



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 18-169472 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 18-169472 HR – LIGHTWELL INFILL

Applicant: Tricia Lipton | Heritage Consulting Group
1120 NW Northrup Street
Portland, OR 97209
tlipton@heritage-consulting.com

Owner: Bretnor LLC
Po Box 597006
San Francisco, CA 94159-7006

Representative: Honor Bulkley | Brentnor LLC
Po Box 597006
San Francisco, CA 94159

Site Address: **931 NW 20th Avenue**

Legal Description: BLOCK 285 LOT 1&2, COUCHS ADD
Tax Account No.: R180228480
State ID No.: 1N1E33BD 01600
Quarter Section: 2927,2928

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

Individually Listed on the National Register of Historic Places on 2/20/1991

Zoning: **RH** – High Density Residential with 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 infill an existing basement window well on the south (rear) elevation of the Bretnor Apartments, a contributing resource in the Alphabet Historic District. The basement window will be filled and the exterior clad with red brick to match the rest of the elevation. The window well will be infilled with soil.

The subject four-story multi-dwelling, brick Tudor Revival structure was built in 1912 and designed by the architects Claussen & Claussen. It was individually Listed on the National Register of Historic Places on 2/20/1991. At the time of construction, it was one of the first apartments to be built in the area and the Willamette Heights streetcar line ran nearby on 21st Avenue. The two street-facing facades (east elevation facing NW 20th Ave and the north elevation facing NW Lovejoy St) are very ornamental, with clicker brick on floors one through four contrasted with belt courses and quoins over a cement plastered rusticated base that contains the basement windows. The south and west facades, in contrast, are utilitarian in nature and clad in red brick. These elevations do not have daylighted basements except for the window well to be infilled and one other.

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. The relevant criteria are:

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

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 11, 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.

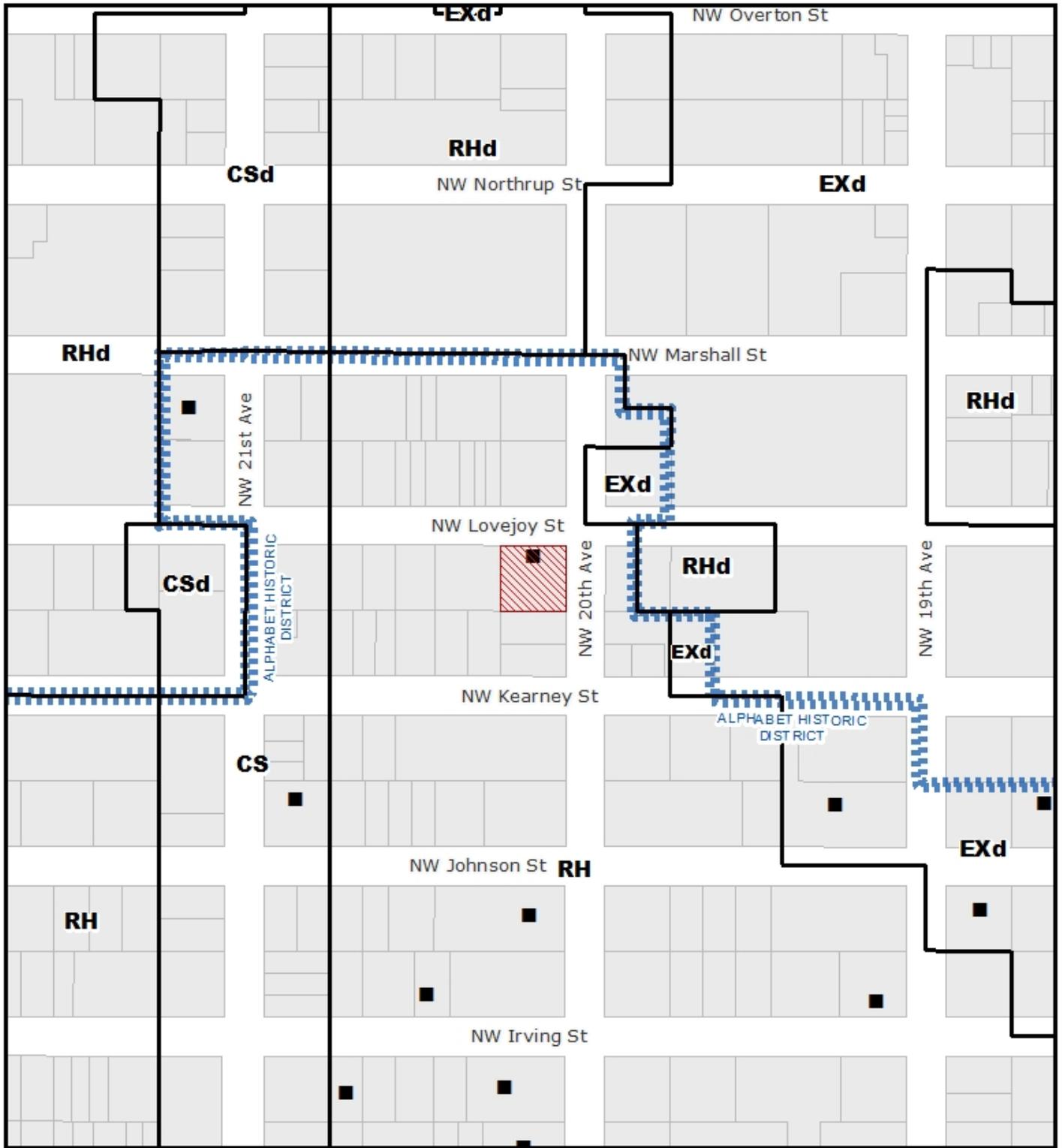
There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

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; Proposed South Elevation



ZONING

NORTH

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

-  Site
-  Historic Landmark

File No.	LU 18-169472 HR
1/4 Section	2927, 2928
Scale	1 inch = 200 feet
State ID	1N1E33BD 1600
Exhibit	B May 15, 2018



SYMONS ENGINEERING CONSULTANTS, INC.

12805 s.e. foster road
portland, oregon 97236
phone 503 760 1353
fax 503 762 1962

CLIENT

KELLINGTON LAW GROUP
PO BOX 159
LAKE OSWEGO, OR 97034
503 636-0069

PROJECT

THE BRETNOR

SITE ADDRESS

931 NW 20TH AVE
PORTLAND, OR 97209

SHEET NAME

EXISTING SITE PLAN

ISSUE DATE MAY 4, 2018

DRAWING FILE 18-076DWG

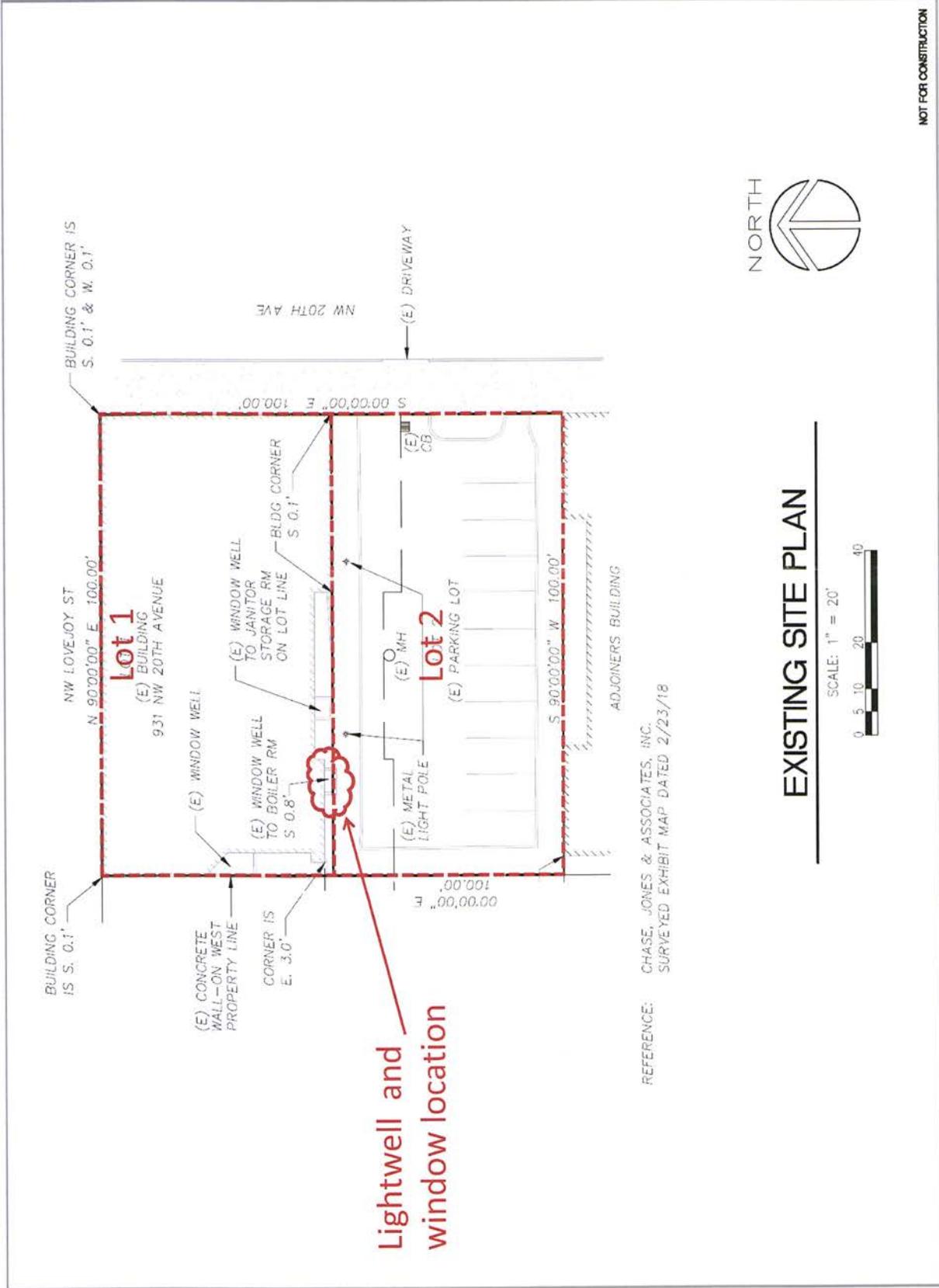
PROJECT NUMBER 18-07

SHEET 1

C1

OF 2 SHEETS

NOT FOR CONSTRUCTION



Lightwell and window location



EXISTING SITE PLAN

SCALE: 1" = 20'



REFERENCE: CHASE, JONES & ASSOCIATES, INC.
SURVEYED EXHIBIT MAP DATED 2/23/18

LV18 - 169472 HR



SYMONS ENGINEERING
CONSULTANTS, INC.

12805 se. foster road
portland, oregon 97236
phone 503 760 1353
facsimile 503 762 1962

CLIENT

KELLINGTON LAW GROUP
PO BOX 159
LAKE OSWEGO, OR 97034
503-686-0069

PROJECT

THE BRETNOR

SITE ADDRESS

681 NW 20TH AVE
PORTLAND, OR 97209

SHEET NAME

PROPOSED SOUTH
ELEVATION

ISSUE DATE

MAY 4, 2018

DRAWING FILE

18-07_BLDWG

PROJECT NUMBER

18-07

A2

NOT FOR CONSTRUCTION

LV18 - 169472 HR

