



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

Dan Ryan, Commissioner  
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**Date:** May 03, 2022  
**To:** Interested Person  
**From:** Arthur Graves, Land Use Services  
503.865.6517 | [Arthur.Graves@portlandoregon.gov](mailto:Arthur.Graves@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 within 21 days, by 5 p.m. on May 24, 2022. Your comments must be e-mailed to the assigned planner listed above;** please include the Case File Number, LU 22-129971 HR, in your e-mail. If you do not have access to e-mail, please telephone the planner listed above about submitting comments. Please note that all correspondence received will become part of the public record.

### **CASE FILE NUMBER: LU 22-129971: UNINCORPORATED MULTNOMAH COUNTY HR: EXTERIOR ALTERATIONS TO THE SITE AND ATTACHED GARAGE.**

**Applicant:** Allison Elliott | JHL Design  
1620 SE Hawthorne Blvd | Portland, OR 97214  
971.222.4853 | [allison@jhl.design](mailto:allison@jhl.design)

**Owners Agents:** Andrew Gault and Stephanie Gault  
1405 S Corbett Hill Cir | Portland, OR 97219

**Owner:** Tryon Hill Estates LLC  
1405 S Corbett Hill Cir | Portland, OR 97219-8099

**Builder:** Ed Valik | Ibuildpdx Company LLC  
8835 SW Canyon Ln | Portland, OR 97225

**Landscape Architect:** Steven Koch | Koch Landscape Architecture  
3617 NE 45th Ave | Portland, OR 97213

**Site Address:** 1405 S CORBETT HILL CIRCLE

**Legal Description:** BLOCK 2 LOT 10 TL 1900, H L CORBETT ESTATES  
**Tax Account No.:** R349701270  
**State ID No.:** 1S1E34DA 01900  
**Quarter Section:** 4230  
**Neighborhood:** None  
**Business District:** None

**District Coalition:** None  
**Plan District:** None  
**Other Designations:** Unincorporated Multnomah County | Historic Landmark: The H.L. Corbett and Gretchen Hoyt House, listed February 28, 1991.  
**Zoning:** R20: Single Dwelling Zone 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 seeks Historic Resource Review approval for proposed alterations to the garage attached to the Landmark as well as for alterations to the site associated with the house built in 1915 in the “Colonial Country House” style and historically known as the H.L. Corbett and Gretchen Hoyt House, an Individually Listed Landmark listed on the National Register. Proposed alterations include:

- Attached Garage: (The garage is noted as a “modern addition” to the landmark.)
  - South Elevation: Removal of three existing vehicle doors, to be replaced with sawn shake cladding to match existing. Two double hung all-wood windows matching windows on the landmark resource are proposed.
  - West Elevation: Installation of two proposed wood carriage style vehicle doors.
  - North Elevation: Removal of one existing vehicle door, to be replaced with a new wood carriage style vehicle door matching in style, although wider, than proposed vehicle doors on the west elevation.
- Pavilion:

Installation of a new detached pavilion with a footprint of approximately 32’ x 20’, and 12’ in height. The pavilion is enclosed along the north, east and south sides, and open save for a row of four squared brick-clad columns along the west façade, facing the main house and north lawn. Inside the pavilion, A brick lined fireplace is centered at the north interior elevation, flanked by wall openings protected by operable shutters, opposite a simple outdoor kitchen at the south interior elevation. The proposed ceiling is oak shiplap planks and decorative oak beams. A painted white steel pergola is mounted above the entry at the east exterior elevation. The pavilion is clad in limewashed brick.
- Pool House:

Installation of a new detached pool house, changing room, pool storage, attached brick wall, and pool equipment structure – all clad in limewashed brick. The approximate footprint of the pool house and associated areas is 16’ x 50’. The pool house is proposed to be 12’ in height. The pool house will not have any windows, only a pair of glazed french doors and sidelights facing the pool and main house, constructed of black steel frames and muntins. A painted white steel pergola mounted over the doors provides shading along this south façade. Attached at the east end of the pool house is an open-air changing room, accessed by a painted paneled wood door, and a pool storage building with a brick-lined outdoor fireplace facing southward to the proposed spa and main house.

Historic Resource Review is required for Individually Listed Landmarks listed on the National Register.

**Relevant Approval Criteria:**

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

- 33.846.060.G Other Approval Criteria

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 April 6, 2022 and determined to be complete on April 27, 2022.

### **DECISION MAKING PROCESS**

The Bureau of Development Services will make a decision on this proposal. After we consider your comments we will do one of the following:

- Approve the proposal;
- Approve the proposal with conditions; or
- 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.

If you are interested in viewing information in this file, please contact the planner listed on the front of this notice. The planner can email you documents from the file. A fee would be required for all requests for paper copies of file documents. Additional information about the City of Portland, and city bureaus is available online at <https://www.portland.gov>. A digital copy of the Portland Zoning Code is available online at <https://www.portlandoregon.gov/zoningcode>.

### **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.

**Appeal fee waivers.** Multnomah County may cover the appeal fees for their recognized associations. An appeal filed by a recognized association must be submitted to the City with either the appropriate fee or the attached form signed by the County. Contact Multnomah County at 503-988-3043, 1600 SE 190<sup>th</sup>, Portland, OR 97233.

### **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 | Elevations