



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

Ted Wheeler, Mayor
Rebecca Esau, Director
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TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: May 31, 2018
To: Interested Person
From: Tanya Paglia, Land Use Services
503-823-4989/Tanya.Paglia@portlandoregon.gov

NOTICE OF A TYPE II PROPOSAL IN YOUR NEIGHBORHOOD

Development has been proposed in your neighborhood. The proposed development requires a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map is attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

Because we must publish our decision within 28 days, **we need to receive your written comments by 5 p.m. on 6/21/2018**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-170803 HR, in your letter. It also is helpful to address your letter to me, Tanya Paglia. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 18-170803 HR – PARAPET BRACING

Applicant: Brian Emerick & Brian Apple | Emerick Architects
321 SW 4th Avenue #200
Portland OR 97204
apple@emerick-architects.com

Owner: Stadium Court Garage LLC
601 SW 2nd Avenue #2100
Portland, OR 97204-3158

Party of Interest: Wade Younie | DCI Engineers
400 SW 6th Avenue, Suite 605
Portland, OR 97204

Representative: Walter Mcmonies | Jeanne Manor Apartments, LLC
601 SW Second Avenue, Suite 2100
Portland, OR 97204

Property Manager: Karen Czopek | Kbc Management Inc
2107 NW 23rd Avenue
Portland, OR 97210

Site Address: **124 NW 20th Avenue**

Legal Description: BLOCK 277 LOT 19&20 TL 9500 HISTORIC PROPERTY POTENTIAL
ADDITIONAL TAX, COUCHS ADD

Tax Account No.: R180227310
State ID No.: 1N1E33DB 09500

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: Central City - Goose Hollow
Other Designations: Contributing Resource in the Alphabet Historic District
Zoning: **RHd** – High Density Residential with Design Overlay and Historic Resource Protection Overlay
Case Type: **HR**- Historic Resource Review
Procedure: **Type II**, an administrative decision with appeal to the Landmarks Commission.

Proposal:

The applicant is seeking Historic Resource Review approval for a proposal to add steel bracing along the east and west unreinforced masonry parapet walls of a contributing resource in the Alphabet Historic District. The subject is a single-story brick commercial building with stucco trim work constructed in 1910 and originally named *Rose City Electric Automobile Garage*. The building faces west on NW 20th Ave, located mid-block Burnside and Everett Street. The structure was designed and built as an electric automobile showroom and repair facility by local architect/builder Lewis & Lewis.

The proposed bracing will be formed by a new steel pedestal that is attached directly to existing roof joists. This pedestal will have a steel brace that runs at an approximate 45-degree angle to within a few inches of the top of the parapet. Here the brace is bolted to a horizontal "L" brace which is bolted to the unreinforced masonry parapet walls. This will leave only the bolts and 3" square washers visible at the parapet on the exterior elevations. These visible washers will be painted to match the existing wall.

Historic Resource Review is required because the proposal is for non-exempt exterior alterations in the Alphabet Historic District.

Relevant Approval Criteria:

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

- Central City Fundamental Design Guidelines
- Historic Alphabet District: Community Design Guidelines Addendum
- Criteria in Section 33.846.060.G of the Portland Zoning Code

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. This application was submitted on May 14, 2018 and determined to be complete on May 25, 2018.

DECISION MAKING PROCESS

The Bureau of Development Services will make a decision on this proposal. We will consider your comments, and

- Approve the proposal.
- Approve the proposal with conditions.
- Deny the proposal.

The neighborhood association listed on the first page of this notice may take a position on this application. They may also schedule an open meeting prior to making their recommendation to the Bureau of Development Services. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

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.

APPEAL PROCESS

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Landmarks Commission. This review body will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and information on how to file an appeal will be included. If you do not send any comments, you can still appeal the decision. There is a 14-day deadline to file an appeal beginning on the day the decision is mailed. The reason for the appeal must be specifically defined in order for the review body to respond to the appeal. If an appeal is filed, you will be notified of the time and location of the appeal hearing.

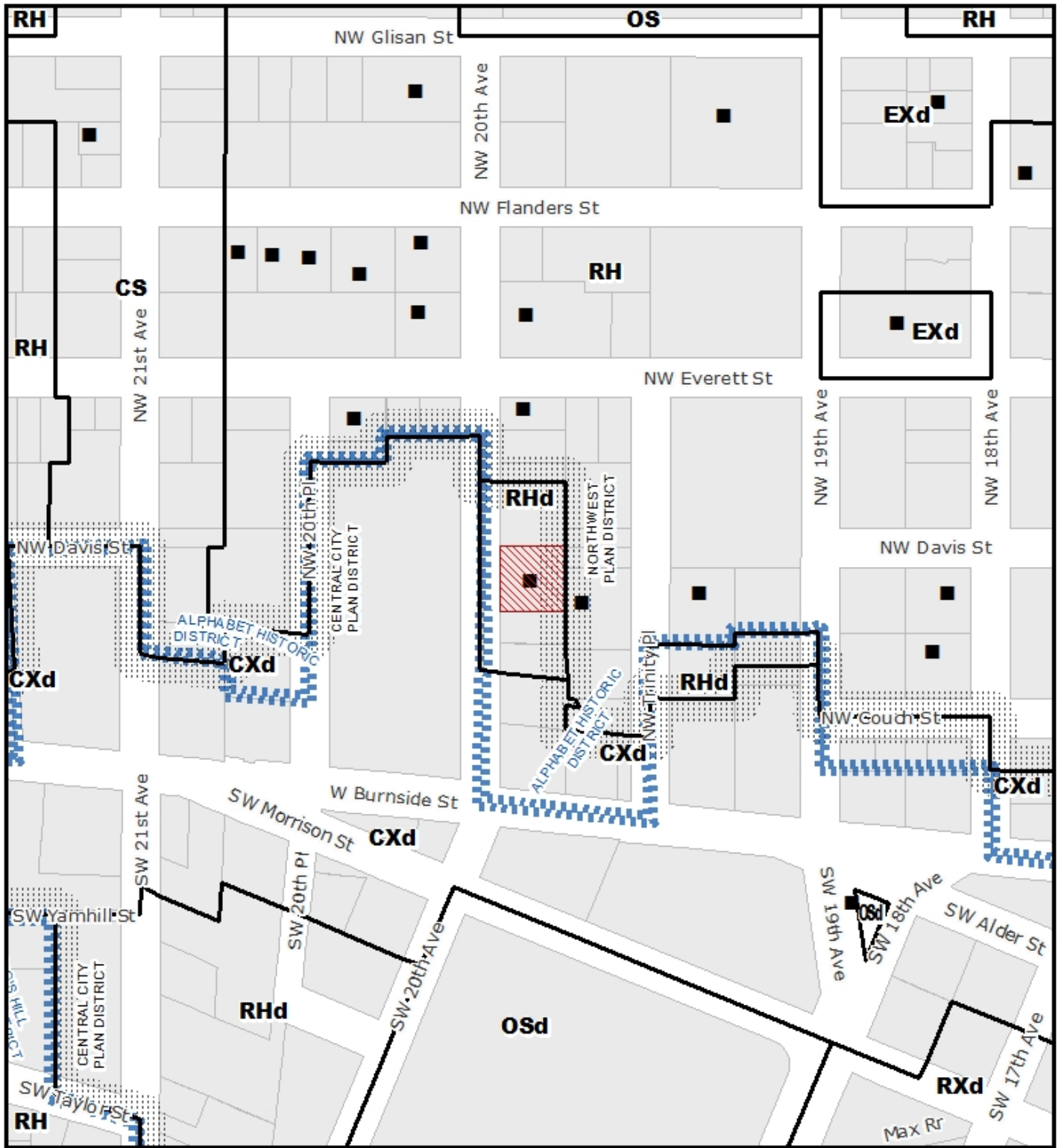
There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

APPEAL OF THE FINAL CITY DECISION

After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the comment deadline or prior to the conclusion of the hearing if a local appeal is requested. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that may also preclude an appeal to LUBA on that issue.


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

Enclosures: Zoning Map; Site Plan; East and West Elevations

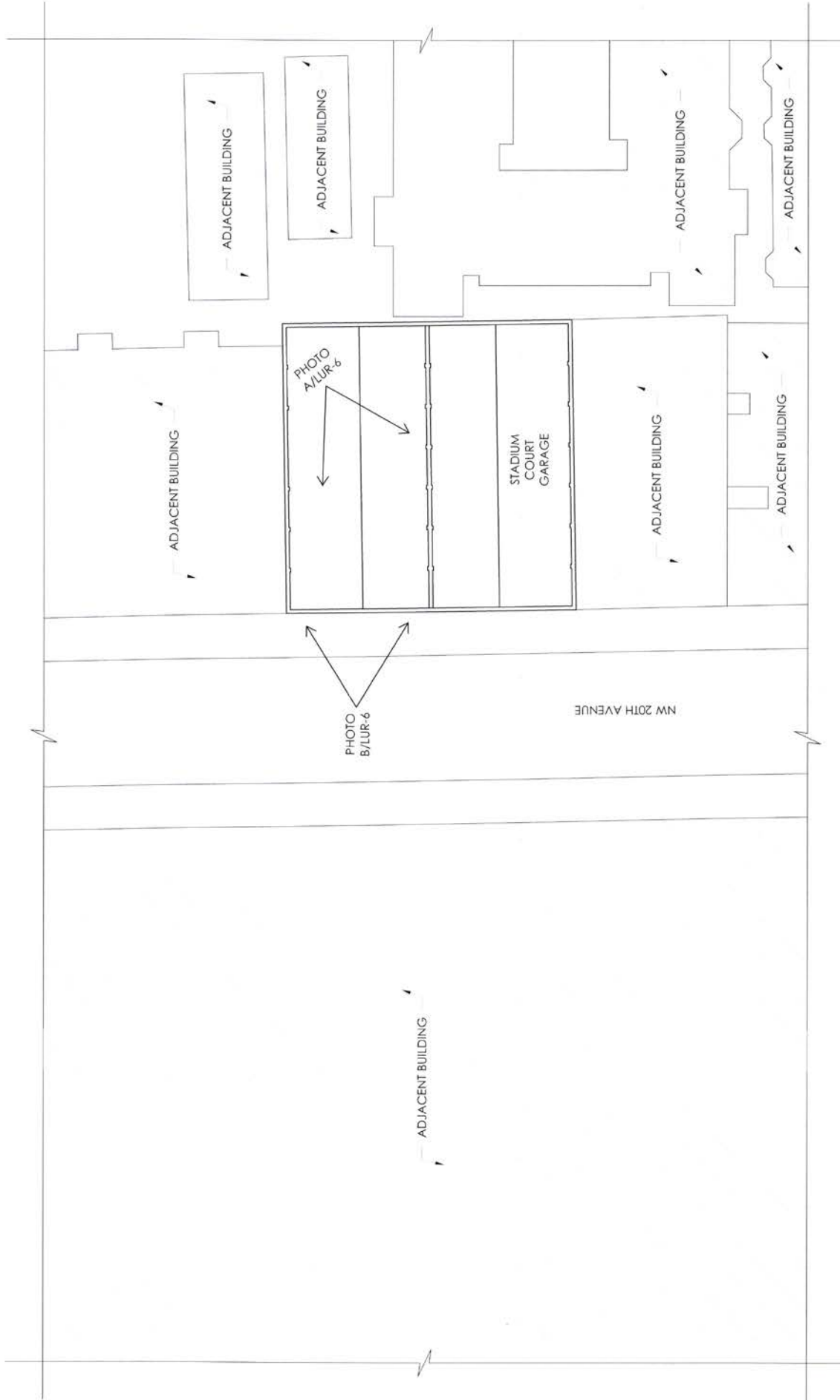


ZONING

THIS SITE LIES WITHIN THE:
 CENTRAL CITY PLAN DISTRICT
 GOOSE HOLLOW SUBDISTRICT
 ALPHABET HISTORIC DISTRICT

-  Site
-  Historic Landmark

File No.	LU 18-170803 HR
1/4 Section	3028
Scale	1 inch = 200 feet
State ID	1N1E33DB 9500
Exhibit	B May 17, 2018



LA 18-170803 HR
 STADIUM COURT GARAGE
 JOB #: 1804
 LUR-2
 DATE: 05.14.18

EMERICK ARCHITECTS

STADIUM COURT GARAGE
 HISTORIC REVIEW (LUR)

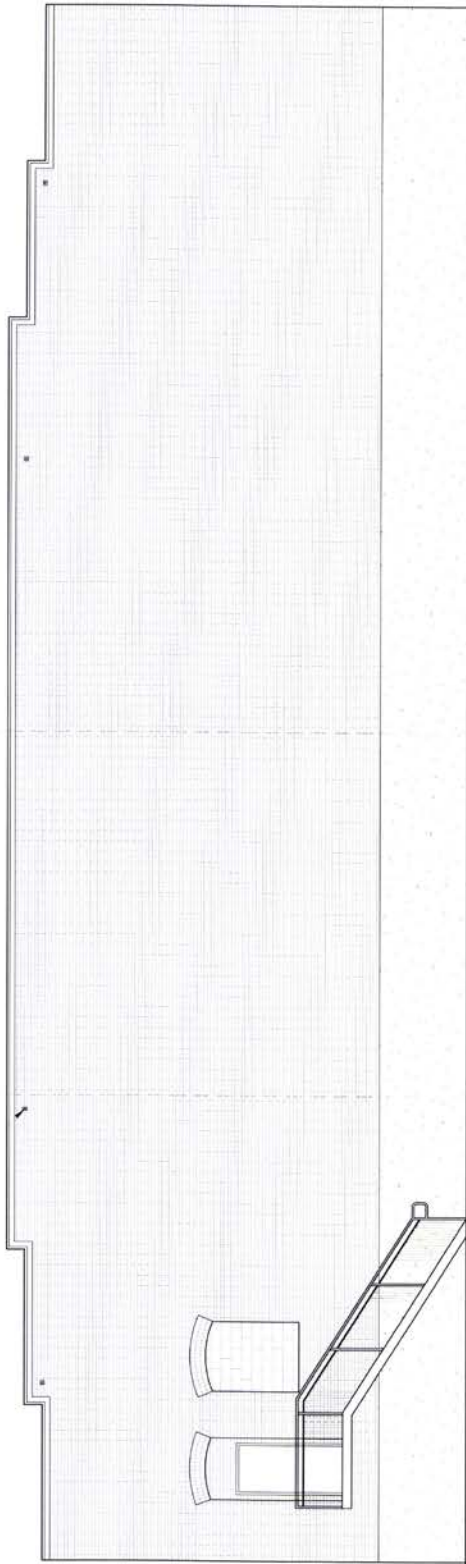
NOT FOR CONSTRUCTION

N

1 SITE PLAN
 1/32" = 1'-0"

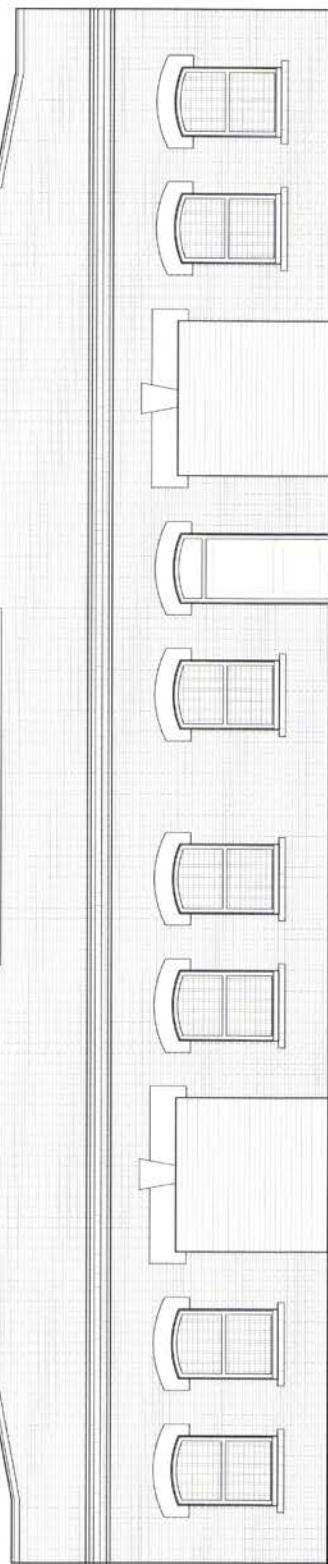
THRU BOLTS AND
WASHERS PER 1/LUR-5
(TYP.)

ADJACENT BUILDING



1 EAST EXTERIOR ELEVATION
1/8" = 1'-0"

THRU BOLTS AND WASHERS
PER 1/LUR-5 (TYP.)



2 WEST EXTERIOR ELEVATION
1/8" = 1'-0"

NOTE:
NO PROPOSED WORK
ON NORTH AND
SOUTH ELEVATIONS

WA 18-170803 HR

LUR-4

DATE: 05.14.18

STADIUM COURT
GARAGE
JOB #: 1804



STADIUM COURT GARAGE
HISTORIC REVIEW (LUR)

NOT FOR CONSTRUCTION