



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

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Date: 7/29/2019
To: Interested Person
From: Tanya Paglia, Land Use Services
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NOTICE OF A TYPE I 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 19-169704 HR – NEW SIGNAGE ON WILLIAM TEMPLE HOUSE STORE

GENERAL INFORMATION

Applicants: Carrie Hoops & Bill Easton | William Temple House
2023 NW Hoyt Street | Portland, OR 97209
choops@williamtemple.org, beaston@williamtemple.org

Judi Mccubbins | William Temple House Thrift Store
2230 NW Glisan Street | Portland, OR 97210

Owner: Episcopal Laymen's Mission Society
615 NW 20th Ave | Portland, OR 97209-1204

Site Address: **2230 NW GLISAN ST**

Legal Description: BLOCK 2 LOT 5&6, MEADS ADD
Tax Account No.: R556500030
State ID No.: 1N1E33CA 01800
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: Contributing resource in the Alphabet Historic District

Zoning: **RH** – High Density Residential with Historic Resource Overlay
Case Type: **HR** – Historic Resource Review
Procedure: **Type I**, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

The applicant is seeking Historic Resource Review approval for three signs on the north façade of the William Temple House Thrift Store, a building originally known as the *Hillside Garage*, a contributing resource in the Alphabet Historic District. The project includes replacement of a central wall sign above the main entrance. The new wall sign is composed of pin mounted individual letter occupying an area that is 6'-0" wide and 3'-9 1/2" tall. Two new blade signs will also be added on either side of the north frontage. The blade signs are 1'-10" wide and 1'-4" tall. There are currently barn style lights across the front of the building and the two center existing lights will be used to externally illuminate the main sign.

Historic Resource Review is required because the proposal is for signage within the Historic Alphabetic District.

Relevant Approval Criteria:

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

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

ANALYSIS

Site and Vicinity: The William Temple House Thrift Store, originally known as the *Hillside Garage*, is located on a 10,000 square foot site in the Alphabet Historic District and the Northwest Plan District. The site is located mid-block on NW Glisan, between NW 22nd and NW 23rd Avenues. The building is a single-story concrete commercial building constructed in 1926 with brick cladding and half timbering accents and is a contributing resource in the Alphabet Historic District.

The Alphabet Historic District is a densely populated neighborhood of historic homes and apartment buildings and tree lined streets. The surrounding neighborhood is consistent with these typologies. NW 23rd Avenue is a half block to the west and is lined with commercial and storefront retail uses. Northwest Glisan is primarily residential, with a mix of historic apartment buildings and single-family homes on the smaller mid-block lots.

Alphabet Historic District was listed in the National Register of Historic Places on November 16, 2000, with periods of significance of 1875-1899, 1900-1924, and 1925-1949. The Historic District is an area of Portland significant for its concentration of intact late 19th and early 20th Century, mostly middle class, housing stock and small-scale commercial buildings. Of special note are the many mid-sized apartment and institutional buildings. Many of these are in the various Period Revival styles, e.g. Tudor, Spanish Colonial, Byzantine, Jacobean, etc, and this is especially the case in the immediate vicinity of the proposed new development.

The 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 High Density Residential (RH) is a high density multi-dwelling zone which allows the highest density of dwelling units of the residential zones. Density is not regulated by a maximum number of units per acre. Rather, the maximum size of buildings and intensity of use are regulated by floor area ratio (FAR) limits and other site development standards. Generally the density will range from 80 to 125 units per acre. Allowed housing is characterized by medium to high height and a relatively high percentage of building coverage. The major types of new housing development will be low, medium, and high-rise apartments and condominiums. Generally, RH zones will be well served by transit facilities

or be near areas with supportive commercial services. Newly created lots in the RH zone must be at least 10,000 square feet in area for multi-dwelling development. There is no minimum lot area for development with detached or attached houses or for development with duplexes. Minimum lot width and depth standards may apply.

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:

- **LU 87-037264 CU (VZ 73-87)** – Approval with the condition that the use of this site be limited to a retail thrift shop.

Agency Review: A Notice of Proposal in your Neighborhood was mailed on **June 12, 2019**. No agency review was provided given the scope of work.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **June 12, 2019**. 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.

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.

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

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 for HADCDGA 1, 2, 3 and CDGs P1, P2, E3, D2, D6, D7 and D8: *The Hillside Garage* is a contributing resource in the Alphabet Historic District. An old sign and awning are to be removed and replaced with the new signage. These were a remnant of a more car-oriented era of signs and have not acquired historic significance, nor are they from the district's period of significance. In addition, the proposed alterations will not remove materials that characterize *the Hillside Garage* and the integrity of the resource will be preserved.

The new signs are more compatible with the style of the building and its original features. They will contribute to making the building fit better into the neighborhood and the rest of the district as they are more pedestrian oriented and of a style more in keeping with the resource and more proportionate to it. The blade signs and pin-mounted primary sign take their design inspiration directly from the existing context of signs in the area. Blade signs are common in this pedestrian focused neighborhood, and along with the center sign composed of pin mounted individual letters, will add detail and interest to the building at a pedestrian scale. Locating the main sign over the existing entry door at the center of the building indicates and celebrates the main entrance of the building, making the entrance prominent and interesting. Overall the proposed work will not visually detract from the historic aesthetic of the building, adjacent properties and district.

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 requirements of Title 11 can be met, and 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 proposed signs will create a harmonious composition with the existing building and be compatible with the historic qualities of the district. The project will not detract from the historic character of this contributing resource in the Alphabet Historic District. 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 therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of three signs on the north façade of the William Temple House Thrift Store, a building originally known as the *Hillside Garage*, a contributing resource in the Alphabet Historic District, per the approved site plans, Exhibits C-1 through C-3, signed and dated 7/24/2019, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through C) must be noted on each of the four 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 19-169704 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.

Staff Planner: Tanya Paglia



Decision rendered by: _____ **on 7/24/2019.**

By authority of the Director of the Bureau of Development Services

Decision mailed: 7/29/2019

Procedural Information. The application for this land use review was submitted on May 24, 2019, and was determined to be complete on June 7, 2019.

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 May 24, 2019.

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: 10/5/2019.**

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 will be recorded with the Multnomah County Recorder.

- *Unless appealed*, the final decision will be recorded after **7/29/2019** 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:

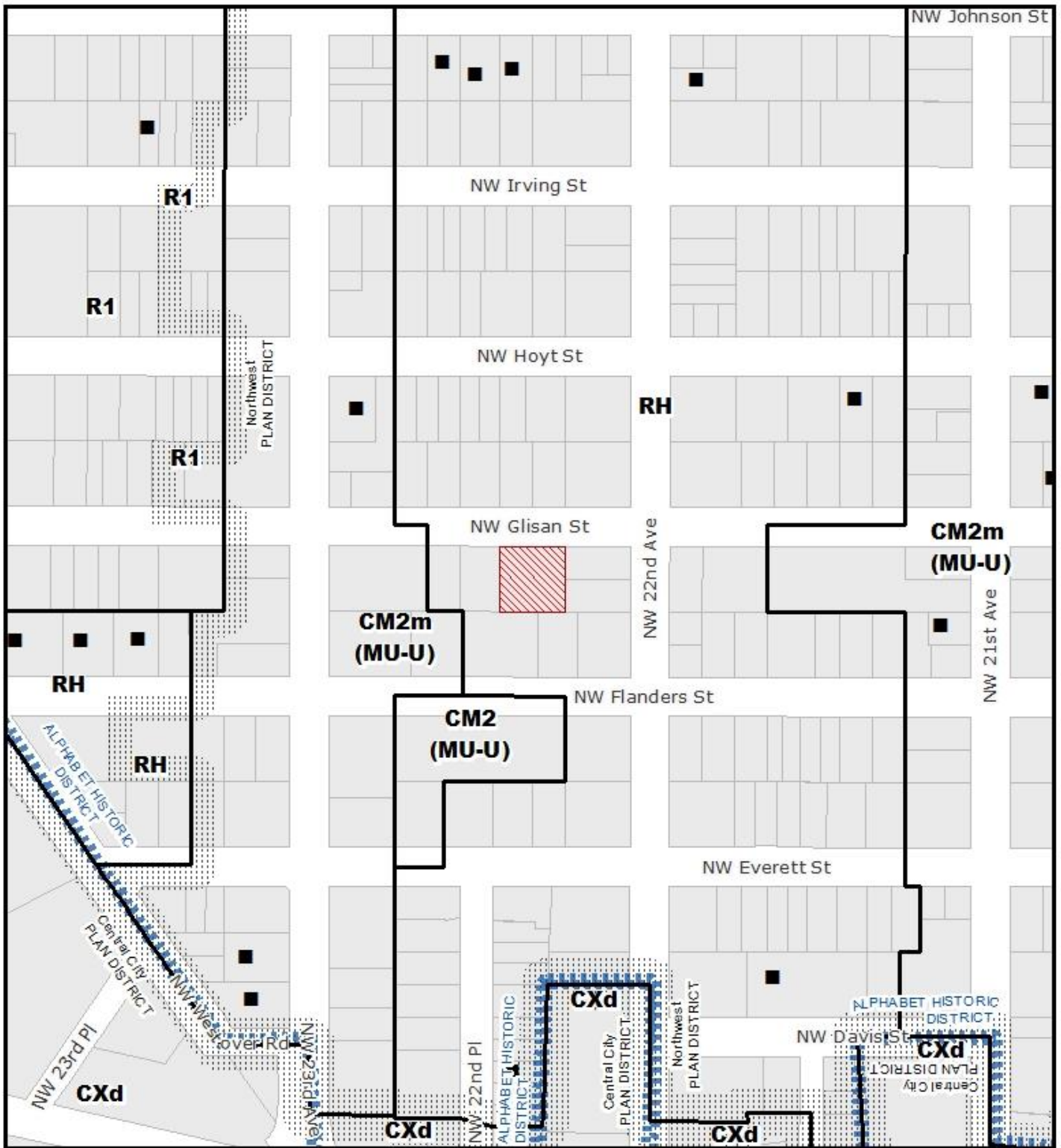
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code for the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submittal
 - 1. Applicant's project description and response to approval criteria
 - 2. Photo Simulation of Wall Sign Area on building
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. North Elevation with Wall Sign Elevation and Section
 - 3. North Elevation with Blade Sign Elevation and Section (attached)
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses: None received
- F. Correspondence: None received
- G. Other:
 - 1. Original LU Application
 - 2. Oregon Historic Site Record

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

-  Site
-  Historic Landmark

File No.	LU 19-169704 HR
1/4 Section	3027
Scale	1 inch = 200 feet
State ID	1N1E33CA 1800
Exhibit	B May 29, 2019

IMPERVIOUS AREA

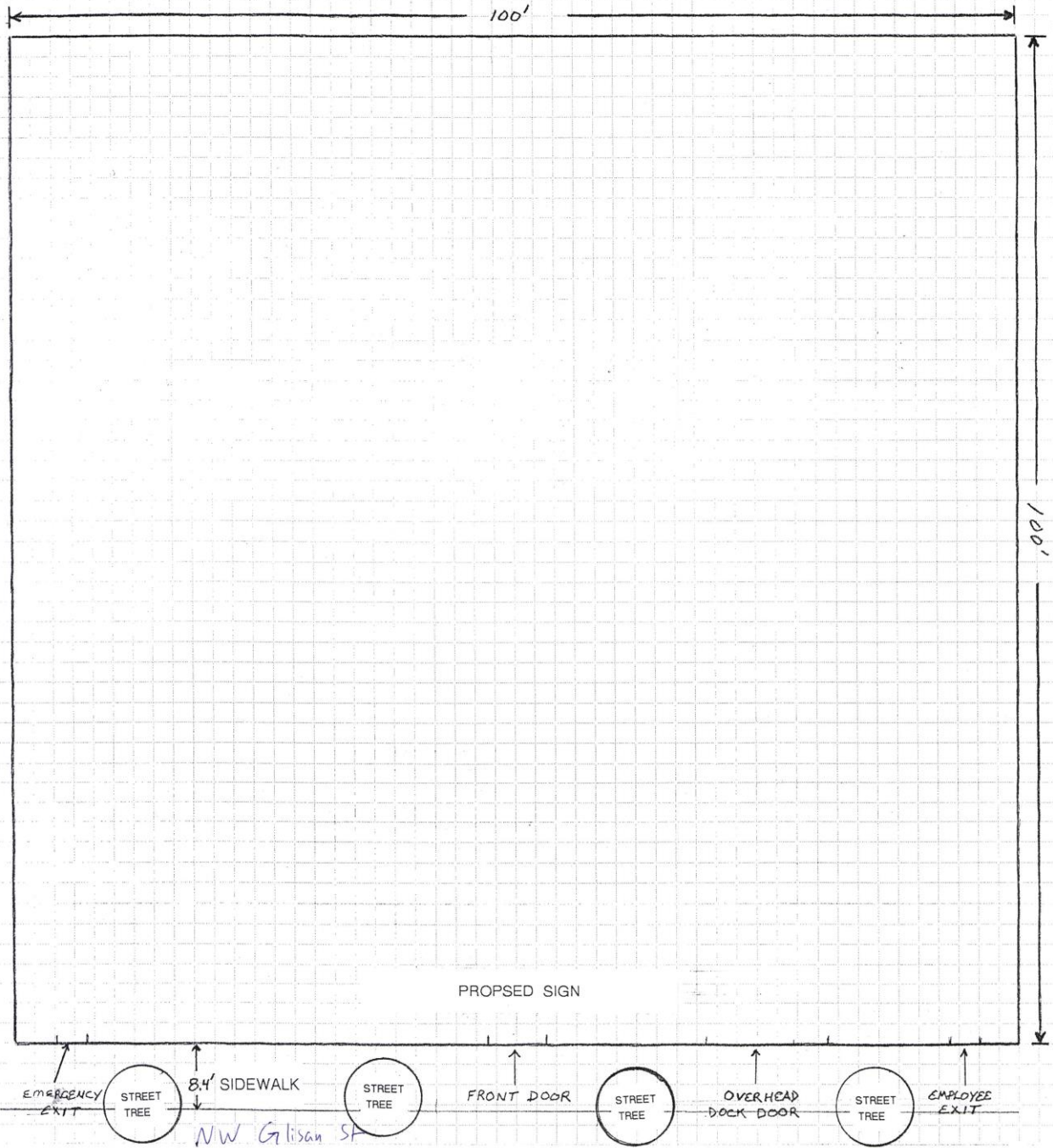
DRIVEWAY NA
PATIO NA
WALK 840
ROOF AREA
(INCL. OVERHANG) 10,000
TOTAL 10,840 SF

BUILDING COVERAGE

BUILDING FOOTPRINT 10,000 SF

LOT AREA

Approved
City of Portland - Bureau of Development Services
Planner [Signature] Date 7/27/2019
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



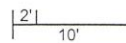
PROJECT LEGAL

PROJECT ADDRESS

2230 NW GLISAN ST.

SITE PLAN

SCALE 1" = 10'



NORTH ARROW

C-1

LU 19-169704 HR



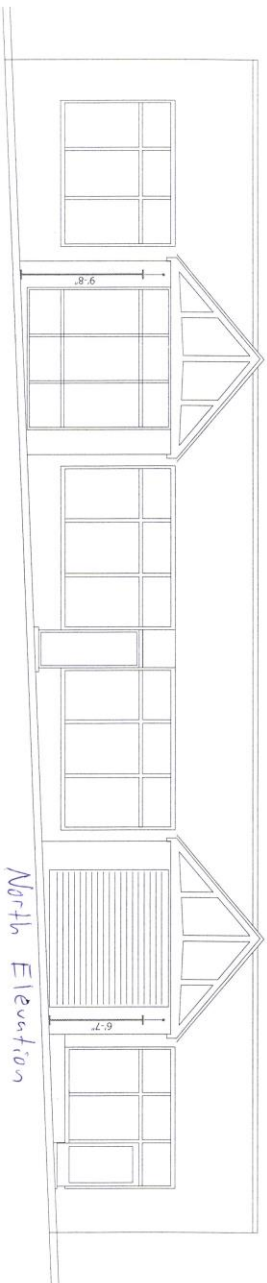
Original Brick Exterior Wall

Installation Detail:
 Sign panel mounts to horizontal crossbar with S-hooks or chain. Sign panels are double-sided.
 Mounting plate is 6" x 6" square, with (4) 3" anchors into existing brick exterior wall

Approved
 City of Portland - Bureau of Development Services
 Plans: _____
 Title: _____
 Date: 7/24/2019
 Applies only to the reviews requested and is subject to all codes, rules, and regulations. Additional zoning requirements may apply.

┆ = Blade sign mounting locations

BALLYHOO
 LARGE FORMAT PRINTING
 4857 NW Lake Road, Suite 120
 Camas, WA 98607
 800-207-6811



Elevation Scale: 1" = 10'

LC19-169704 HR C-3