



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

Ted Wheeler, Mayor
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: 7/10/2020
To: Interested Person
From: Tanya Paglia, Land Use Services
503-823-4989 / Tanya.Paglia@portlandoregon.gov

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 19-269582 HR – ALTERED RETAINING WALL, RAILINGS, AND LANDSCAPE

GENERAL INFORMATION

Applicant: Michelle Wood | Integrate Architecture & Planning
1919 N Kilpatrick St | Portland, OR 97217
michelle@integratearch.com

Phil Sydnor | Integrate Architecture & Planning Inc
1715 N Terry St | Portland, OR 97217

Owners: 2061 NW Hoyt LLC
813 SW Regency Pl | Portland, OR 97225

Representative: Chris Suarez | PDX Property Group
2061 NW Hoyt St | Portland, OR 97225

Site Address: **2061 NW HOYT ST**

Legal Description: BLOCK 282 LOT 13 TL 6200, COUCHS ADD
Tax Account No.: R180227790
State ID No.: 1N1E33BD 06200
Quarter Section: 2927

Neighborhood: Northwest District, contact
planning@northwestdistrictassociation.org.

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 Protection 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 alterations to the front porch retaining wall at the south side of the structure including a new stucco veneer to cover stone veneer and the addition of a concrete cap along the top of the wall; new cable rail guardrails at the steps and front porch; and modifications to a fence and landscaping along the south property line bordering NW Hoyt St.

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

Relevant Approval Criteria:

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

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

ANALYSIS

Site and Vicinity: The resource is a two and a half story Italianate style building built in 1884 as a school and relocated in 1916. Its historic names are the *Couch Schoolhouse* and the *Caroline Couch Estate Building* and it is a contributing resource in the Alphabet Historic District. The original school was built by the Couch family for their grandchildren and other neighborhood children. It was converted into a residence around 1920 and it is currently used as office space and has been since at least 1961. The building features a low pitch hip roof with cresting and wide eaves, horizontal wood drop siding, double-hung one-over-one windows and a cornice with dentil frieze.

The Alphabet Historic District is an area of Portland significant for its concentration of intact late 19th and early 20th Century 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, etc. The area is also characterized by a gridwork of narrower, tree-lined, residential streets crossed by occasional more robust commercial avenues.

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 there are no prior land use reviews for this site.

Agency Review: A Notice of Proposal in your Neighborhood was mailed on **January 24, 2020**. No agency review was provided given the scope of work.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **January 24, 2020**. 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.

E1. The Pedestrian Network. Create an efficient, pleasant, and safe network of sidewalks

and paths for pedestrians that link destination points and nearby residential areas while visually and physically buffering pedestrians from vehicle areas.

D3. Landscape Features. Enhance site and building design through appropriate placement, scale, and variety of landscape features.

D4. Parking Areas and Garages. Integrate parking in a manner that is attractive and complementary to the site and its surroundings. Locate parking in a manner that minimizes negative impacts on the community and its pedestrians. Design parking garage exteriors to visually respect and integrate with adjacent buildings and environment.

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.

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 HADCDA 1, 2, 3 and CDGs P1, P2, E1, D3, D4, D6 and D8: While the *Couch Schoolhouse / Caroline Couch Estate Building* is listed as a contributing resource in the Alphabet Historic District, sizable changes were made to the property in 1961 including replacement of the original brick foundation with a concrete foundation/retaining wall with stone veneer. The proposed alterations are to non-original elements of the property that were already altered in the 1961 remodel. None of the changes made to the building in 1961 have acquired historical significance and the proposed alterations will not affect original primary character-defining features of the property.

The stucco finish applied to the foundation covering the stone veneer is appropriate to the character of the resource and district and does not impact an original element of the building. The concrete cap along the top of the foundation/retaining wall provides a finished look to the foundation wall. In addition, the building is set back from the street with the foundation not highly visible to the pedestrian realm. The new metal guardrail brings the porch and stair up to building code while not calling attention to itself as it is set back from the street and therefore mostly only peripherally visible. Landscaping removed from the front of the property along the property line will be restored to its previous condition, softening the edge of the site along the streetscape and buffering the sidewalk from the property's parking area. Overall the alterations are compatible with the existing resource while not attempting to mimic or compete with the building's original elements and the scale and character of the building will be maintained.

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 alterations are to non-original elements of the property that are not related to the property's character defining features and do not detract from the property's historical significance. 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 alterations to the front porch/retaining wall, new guardrails at the steps and front porch; and modifications to a fence and landscaping along the south property line, per the approved exhibits, C.1-C.4, and 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 19-269582 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 7/6/2020**

By authority of the Director of the Bureau of Development Services

Decision mailed: 7/10/2020

Procedural Information. The application for this land use review was submitted on December 27, 2019, and was determined to be complete on January 10, 2020.

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 December 27, 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 requested that the 120-day review period be extended 135 days. Unless further extended by the applicant, **the 120 days will expire on: 9/21/2020.**

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.

If you are interested in viewing information in the file, please contact the planner listed on the front of this decision. The planner can provide some information over the phone. Please note that due to COVID-19 and limited accessibility to paper files, only digital copies of material in the file are available for viewing. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at <https://www.portlandoregon.gov/citycode/28197>.

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 7/10/2020 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.

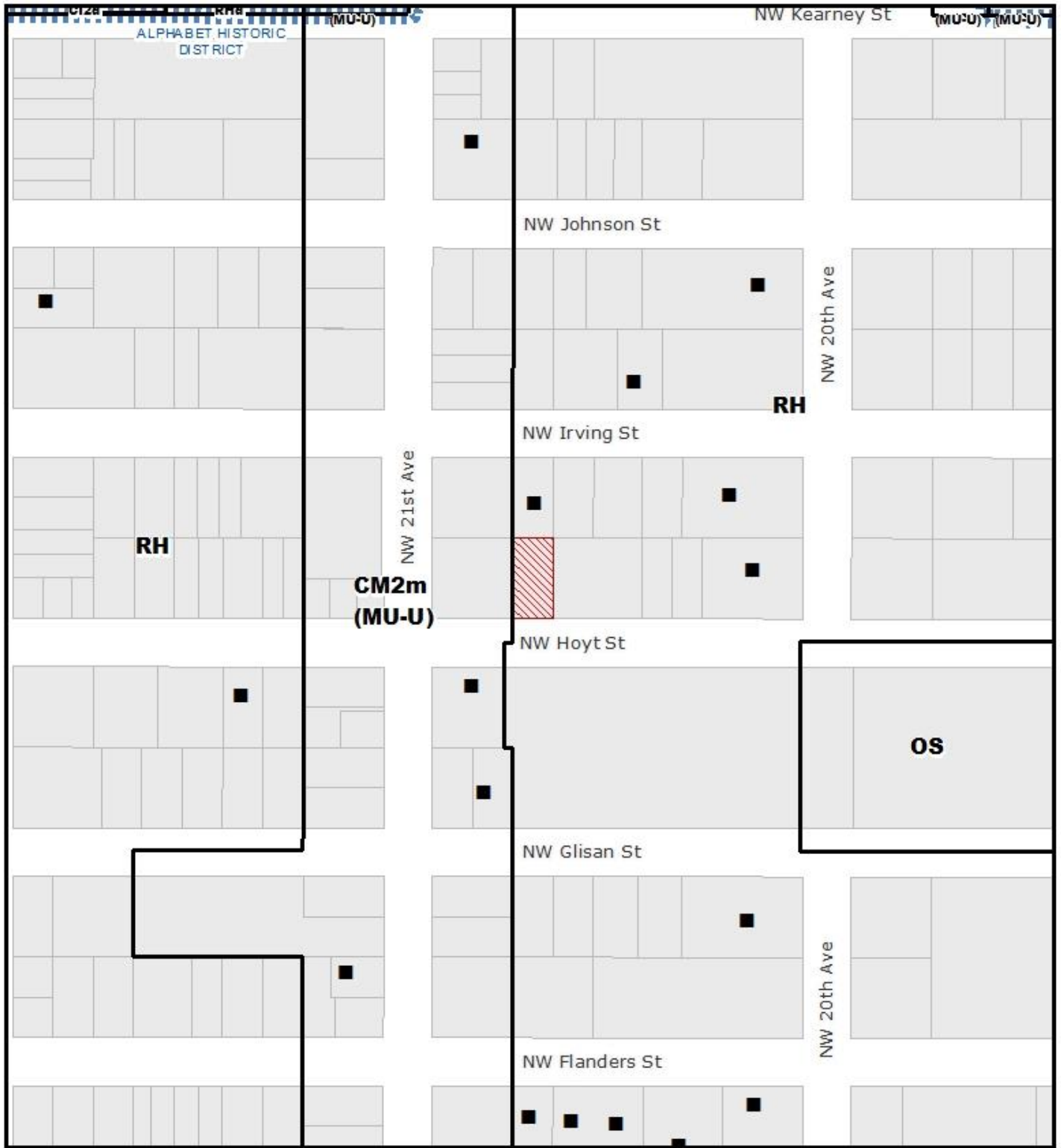
EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submittal
 1. Applicant's project description and response to approval criteria
 2. Past permit information
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Existing Site Plan
 2. Proposed Site Plan (attached)
 3. Exterior Elevations – Present Condition – “Proposed” (attached)
 4. Exterior Elevations – Past Condition
- 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

NORTH

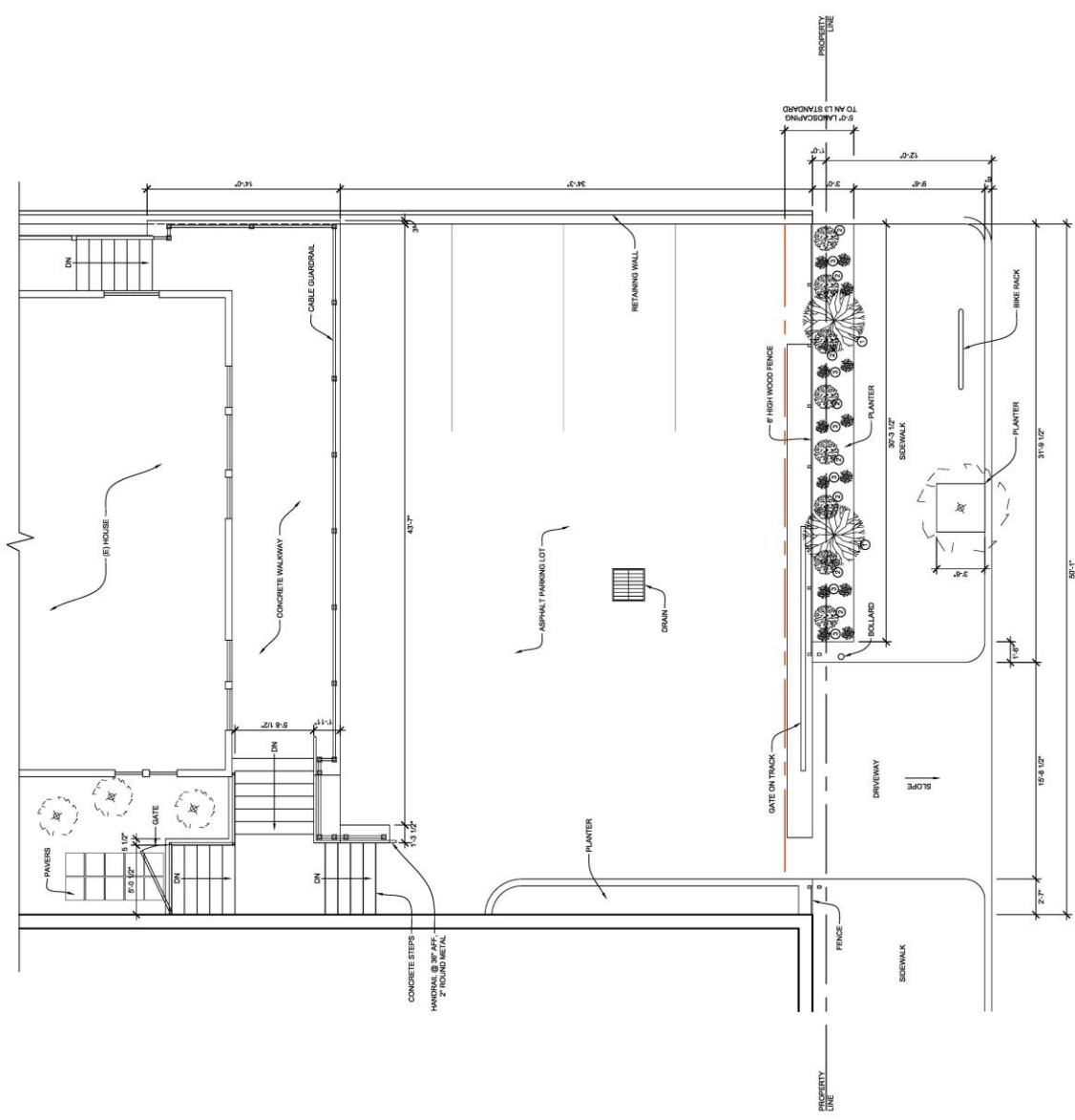
NORTHWEST PLAN DISTRICT
ALPHABET HISTORIC DISTRICT

-  Site
-  Historic Landmark

File No.	LU 19 - 269582 HR
1/4 Section	2927
Scale	1 inch = 163 feet
State ID	1N1E33BD 6200
Exhibit	B Dec 30, 2019

LANDSCAPE SCHEDULE

- ① NEW SMALL TREE - SPECIES ...
- ② NEW SHRUB, SPECIES ...
- ③ NEW GROUND COVER SPECIES - CONTINUOUS AT NEW LANDSCAPE AREA



PROPOSED SITE PLAN

LU Submittal Set
February 5, 2020
2041 NW Hoyt St.

A2.1

INTEGRATE
ARCHITECTURE & PLANNING
www.integratearch.com
Empire Architecture & Planning, Inc.



NW HOYT ST.
1 1/4" = 1'-0"

