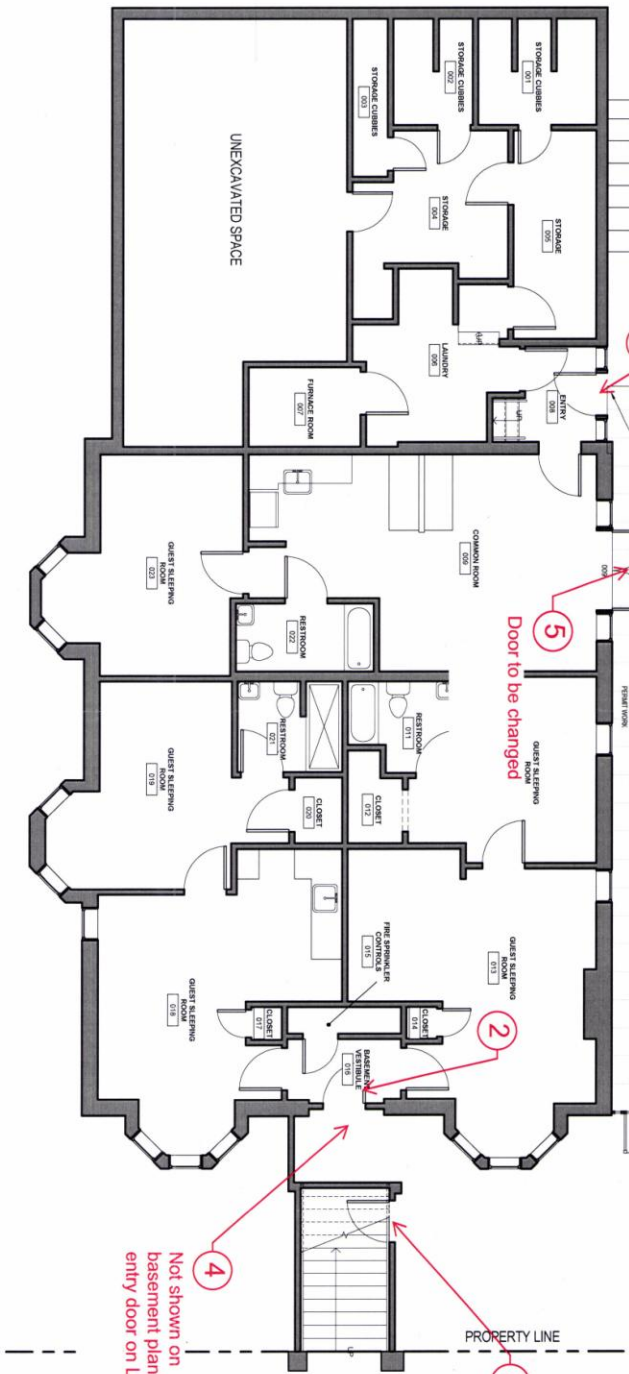
3



4



5



BASEMENT FLOOR PLAN
 1/8" = 1'-0"

4 Not shown on basement plan: main entry door on Level 1

3 PROPERTY LINE

8TH EXTERIOR DOOR

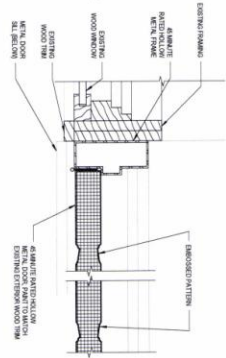
18th and NW Glisan, LLC
 NW GLISAN ST AND NW 18TH AVE, PORTLAND OR, 97209

ARCHITECTURE
 URBAN DESIGN + PLANNING
 INTERIOR DESIGN
 1000 SW 5TH AVENUE, SUITE 200
 PORTLAND, OREGON 97204
 P 503.443.7300
 F 503.443.7306
 WWW.URBANDSIGN.COM

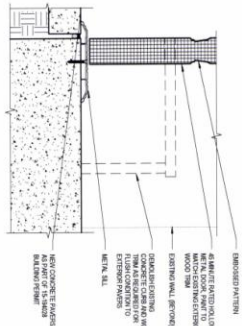
3/8 BT
 08/20/2016
 TITLE
 1/20/2016

Approved
 City of Portland - Bureau of Development Services
 LU # 40-2010-14 HR
 Planner C. Della Date 9.20.16
*** Approved Monitoring/Maintenance Plan**

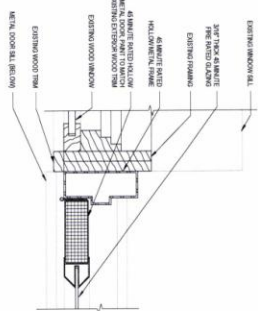
These drawings and their content are the property of SERA Design & Architecture Inc. and are to be utilized on this project. Reproduction of any part of this material, without the express written permission of SERA Design & Architecture Inc. is prohibited. SERA Design & Architecture Inc.



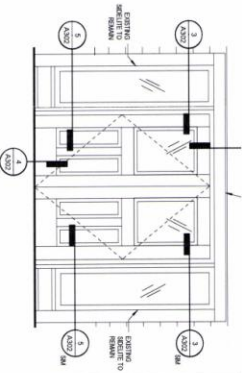
DOOR JAMB @ AT EMBOSSED 5
3" = 1'-0"



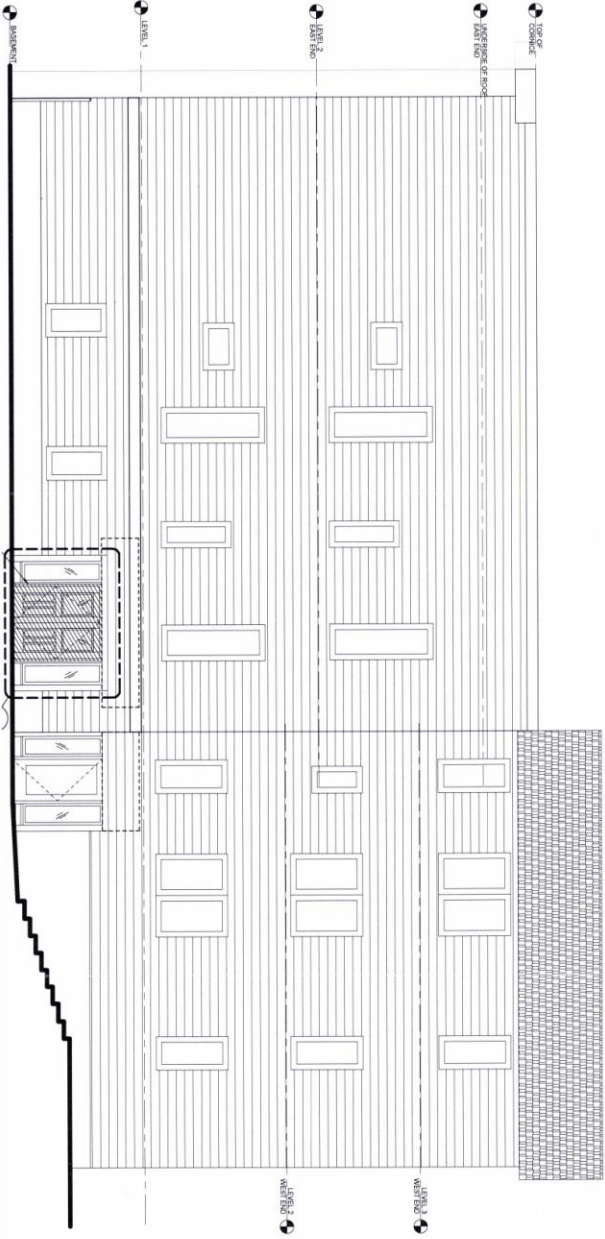
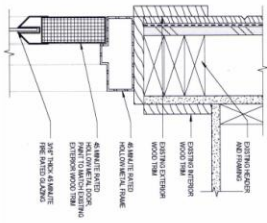
DOOR SILL @ 425 - NEW DOOR 4
3" = 1'-0"



DOOR JAMB @ GLAZING 3
3" = 1'-0"



ELEV - 425 NORTH DOUBLE DOOR 1
1/2" = 1'-0"



CONTRACT NO. 08.00.0018
 PROJECT NO. 1300081
 DATE 08.06.2016
 DESIGNER
 PROJECT ENGINEER
 ARCHITECT
 DESIGN REVIEW

425 NW 18TH EXTERIOR DOOR
 18th and NW Glisan, LLC
 NW GLISAN ST AND NW 18TH AVE, PORTLAND OR, 97209

ARCHITECTURE
 URBAN DESIGN + PLANNING
 INTERIOR DESIGN
 1000 NE GAST AVENUE SUITE 200
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