



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

Chloe Eudaly, Commissioner
Rebecca Esau, Interim Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: August 23, 2017
To: Interested Person
From: Mike Gushard, Land Use Services
503-823-5091 / Mike.Gushard@portlandoregon.gov

NOTICE OF A TYPE II 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 17-182064 HR – FAÇADE RENOVATIONS TO NON-CONTRIBUTING BUILDING

Applicant: Laurie Simpson | Connect Architecture
4072 N Williams St #A
Portland OR 97227
503-367-8057 | Laurie@Connectarchitecture.us

Owner: Timothy R Gray
530 1/2 NW 23rd Ave
Portland, OR 97210-3275

Site Address: 524 NW 23RD AVE

Legal Description: BLOCK 17 LOT 15-17 TL 200, KINGS 2ND ADD
Tax Account No.: R452302920
State ID No.: 1N1E33CB 00200
Quarter Section: 3027

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: Non-Contributing Resource – Alphabet Historic District

Zoning: CS – Commercial Storefront

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

Proposal:

The applicant requests Historic Resource Review for several façade renovations to a non-contributing building within the Alphabet Historic District. These include:

- recladding the outside edge of the building in white tile;
- new signage;
- cladding portions of the building in Ipe wood;
- new storefront system and doors and
- creating apertures around the two doors surrounded by white tile and wood.
- replacement of damaged windows

The above activities are not exempt by Portland Zoning Code Chapter 33.445.320 and thus they require historic resource review.

Relevant Approval Criteria:

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

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

ANALYSIS

Site and Vicinity: The subject property is located in between NW Glisan Street and NW Hoyt Street in the Alphabet Historic District. It is an approximately L-shaped lot, the primary building frontage is oriented towards NW 23rd Avenue, but a secondary frontage faces NW Hoyt Street, where an eight-car surface parking lot and driveway is located. Directly north of the site is the Historic Landmark Campbell Hotel, a red brick structure with residential units over a basement level retail space (the Ram's Head Tavern). Directly south of the site is a converted victorian home that also includes retail and office tenants (Noah's Bagels). The site is located near the heart of the Nob Hill district, with a variety of commercial buildings clustered along NW 23rd Avenue, some of which include apartments or condominiums above, and established residential areas on the east-west streets straddling NW 23rd.

The site is located in the Northwest Pedestrian District, as designated in the City's *Transportation System Plan (TSP)*. The *TSP* also designates NW 23rd Avenue as both a Major Transit Priority and Neighborhood Collector Street.

Zoning: The Storefront Commercial (CS) zone is intended to preserve and enhance older commercial areas that have a storefront character. The zone intends that new development in these areas will be compatible with this desired character. The zone allows a full range of retail, service and business uses with a local and regional market area. The desired character includes areas which are predominantly built-up, with buildings close to and oriented towards the sidewalk especially at corners. Development is intended to be pedestrian-oriented and buildings with a storefront character are encouraged.

The Historic District designation protects certain historic resources in the region and preserves significant parts of the region's heritage. 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. Exterior alterations to buildings in a Historic District require prior approval through the Historic Design Review process.

The Northwest plan district implements the Northwest District Plan, and seeks to strengthen the area's role as a commercial and residential center. Among other objectives, the plan district regulations promote mixed-use development, enhance the pedestrian experience, and seek to encourage transit-supportive development along the area's main streets and the

streetcar alignment. The signage proposal in this application does not trigger any of the plan district regulations.

Land Use History: City records indicate there is 1 prior land use review for this site.

- LU 06-171721 – New Signage for Security Title

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **July 24, 2017**. The following Bureaus have responded with no issues or concerns:

- Fire Bureau
- Life Safety Section of BDS

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on July 24, 2017. 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 33.846.060 - 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 1,2 and 3: The subject building is a non-contributing building within the Alphabet Historic District. It was constructed in the 1950s but underwent extensive alterations in the 1990s that left it with little integrity. These changes do not possess the historic significance to be considered eligible for landmark status in their own right. The proposed set of alterations is highly differentiated from the historic district. That said the proposal works within the existing architectural expression of the building and

the changes are not drastic enough to impact the integrity of the Alphabet Historic District. By outlining the entries and outside edge of the building with high-quality ceramic tile the proposal works within the architecture of the original building to create a clean, unobtrusive design. The proposed new signage is demure enough to fit within the architecture of the building as well as not detracting from the district. Replacing damaged windows with new metal frame windows does not affect the district. Therefore these criteria are met with conditions indicated in the findings below.

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.

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.

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.

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

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.

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

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

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

Findings P1, P2, E3, E5, D2, D5, D6, D7 and D8: The proposal includes cladding the outside of the building in white tile that is accented with dark Ipe wood. New door apertures would be similarly treated and make the entrances more prominent to passersby. Broken windows on the north, south and rear elevations will be replaced with metal windows that are similar to what existed before an October 2016 explosion damaged them. The new elements on the building work within its existing architecture and preserve the integrity of the building's main expression which is a pronounced edge created by setting back the main face of the street side elevation. The edge will be clad in tile with the contrast of the Ipe on the interior of the edge. This is repeated in new apertures around the entries. Both the existing edge of the buildings and new door apertures work to create both an interesting sidewalk level to the building and practical protection from light, wind and rain. The use of off-white tile and the introduction of lighting at the entries will make the building feel safer as will the large store front windows that lookout over the street. The new design supports the existing character of the area by maintaining an existing low-scale commercial storefront that mirrors the

many other commercial spaces along NW 23rd Avenue. It also makes use of the door aperture vocabulary located across the street on the building along the west side of Glisan St. New signage is integrated into the door design and is a simple coherent design. *Therefore these criteria are met with conditions.*

The following conditions will ensure the use of quality materials and coherent composition:

- D. Wood will be high quality Ipe wood.
- E. All joints between tiles will have mortar to match the color of the ceramic tile.
- F. The only tile used will be high-quality, exterior grade, flat, off-white tile.
- E. Coping and fascia elements will match the tile in color.

DEVELOPMENT STANDARDS

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

CONCLUSIONS

The purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. Because the changes largely respect the form and mass of the existing non-contributing resource and are not major enough to impact the District this proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

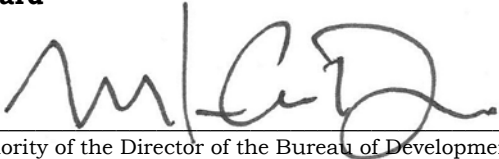
Approval of new cladding, windows, signage, lighting and door apertures per the approved site plans, Exhibits C-1 through C-8, signed and dated August 14, 2017, subject to the following conditions:

Use conditions A. through C. below for all DZ and HR decisions and use A. for other LUR decisions with additional planner/agency required 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 17-182064 HR ." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. At the time of building permit submittal, a signed Certificate of Compliance form (<https://www.portlandoregon.gov/bds/article/623658>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.
- C. No field changes allowed.
- D. Wood will be high quality Ipe wood.

- E. All joints between tiles will have mortar to match the color of the ceramic tile.
- F. The only tile used will be high-quality, exterior grade, flat, off-white tile.
- E. Coping and fascia elements will match the tile in color.

Staff Planner: Mike Gushard

Decision rendered by:  **on August 14, 2017**
By authority of the Director of the Bureau of Development Services

Decision mailed: August 23, 2017

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 June 6, 2017, and was determined to be complete on July 6, 2017.

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 June 6, 2017.

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: November 3, 2017**)

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 Landmarks Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on September 6, 2017** at 1900 SW Fourth Ave. Appeals can be filed at the 5th floor reception desk of 1900 SW 4th Avenue Monday through Friday between 8:00 am and 4:30 pm. **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.

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 Landmarks 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 Landmarks 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 will be recorded with the Multnomah County Recorder.

- *Unless appealed*, the final decision will be recorded after **September 7, 2017** by the Bureau of Development Services.

The applicant, builder, or a representative does not need to record the final decision with the Multnomah County Recorder.

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

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

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

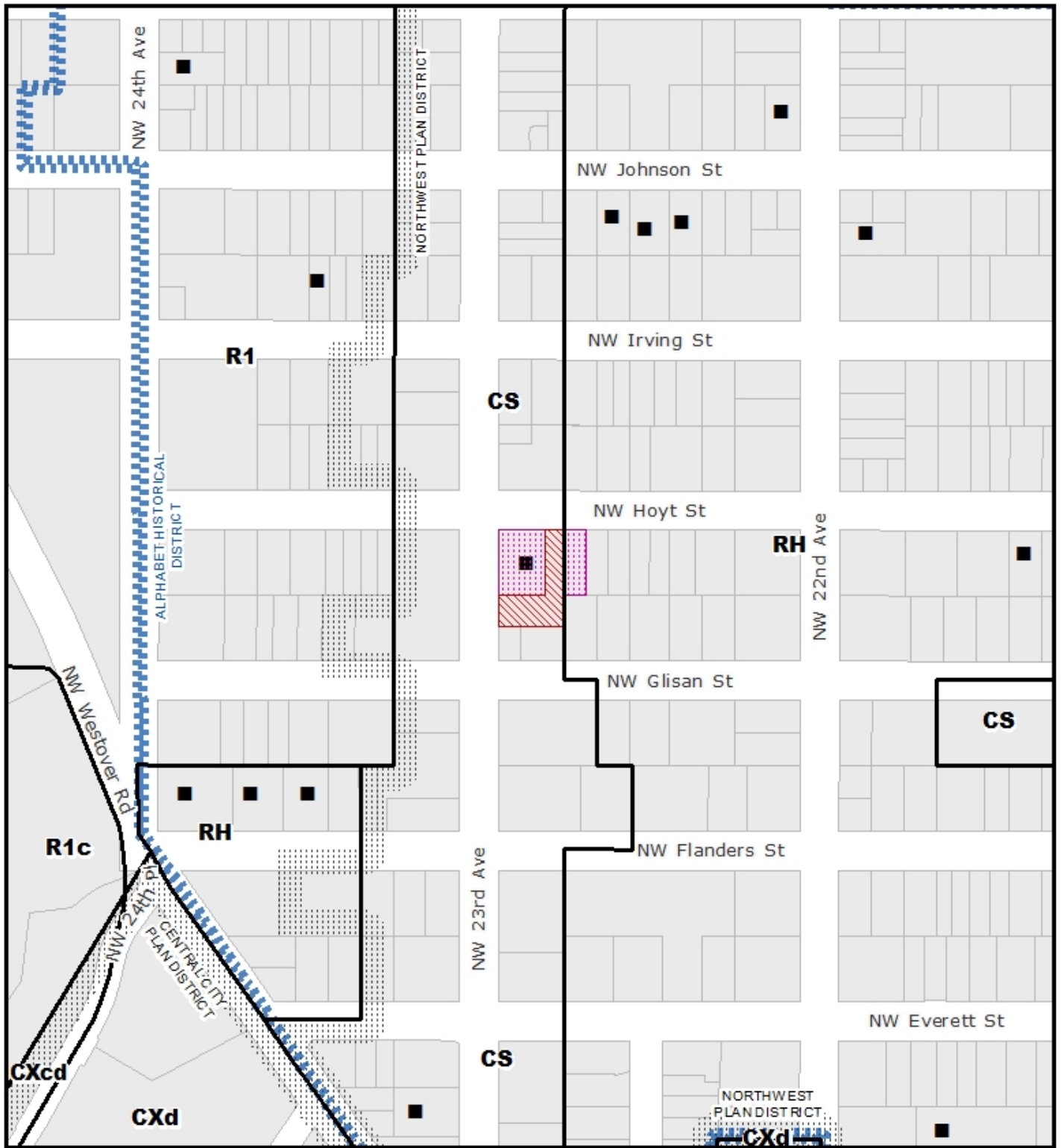
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Narrative
 - 2. Context Photos
 - 3. Satellite photo
 - 4. Window Photo
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Floor plan
 - 3. Proposed Elevation
 - 4. Section B
 - 5. Building Section with doorway
 - 6. North and south Elevations with windows
 - 7. Rear elevation
 - 8. Window Sections
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Fire Bureau
 - 2. Site Development Section of BDS
 - 3. TRACS Printout
- F. Correspondence: (None Received)
- G. Other:
 - 1. Original LU Application

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

↑ NORTH

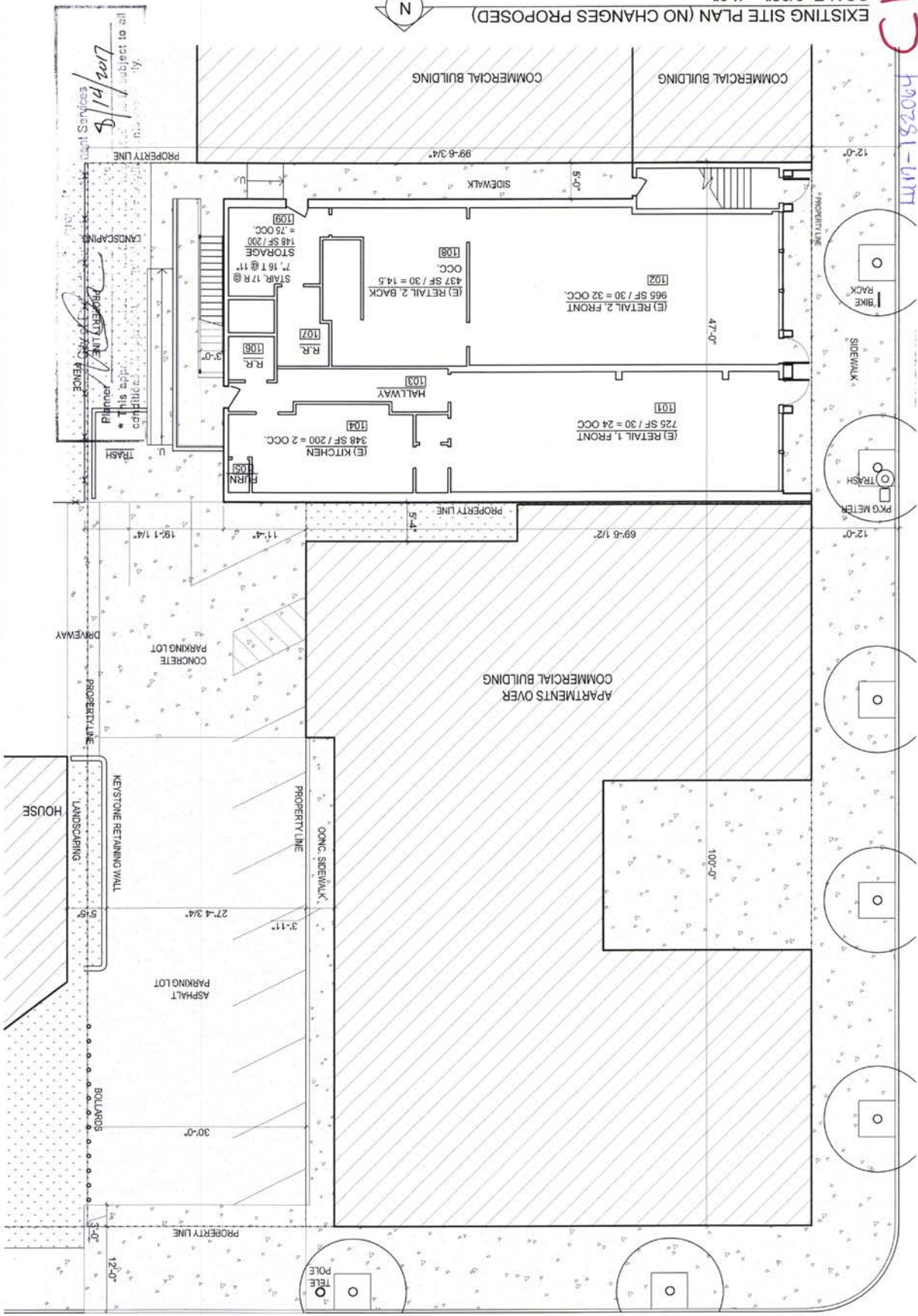
THIS SITE LIES WITHIN THE:
 NORTHWEST PLAN DISTRICT
 ALPHABET HISTORIC DISTRICT

-  Site
-  Also Owned Parcels
-  Historic Landmark

File No.	LU 17-182064 HR
1/4 Section	2927 3027
Scale	1 inch = 200 feet
State ID	1N1E33CB 200
Exhibit	B Jun 07, 2017

13 H920281-4111

EXISTING SITE PLAN (NO CHANGES PROPOSED)
SCALE: 3/32" = 1'-0"



Planner: [Signature] 9/14/2017
Subject to all
City of [unclear]