



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

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**Tentative FINAL FINDINGS AND DECISION BY THE LANDMARKS COMMISSION RENDERED ON September 24, 2018**

**CASE FILE NUMBER: LU 18-187493 HRM, AD  
PC # 17-272429**

**Block 162 Apartments, 1727 NW Hoyt**

**BUREAU OF DEVELOPMENT SERVICES STAFF:** Grace Jeffreys 503-823-7840 /  
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**GENERAL INFORMATION**

**Applicant:** Stephen McMurtrey, Northwest Housing Alternatives  
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**Architect:** Michelle Black, Carleton Hart Architecture  
830 SW 10th Ave Suite 200, Portland OR 97205  
[michelle.black@carletonhart.com](mailto:michelle.black@carletonhart.com), (503) 206-3192

**Owner:** Mark P O'Donnell, Jane Enterprises LLC  
8680 SW Bohmann Pkwy, Portland, OR 97223

**Site Address:** **1727 NW HOYT ST**

**Legal Description:** BLOCK 162 LOT 2&3 S 1' OF LOT 6, COUCHS ADD; BLOCK 162 N 49'  
11' OF LOT 6, COUCHS ADD; BLOCK 162 LOT 7, COUCHS ADD

**Tax Account No.:** R180214490, R180214510, R180214530

**State ID No.:** 1N1E33AC 04200, 1N1E33AC 04300, 1N1E33AC 04400

**Quarter Section:** 2928

**Neighborhood:** Northwest District, contact John Bradley at 503-313-7574.

**Business District:** Nob Hill, contact Nob Hill at [nobhillportland@gmail.com](mailto:nobhillportland@gmail.com)., Pearl District Business Association, contact at [info@explorethepearl.com](mailto:info@explorethepearl.com)

**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

**Plan District:** Northwest.

**Other Designations:** The Buck, Carsten & Carrie Prager Building, located at 1727 NW Hoyt Street, is considered a Contributing Resource in the Alphabet Historic District, which was listed in the National Register of Historic Places on November 16, 2000.

**Zoning:** **RH**, High Density Residential.

**Case Type:** **HRM, AD**, Historic Resource Review with Modification and Adjustment Reviews.

**Procedure:** **Type III**, with a public hearing before the Landmarks Commission. The decision of the review body can be appealed to City Council.

**Proposal:**

Applicant seeks **Historic Resource Review** approval for 148 new affordable housing units across three buildings located in the Alphabet Historic District and the Northwest Plan District.

- The first structure, the Buck-Prager Building (BP), is an existing 3-story Contributing Resource, and will be adaptive reused and seismically upgraded.
- The second structure, the South Addition (SA), will be a 4-story addition to the Buck-Prager and together they will house 48 senior units.
- The third structure, the “North Building (NB), will be a 5-story plus basement containing 100 units of affordable work-force housing.

One loading space and no car parking is proposed. Long term bike parking spaces will be in common areas and in units. Short-term bike parking requirements will be met by paying into the bike parking fund.

Exterior materials include brick, parge coating over brick, painted fiber cement panels and trim, metal trim, wood and fiberglass doors and windows, steel canopies and aluminum storefronts.

Additional reviews are requested:

Two (2) **Modifications** [PZC 33.846.070]:

1. Standards for all Bicycle Parking (33.266.220.C.B). To reduce the required spacing between long-term bike parking spaces in the bike areas from 2'-0" to 1'-6" and to provide non-lockable bike racks in dwelling units; and,
2. Loading, Screening (33.266.310.E). To omit the required 5' of L2 or 10' of L1 landscape screening buffer at the loading space off NW Irving.

One (1) **Adjustment** [PZC 33.805]:

1. Loading, Number of Spaces (33.266.310.C). To reduce the required number of loading spaces from two (2) Standard B spaces to one (1) Standard B space.

**Non-standard development in the rights-of-way** are proposed on NW Hoyt and NW Irving. This includes brick pavers, planting in the furnishing zone adjacent to the streets and planting in the frontage zone adjacent to the buildings.

Historic Resource Review is required for this proposed development because the site has a Historic Resource Protection overlay (33.846.060).

#### **Relevant Approval Criteria:**

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

- Community Design Guidelines and the Historic Alphabet District Community Design Guidelines Addendum (Appendix I).
- 33.846.070, Modifications Considered During Historic Resource Review
- 33.805.040, Adjustments

## **ANALYSIS**

**Site and Vicinity:** The subject property is a half-block site located on the east side of NW 18<sup>th</sup> Avenue between NW Hoyt and NW Irving Streets. The south 1/8" of the block contains a surface parking lot lined with trees on the south end along NW Hoyt. North of this surface parking area lies the Buck, Carsten & Carrie Prager Building (Buck-Prager), located at 1727 NW Hoyt Street, and considered a Contributing Resource in the Alphabet Historic District. North of the Buck-Prager building lies a 1-story, wood-framed multi-family residential building constructed in 1940 which will be demolished, and north of this lies a second 1/8<sup>th</sup> block surface parking lot lined with trees on the north end along NW Irving.

With reference to the Buck-Prager building, in 1913, Ballou & Wright purchased a 50- x 100-foot lot on the east side of 18<sup>th</sup> Street between Hoyt and Irving from Carsten Buck. At the time it held a frame dwelling; their intention was to build a factory building on the site. Later, in 1914, Buck

sold to Ballou & Wright an additional lot on the same half block. In 1918, Ballou & Wright contracted with Camp & DuPuy to design and construct a maternity hospital, ultimately approved by City Council following “a hearing of remonstrances from residents of the community”, some of whom declared that “the institution would be a nuisance.” In November of that year, the Women’s Hospital of Portland was equipped and opened by Mrs. Alta B. Y. Spaulding, who had previously been with the Multnomah County Hospital. By the time of its construction, the area had already begun to experience a significant increase in density, with several apartment buildings a couple blocks away.

In 1928, the Women’s Hospital was sold and became the Portland Eye, Ear Nose and Throat Hospital. Mrs. Spaulding was retained as manager of the hospital and remained so until her death in 1935. Subsequently, the building was renamed Spaulding General Hospital and Dr. Verbon’s Naturopathic Hospital. By 1945, the building was used as the Portland Osteopathic Hospital, and approved as a teaching hospital. In 1958, the Osteopathic Hospital vacated the building. In 1963 the building was purchased by the Arts and Crafts Society to accommodate their growing curriculum of drawing, painting, ceramics, pottery, knitting, and weaving classes. At this time, it appears a modest side door was added to the south façade. Two years later, as part of the Society’s 60<sup>th</sup> anniversary, the Julia E. Hoffman Gallery was dedicated in honor of the Society’s founder. By 1977, the Society had become the School of the Arts and Crafts Society, and then, upon its relocation to SW Barnes Road in 1979, the Oregon College of Art and Craft. The School sold the building that same year to a group of lawyers and a developer, who conducted extensive interior remodeling, as well as established the new arched brick opening on the south façade. The building has been vacant since 2007.

The property is located within the Northwest Pedestrian District. The City’s Transportation Plan identifies the adjacent streets as follows:

- NW 18<sup>th</sup> Avenue as a Transit Access Street, a City Bikeway and a City Walkway
- NW Hoyt and NW Irving are Local Service Streets for all modes of transportation.

Buildings in the immediate vicinity include a number of 2½-story Landmark dwellings constructed in the late 1800’s, located on the south side of NW Hoyt and the north side of NW Irving, as well as other 2½-story contributing and noncontributing dwellings, and 1-story concrete structures. One or more blocks to the south, west, and northwest are apartment buildings ranging from 3-5 story Landmark structures, to a 6-story CM3-zoned contemporary structure on NW 19<sup>th</sup> facing Couch Park. Two blocks to the east is the sunken I-405 freeway, just beginning to make its ascent to the north. The edge of the Alphabet Historic District is located one half-block to one block to the east of the subject property.

The Historic Alphabet District is located at the base of the West Hills, roughly bounded by W. Burnside Street to the South, NW 17<sup>th</sup> Avenue to the East, NW Marshall Street to the North and NW 24<sup>th</sup> Avenue to the West. The district is predominantly residential in character but also has two main commercial corridors along NW 21<sup>st</sup> and NW 23<sup>rd</sup> 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 the following prior land use review

- LU 63-000908 CU (CU 015-63) – Conditional Use approval to allow parking in the front yards of the Arts and Crafts Society;
- LU 78-003343 CU (CU 090-78) – Conditional Use approval to convert the Arts and Crafts Society to lawyers' offices with conditions, including that the parking lot be open for nighttime use by residents;
- LU 80-002207 CU (CU 053-80) – Conditional Use approval to increase the number of attorney offices on site from 18 to 25 and increased parking ratio requirements will be met off-site;
- ZC 4684 – Area-wide zone change for a large area of Northwest Portland;
- EA 14-156795 PC – Pre-Application Conference for the proposed demolition of the resource and construction of a 6-story residential building;
- LU 14-210073 DM – Demolition Review for demolition of existing contributing resource on site; denied by City Council;
- EA 17-269490 DA – Design Advice Request for this proposed development;
- EA 17-272429 PC – Pre-Application Conference for this proposed development.

**Agency Review:** A "Request for Response" was mailed **July 10, 2018**.

The Bureau of Transportation Engineering responded (Exhibit E.2), with the following response relating to the request for non-standard planting in the Right-of-Way:

- At this location, NW 18th is classified as a Transit Access Street, City Bikeway, City Walkway within a pedestrian district, and a Local Service Street for all other modes. According to City GIS, the frontage is improved with a 12-ft sidewalk corridor with a 0-12-0 configuration. This frontage must be reconstructed with a 12-ft corridor with a 4.5-6-1.5 configuration with tree wells.
- At this location, NW Hoyt is classified as a Local Service Street for all modes. NW Hoyt is constructed with a 16-ft sidewalk corridor with 7-6-3 configuration that exceeds current minimums. This sidewalk must be reconstructed with the same configuration with tree wells rather than a planting strip.
- At this location, NW Irving is classified as a Local Service Street for all modes. NW Irving is improved with a 15-ft wide sidewalk corridor with a 7-6-2 configuration. This sidewalk must be reconstructed with the same configuration with tree wells rather than a planting strip.
- If the applicant wants to seek approval to use a planting strip on NW Hoyt and NW Irving, they apply for a Design Exception during the public works permitting review. This may be acceptable for residential projects without any ground floor commercial uses.

*BDS Staff response:* While this Staff report provides Historic Resource Review recommendation for approval for the proposed non-standard development in the Right-of-way, note additional

review is required by PBOT/ Public Works. If PBOT allows non-standard improvements but requires a substantially different design than shown here, another HR could be required.

The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services (Exhibit E.1).
- Water Bureau (Exhibit E.3).
- Life Safety Section of BDS (Exhibit E.4).
- Urban Forestry (Exhibit E.5).

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on **July 16, 2018**. At the time of this staff report, total of 31 written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

24 letters were received in support of the proposal. Reasons included:

- Project is compatible with historic character of district;
- Project would improve character of block and enhance surrounding blocks;
- Scale and proportion are compatible with other resources in district;
- Project provides housing diversity, a characteristic of the neighborhood;
- Project preserves the Buck-Prager, a contributing resource, and provides needed seismic upgrades;
- Project incorporates elements of nearby, quality buildings through details, massing, proportions and materials (CDG D7) such as the American Apartment Building and the Wickersham;
- Project provides varied scale and massing on adjoining lots which is part of character of district (HAD 3);
- Project replaces two surface parking lots with housing;
- Materials are of high quality; and,
- Discussion about affordability of the housing proposed.

7 letters were received noting concerns about the proposal. Reasons included:

- Concern with size, bulk and height;
- Concern with lack of off street parking;
- Concern with massing and proportions (CDG D7);
- Concern with Hierarchy of Compatibility (HAD 3) related to resources across the street;
- Concern with NB scale, massing and character (HAD 3, CDG P1, and CDG D7);
- Concern with scale, massing and inconsistency of design elements (HAD 2 and 3, CDG P1, P2, D6, and D7);
- Concerns with inconsistency of (DAR) drawings;
- Concerns not in keeping with scale of Hoyt and Irving;
- Concern with incompatibility of proposal: size and massing, not considering local history, doesn't comply with architectural scale and fine-grain characteristics of the NWPD, addition to the BP not properly scaled, doesn't include landscaped setbacks (HAD 1-3, CDG P1, P2, D6, D7 and possibly D5). Refer to NPS's Preservation Brief for Additions.
- Concern with adding density to neighborhood;
- Concern with lack of off street parking; and,
- Discussion about affordability of housing.

*Staff response:* Generally, see findings below. Please note that type of housing proposed, the amount of parking and density are not relevant to the applicable Historic Resource Review approval criteria, the *Community Design Guidelines* and the *Historic Alphabet District Community Design Guidelines Addendum (Appendix I)*.

**Procedural Information.** The application for this land use review was submitted on **June 15, 2018** and the applicant requested it to be determined to be complete on **July 5, 2018** (Exhibit A.4).

A Historic Resource Review hearing was held on **August 27, 2018**. At that hearing, the Commission supported the adaptive reuse and seismic upgrading of the Buck-Prager Building and the redevelopment of the adjacent surface parking lots. The Commission appreciated the responsive design of the South Addition to the Buck-Prager, and the efforts to make the North Building blend in with the neighborhood. Some Commissioners would have appreciated a more contemporary approach to North Building.

The Commission weighed in on issues noted in the Staff Report:

- Irrigation required in setbacks. The Commission supported this condition.
- North Building, Fiber cement detailing of recessed bays. The Commission supported this condition. In their presentation at the hearing, the applicant presented a revised design for the recessed bays (Exhibit H.31, page APP.2-15).
- South Addition, replace sliding glazed patio doors with ones that fit together flush when closed. The Commission generally supported this condition, and, as an alternative to French doors, it was suggested considering replacing the sliding doors with a pair of casement windows that swing out above the railings, with fixed glazing below.
- Require applicant to work with Urban Forestry and BDS to fit in more street trees. The Commission supported this condition and considered changing the condition to make more street trees a requirement.
- Request to bring storefront alternatives for main entries to hearing. In their presentation at the hearing, the applicant presented details of wood storefront alternatives (Exhibit H.31, pages APP.2-12, App.2-14). The Commission supported this approach.

The Commission had additional comments/questions about the proposal, including:

- Canopies. Concerns were noted about the canopies sheet draining towards the sidewalk.
- Parge Coating. Concerns were noted about possible ghosting, and the lack of information on location and details of weeps.
- Building Heights. Commissioners noted the drawings were unclear on building heights.

The record was requested to be held open to allow time for review of information (Exhibit H.23).

The Commission agreed to hold the record open as follows:

- New information was due in by 5pm on September 4, 2018.
- Response to the new information was due in by 5pm on September 11, 2018.
- A Final Applicant rebuttal was due in by 5pm on September 18, 2018.

A second hearing is scheduled for **September 24, 2018**.

## **ZONING CODE APPROVAL CRITERIA**

### **(1) HISTORIC RESOURCE REVIEW (33.825)**

#### **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.

**Findings:** The following points are taken from the applicant's narrative, and staff agrees that this guideline is met by:

**Buck-Prager Building** – This guideline is met by:

- Retaining and repairing the Buck-Prager building's existing historic exterior materials, most all of which are from its period of inception. These include:
  - Repairing, repointing and cleaning the building's existing brick on all exposed facades.
  - Repairing and repainting the building's existing parge coat at the building's ground floor, street-facing façade.
- Reversing detrimental actions made in the recent past, by:
  - Constructing entrance canopy similar to the original, based on historic photos.
  - Constructing parapet eyebrow similar to the original, based on historic photos.
  - Replacing metal sash windows with new custom wood single-hung windows to better match originals.
  - Removing masonry infill and installing windows in original ground floor window openings on main elevation.

In addition to the points above, staff finds that this guideline is also met by:

**South Addition and North Building** – This guideline is met by:

- The South Addition and the North Building, both new construction, use façade treatments such as materials, symmetry, tripartite composition, details, colors, entries, and windows, to unify with, while maintaining, preserving, and showcasing, the Buck-Prager, the historic resource.
- The South Addition, an addition to the Buck-Prager, has been integrally designed to relate to the historic resource through the additional use of rhythm, proportions and alignments.
- The interior courtyards, created by the carved massing of the new construction away from either side of the Buck-Prager, will highlight the brickwork of the side walls of the historic resource, preserving and maintaining these historic features.

*This guideline is therefore met.*

**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.

**Findings:** The site lies within the Historic Alphabet District neighborhood which has one of the highest population densities in the city, and stands as an excellent example of high-quality, early twentieth century, single and multi-family housing interspersed with commercial buildings, all of which are designed in a variety of architectural styles.

As noted in the "Historic Context Statement" of the Historic Alphabet District: Community Design Guidelines Addendum (dated September 5, 2000), one of the important characteristics of the district is the variety of styles of residential architecture, as well as the juxtapositions created by this variety:

Under the "Statement of Significance" it notes: "*The Historic Alphabet District is further eligible under Criterion C for its expression of early residential architecture in the city of Portland characterized by buildings of various types, styles, and eras*", and "*The district's multi-family dwellings are noteworthy for their appearance in an area that retains buildings*

*from its early development period. Grand single-family homes sit next to first-class apartment buildings in a physical representation of the sociocultural transition experienced by one of Portland's oldest neighborhoods.” (page 11).*

The following points are taken from the applicant's narrative, and staff agrees that this guideline is met by:

**Buck-Prager Building** – This guideline is met by:

- Retaining the Buck-Prager's historic architectural details and exterior materials.
- Conducting extensive seismic upgrade work without disruption of the street-facing elevation.
- Removing masonry infill and installing windows in original ground floor window openings on main elevation.
- Replacing metal sash windows with new custom wood single-hung windows to better match originals.
- Constructing entrance canopy similar to original, based on historic photos.
- Constructing parapet eyebrow similar to original, based on historic photos.

**South Addition** – This guideline is met by:

Taking design cues from the original resource (Exhibit C.21), the Buck-Prager, including:

- Maintaining the primary design composition of punched openings in a modular, running bond brick façade while selecting contrasting, yet complimentary, brick color to create a clear distinction between the historic resource and the addition.
- Replicating the Buck-Prager's "A-B-A-B" bay rhythm of four-foot-wide rough opening and four-foot-wide brick wall surface.
- Use of symmetrical facades with a centered entry bay and metal entrance canopy.
- Use of a strong base that matches the height of the Buck-Prager's base, while using color for differentiation.
- Alignment of rough opening sills from Buck-Prager to South Addition.
- Alignment of Buck-Prager parapet eyebrow with South Addition third floor belt course.
- Use of a cornice element to reduce the perceived parapet height and add articulation to the top of the building.

**North Building** – This guideline is met by:

Use of the "Historic Context Statement" to inform compatibility "*One-story, California-style garden court apartments were sited next to mid-sized, mid-priced apartment buildings such as the Tudor Arms apartments.*" and "*The American Apartment Building, constructed by the American Realty Company in 1911, provides a good example of a quality multi-family building constructed by a developer.*" (Historic Context Statement, page 27).

To be compatible with the historic qualities of the district, design influences from similar buildings found throughout the District are used, including:

- Use of tripartite massing of base, middle and cap typical of five and six-story multifamily buildings of the period.
- Use of oriel windows found on five and six-story multifamily buildings, as well as the Campbell Townhomes located in the immediate context.
- Incorporating historic window proportions and design, including a single-hung one-over-one configuration.
- Use of quality materials found throughout the District. Brick is the primary cladding material, with precast concrete, metal, wood and cementitious parge coating used at accents.
- Use of quality detailing of materials commensurate with similar District buildings.

In response to the Commission's queries at the first hearing, held on August 27, 2018, the applicant provided additional and revised information:

- Quality of the parge coating. The applicant provided a memo with additional evidence of the intended quality of construction (Exhibit H.54). This memo includes methods to reduce ghosting, and additional details of weeps on Exhibits C.27, C.29 and C.42.



- Queries regarding building heights. The applicant provided a memo listing grade slopes at each frontage and building height measurements (Exhibit H.42). Additionally, Exhibit C.20 has been revised to more closely show heights at location of section cut. Note the grades are sloped.
- Canopy drainage. The applicant revised the canopy designs to provide an integral gutter, as shown on Exhibit C.39.

To ensure replacement materials are reasonable facsimiles of the historic materials they replace, and the design of new construction will be compatible with the historic qualities of the district, the following conditions of approval have been added:

At the North Building and South Addition main building entries facing NW 18<sup>th</sup>, an aluminum storefront glazed system was proposed on August 27, 2018, with possible added trim features intended to provide a more finely detailed glazing system (Exhibits C.28, C.42 and C.66).

At the hearing held on August 27, 2018, the applicant presented an alternative with custom wood doors and windows (Exhibits H.31, pages App.2-12 and App.2-14). The Commission supported this approach. To ensure the North Building and South Addition main building entries are compatible with the historic qualities of the district, a condition of approval has been added:

- ***The main entries of the North Building and the South Addition shall be custom wood storefronts, as shown in Exhibits C.68 (App.2-12) and C.69 (App.2-14).***

At the North Building recesses above ground level, fiber cement paneling is proposed vertically between windows (Exhibit C.38). This was changed from metal paneling in response to concerns about consistency with the adjacent fiber cement trimmed bay windows.

At the hearing held on August 27, 2018, the applicant presented alternative recessed bays details (Exhibit H.31, page App.2-15). The Commission supported this approach. To ensure the detailing in these recesses provide depth and relief compatible with the historic qualities of the district, a condition of approval has been added:

- ***The fiber cement detailing of the North Building recesses shall match bays, as shown in Exhibit C.70 (App.2-15).***

At the South Addition patios above ground level, fiberglass sliding doors were proposed on August 27, 2018. When closed, the faces of sliding doors overlap each other and sit in two planes (Exhibits C.25 and C.58). More traditional French doors, which sit flush when closed, would be more compatible with the historic qualities of the district.

At the hearing held on August 27, 2018, the Commission supported a condition that both glazed patio doors are operable, with the faces to lie flush when closed. As an alternative to French doors, the Commission also supported a pair of casement windows that swing out above the railings, with fixed glazing below instead of the sliding doors. To ensure this glazing is compatible with the historic qualities of the district, a condition of approval has been added:

- ***The glazing of the South Addition patios shall have both faces operable and lie flush when closed, as shown in Exhibit C.67.***

*With conditions noted above, this guideline will be met.*

**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.

**Findings:** The following points are taken from the applicant’s narrative, and staff agrees that this guideline is met by:

**South Addition** – This guideline is met by:

Designing the South Addition to be compatible with the original resource by:

- Maintaining the primary design composition of punched openings in a modular, running bond brick façade.
- Use of the Buck-Prager’s “A-B-A-B” bay rhythm of four wood wide rough opening and four-foot-wide brick wall surface.
- Use of symmetrical facades with a centered entry bay and metal entrance canopy
- Use of a strong base that matches the height of the Buck-Prager’s base, while using color for differentiation.
- Alignment of rough opening sills from Buck-Prager to South Addition.
- Alignment of Buck-Prager parapet eyebrow with South Addition third floor belt course
- Use of a cornice element to reduce the perceived parapet height and add articulation to the top of the building.

Designing the South Addition to be compatible with adjacent properties by:

- Reinforcing the neighborhood’s fine-grained pattern of development through use of a smaller quarter-block building and further breaking down the massing through material and plane changes.
- Providing a landscaped buffer along the more residential Hoyt Street while maintaining a strong urban edge along the more commercial 18th Avenue.
- Providing mid-block entrances that facilitates the interaction between residents and neighbors.

Designing the South Addition to be compatible with the Historic Alphabet District by:

- Use of quality, durable materials commonly found throughout the District.
- Reinterpreting historic design features in a way that relates to the modern, commercial aesthetic of the Buck-Prager while still feeling residential.
- Use of historic precedent to inform building ornamentation, including decorative metal guardrails, entrance canopy, banding.

**North Building** - This guideline is met by:

Designing the North Building to be compatible with the Historic Alphabet District by:

- Responding to the proportions of, and incorporating the architectural details from, similar buildings within the District.
- Use of tripartite massing of base, middle and cap typical of five and six-story multifamily buildings.
- Providing a parge-coated concrete lower base with rustications, creating a strong base and marking the basement level.
- Use of oriel windows found on five and six-story multifamily buildings, as well as the Campbell Townhomes located in the immediate context.
- Incorporating historic window proportions, including a single-hung one-over-one configuration.
- Use of quality materials found throughout the District. Brick is the primary cladding material, with precast concrete, metal, wood and cementitious parge coating used in accents.
- Use of quality detailing of materials commensurate with similar District buildings.
- Articulating each building façade along its face, with the west façade containing a wide center inset, and the north façade displaying a notch that both divides and reduces its massing.
- Developing a simpler top floor above a top belt course, reminiscent of an attic level as seen in the District.
- Capping the building with a projecting cornice similar to those found throughout the District.

To ensure compatibility with the original resource, adjacent properties, and the rest of the District, the following conditions have been added:

On NW Hoyt and NW Irving, Non-standard Development in the Rights-of-Way (ROW) are proposed. These include brick pavers, landscape planting in the furnishing zone (adjacent to the streets), and landscape planting in the frontage zone (adjacent to the buildings). These features incorporate design themes characteristic in the Historic Alphabet District. Brick pavers and landscape planting occur in the furnishing zone in the ROW directly across NW Irving, and, landscaped buffers that provide additional green and softening are characteristic along the more residential streets (such as NW Hoyt and NW Irving), while strong urban edges are characteristic along the busier streets (such as NW 18th). Additional review is required, however, for non-standard development in the ROW by Portland Bureau of Transportation (PBOT)/ Public Works (Exhibit E.2). Because this approval has not yet been received, there is a chance that these items in the ROW will not be allowed by PBOT.

- ***If proposed non-standard improvements in the Right-of-Ways, as shown in Exhibit C.48, are not approved by PBOT, standard improvements are acceptable. For non-standard development that differs from Exhibit C.48, additional reviews may be required.***

At the Hoyt and Irving front setback and ROW frontage zone landscaping, irrigation will be needed to ensure the planting remains successful.

At the hearing held on August 27, 2018, the Commission supported requiring irrigation, and a condition of approval has been added:

- ***Irrigation shall be provided for the street frontage landscaping, as shown in Exhibit C.48.***

As noted in above findings, additional conditions include:

- *The main entries of the NB and the SA shall be custom wood storefronts.*
- *The fiber cement detailing of the NB recesses shall match bays.*
- *The glazing of the SA patios shall have both faces operable and lie flush when closed.*

*With conditions noted above, this guideline will be met.*

## **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.

**Findings:** The site is located within the Northwest Plan District, and within the Urban Character Area C, the Eastern Edge. The site is also located in the Northwest Pedestrian District. NW 18th is a City Bikeway and is considered a Transit Access Street, City Bikeway, City Walkway, and NW Hoyt and NW Irving are considered Local Service Streets for all modes of Transportation.

According to the Community Design Guidelines, Appendix J, the Eastern Edge is characterized by a diverse assortment of architectural types and is a diverse, mixed-use area with a fine-grain mixture of employment, residential, and community services. This area serves as a transition and connection between the residential core of the Northwest District and the more intensely developed Central City. This area includes examples of the residential structures from the late nineteenth-century middle and working-class neighborhoods as well as many early to mid-twentieth century light industrial buildings as well as a notable religious institution, St. Patrick's Church.

The “Eastern Edge: Desired Characteristics and Traditions” notes the intention for new development is to “contribute to the architectural diversity of the Eastern Edge and continue its established pattern of partial block building massing”, and, “The historic resources of the Eastern Edge, part of which is in the Alphabet Historic District, should be preserved” (CDG page 204).

The following points are taken from the applicant’s narrative, and staff agrees that this guideline is met by:

- Continuing the area’s established pattern of fine-grain, partial-block building massing using multiple, distinct buildings along the length of a block.
- Designing the building forms to have distinct wall planes that are no wider than 50 to 100 feet using inset entrances and bay windows.
- Along 18th Avenue, locating buildings tight to the property line to create an urban edge in keeping with District typology.
- Locating the main entrances to all three structures on the more commercial frontage of NW 18th Avenue.
- Along NW Hoyt and Irving Streets, providing landscaped setbacks to allow for a transition from building to sidewalk, and distinguish residential streets from the more intensely hardscaped main streets.
- Along street frontages, façade articulation is created by recessed entrance treatments, bay windows, Juliette balconies, and vertically-divided building volumes.
- Using architectural details found in the district, including oriel windows and rusticated brickwork.
- Conducting a sensitive rehabilitation of the historic Buck-Prager building, with attention to restoring historic exterior features.
- Designing the South Addition to be compatible with the Buck-Prager using similar exterior materials, a horizontal orientation, punched openings, a strong and simple base, an entry canopy, and a parapet eyebrow.

In addition to the points above, staff note the following:

- This guideline is also met by maintaining the existing street grid, recognizing primary and secondary streets by varying setbacks, and locating main pedestrian entrances along the more major street frontage and City Bikeway, NW 18th Avenue, and the loading entrance on a less major street, NW Irving, and adjacent to a commercial zoned property.

To ensure the site and building design features respond to the area’s desired characteristics and traditions, the following conditions have been added:

As noted in above findings, additional conditions include:

- *The main entries of the NB and the SA shall be custom wood storefronts.*
- *The fiber cement detailing of the NB recesses shall match bays.*
- *The glazing of the SA patios shall have both faces operable and lie flush when closed.*
- *If proposed non-standard improvements in the ROW’s are not approved by PBOT, standard improvements are acceptable.*
- *Irrigation shall be provided for the street frontage landscaping.*

*With conditions noted, this guideline will be met.*

**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.

**Findings:** The following points are taken from the applicant’s narrative, and staff agrees that this guideline is met by:

- Basing the design of the new North Building on similar District buildings, with focus on size, materials, and exterior detailing.
- Designing the South Addition to be compatible with the Buck-Prager using similar exterior materials, façade proportions, punched openings, a strong and simple base, an entry canopy, and a parapet cornice.
- Providing new site amenities in the form of street trees and brick pavers that match those found on Irving Street (Exhibit C.48).
- Conducting a sensitive rehabilitation of the historic Buck-Prager building, with attention to constructing exterior features based on historic photographs.
- Providing an extensive seismic and fire-life safety upgrade of the Buck-Prager building, helping to ensure its long-term durability.

To enhance the identity of historic districts and reinforce the area's historic significance, the following conditions have been added:

On NW Irving Street, one street tree is proposed. Street trees can enhance and reinforce an area's historic character. At the time of the hearing, however, only one street tree was proposed on NW Irving due to development requirements. Maximizing the number of street trees will help better enhance the identity of the historic district.

At the hearing held on August 27, 2018, the Commission supported a condition to require the applicant to work with Urban Forestry and BDS to add more street trees, and, considered changing the condition to make adding more street trees a requirement.

In response to the Commission's queries at the first hearing, held on August 27, 2018, the applicant provided a memo with a Preliminary Concept for adding more street trees (Exhibit H.55). However, because further input and analysis will be needed by City departments and public utilities, these are Preliminary only, intended to continue dialogue and demonstrate the project's commitment to providing a street tree solution workable for all parties.

A condition of approval has been added:

- ***Applicant shall work with Urban Forestry and BDS staff to maximize the number of street trees on all three frontages.***

As noted in above findings, additional conditions include:

- *The main entries of the NB and the SA shall be custom wood storefronts.*
- *The fiber cement detailing of the NB recesses shall match bays.*
- *The glazing of the SA patios shall have both faces operable and lie flush when closed.*
- *If proposed non-standard improvements in the ROW's are not approved by PBOT, standard improvements are acceptable.*
- *Irrigation shall be provided for the street frontage landscaping.*
- *Applicant shall work with Urban Forestry and BDS staff to maximize the number of street trees.*

*With conditions noted, this guideline will be met.*

**P3. Gateways.** Develop or strengthen the transitional role of gateways in adopted community and neighborhood plans.

**Findings:** This site is not in an identified gateway.

*This guideline is not applicable.*

**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.

**Findings:** The following points are taken from the applicant's narrative, and staff agrees that this guideline is met by:

- Providing safe, attractive, and convenient pedestrian connections with recessed entrances, coverage under projecting entrance canopies, and a small landscape/seating zone at the North Building main entry.
- Providing building setbacks along Hoyt and Irving Street frontages to allow for a landscaped transition from building to sidewalk.
- Planting street trees along 18th Avenue and Irving Street, and shrubs on Hoyt Street (no trees allowed due to an existing underground utility line) (Exhibit C.48).
- Installing accent areas of brick paving along Irving and Hoyt Streets to tie in to the same unique detailing found along the north side of Irving Street (Exhibit C.48).

To contribute to pleasant and safe network of sidewalks for pedestrians, as noted in above findings, conditions have been added:

- *The main entries of the NB and the SA shall be custom wood storefronts.*
- *If proposed non-standard improvements in the ROW's are not approved by PBOT, standard improvements are acceptable.*
- *Irrigation shall be provided for the street frontage landscaping.*
- *Applicant shall work with Urban Forestry and BDS staff to maximize the number of street trees.*

*With conditions noted, this guideline will be met.*

**E2. Stopping Places.** New large-scale projects should provide comfortable places along pedestrian circulation routes where people may stop, visit, meet, and rest.

**Findings:** The following points are taken from the applicant's narrative, and staff agrees that this guideline is met by:

- Providing seating incorporated into the edges of the landscape planters surrounding the egress wells either side of the North Building entrance, creating a small stopping and gathering place for passersby, visitors or residents.
- Providing canopies at each of the three buildings' main entries, affording places for pedestrians to pause for protection during inclement weather.

*This guideline is therefore met.*

**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.

**Findings:** The following points are taken from the applicant's narrative, and staff agrees that this guideline is met by:

- Placing buildings tight to the 18th Avenue property line, creating an urban edge in keeping with District typology on busier, more major streets.
- Providing landscaped setbacks at the more residential streets of Irving and Hoyt
- Providing brick paving along Irving and Hoyt Streets.
- Planting street trees along 18th Avenue and Irving Street, and shrubs at Hoyt Street (no trees allowed due to an existing underground utility line).
- Providing canopies at building entrances and over sidewalks that create visual interest, define the street-level façades, and provide resting and gathering places along the pedestrian routes.
- Incorporating interesting building details on the sidewalk level of buildings, such as the rustication detail at the base of the North Building, which echo those found on other historic District buildings.
- Installing quality exterior light fixtures at each new building's main entry (Exhibits C.55, C.60 and C.61).

To add to the sense of enclosure and visual interest along sidewalks and pedestrian areas, as noted in above findings, conditions have been added:

- *The main entries of the NB and the SA shall be custom wood storefronts.*
- *If proposed non-standard improvements in the ROW's are not approved by PBOT, standard improvements are acceptable.*
- *Irrigation shall be provided for the street frontage landscaping.*
- *Applicant shall work with Urban Forestry and BDS staff to maximize the number of street trees*

*With conditions noted, this guideline will be met.*

**E4. Corners that Build Active Intersections.** Create intersections that are active, unified, and have a clear identity through careful scaling detail and location of buildings, outdoor areas and entrances.

**Findings:** The following points are taken from the applicant's narrative, and staff agrees that this guideline is met by:

- Locating active use spaces on building corners.
- Installing curb extensions along both Hoyt and Irving Streets, to assist with pedestrian safety and mark the intersections.
- Installing accent areas of brick paving that tie in to the same unique detailing found along Irving Street.

In addition to the points above, staff finds that this guideline is also met by:

- Locating loading mid-block, away from building corners.

*This guideline is therefore met.*

**E5. Light, Wind, and Rain.** Enhance the comfort of pedestrians by locating and designing buildings and outdoor areas to control the adverse effects of sun, shadow, glare, reflection, wind, and rain.

**Findings:** The following points are taken from the applicant's narrative, and staff agrees that this guideline is met by:

- Providing weather protection for pedestrians at building entrances and over pedestrian paths by way of canopies.
- Incorporating exterior materials that prevent excessive reflection and glare, such as brick, cementitious parge coating and metal railings finished with a matte or satin sheen.
- Planting new deciduous street trees that will provide shade during the warmer season, and solar access during the cooler season.

To ensure the comfort of pedestrians, as noted in above findings, a condition has been added:

- *Applicant shall work with Urban Forestry and BDS staff to maximize the number of street trees.*

*With condition noted, this guideline will be met.*

**D1. Outdoor Areas.** When sites are not fully built on, place buildings to create sizable, usable outdoor areas. Design these areas to be accessible, pleasant, and safe. Connect outdoor areas to the circulation system used by pedestrians;

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

**Findings for D1 & D3:** The following points are taken from the applicant's narrative, and staff agrees that this guideline is met by:

- Though this site is mostly built out, an internal courtyard will be created between the Buck-Prager building and the South Addition, showcasing the Buck-Prager's historic brickwork.
- Locating active use spaces along street frontages, where possible.
- Locating seating incorporated into the edges of the landscape planters surrounding the egress wells, as part of the alcove at the main entrance of the North Building.
- Using a variety of materials and textures to define open spaces and create interesting walking surfaces.
- Using building setbacks to provide landscape buffers along the more residential streets of Hoyt and Irving.
- Planting street trees that provide shade, interest and help delineate the sidewalk zones.
- Using plant materials along sidewalks and walkways to define routes, buffer pedestrians from moving vehicles, and provide visual interest, color and texture.
- Using plant materials within the building (courtyard) to introduce nature into the building core.

To enhance site design, as noted in above findings, conditions have been added:

- *If proposed non-standard improvements in the ROW's are not approved by PBOT, standard improvements are acceptable.*
- *Irrigation shall be provided for the street frontage landscaping.*
- *Applicant shall work with Urban Forestry and BDS staff to maximize the number of street trees.*

*With conditions noted, this guideline will be met.*

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

**Findings:** The following points are taken from the applicant's narrative, and staff agrees that this guideline is met by:

- Emphasizing the entrances and providing visual interest by way of canopies.
- Installing glazed entry doors with sidelights enhancing the entry experience and pedestrian interest.
- Developing an exterior lighting strategy that marks entrances at night, providing safety and visual interest.

To ensure the main entrances are prominent and interesting, as noted in above findings, conditions have been added:

- *The main entries of the NB and the SA shall be custom wood storefronts.*

*With condition noted, this guideline will be met.*

**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.

**Findings:** While no on-site parking is provided, one loading space is proposed. The ensure it has been integrated in manner that is attractive and complementary to the site and its surrounding, it has been located mid-block, away from building corners, and adjacent to a commercially zone property.

*This guideline is therefore met.*



**D5. Crime Prevention.** Use site design and building orientation to reduce the likelihood of crime through the design and placement of windows, entries, active ground level uses, and outdoor areas.

**Findings:** The following points are taken from the applicant's narrative, and staff agrees that this guideline is met by:

- Orienting all primary building entrances directly towards the street without obstructions, making them highly visible and easily accessible
- Providing a lighting system that includes pedestrian-scaled lights along walkways (Exhibit C.55 and C.61).
- Locating windows in active rooms, where possible, to promote "eyes on the street".

*This guideline is therefore met.*

**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.

**Findings:** The following points are taken from the applicant's narrative, and staff agrees that this guideline is met by:

**Buck-Prager Building** - This guideline is met by:

- Retaining the Buck-Prager's historic architectural details and exterior materials.
- Conducting extensive seismic upgrade work without disruption of the street-facing elevation.
- Removing masonry infill and installing windows in original ground floor window openings on main elevation.
- Replacing metal sash windows with new custom wood single-hung windows to better match originals.
- Constructing entrance canopy similar to the original, based on historic photos.
- Constructing parapet eyebrow similar to the original, based on historic photos.

**South Addition** - This guideline is met by:

- Maintaining the primary design composition of punched openings in a modular, running bond brick façade while selecting contrasting, yet complimentary, brick color to create a clear distinction between the historic resource and the addition.
- Replicating the Buck-Prager's "A-B-A-B" bay rhythm of four-foot-wide rough opening and four-foot-wide brick wall surface.
- Use of symmetrical facades with a centered entry bay and metal entrance canopy.
- Use of a strong base that matches the height of the Buck-Prager's base, while using color for differentiation.
- Alignment of rough opening sills from Buck-Prager to South Addition.
- Alignment of Buck-Prager parapet eyebrow with South Addition third floor belt course.
- Use of a cornice element to reduce the perceived parapet height and add articulation to the top of the building.

To ensure the South Addition is compatible with the Buck-Prager, as noted in above findings, conditions have been added to:

- *The main entries of the SA shall be custom wood storefronts.*
- *The glazing of the SA patios shall have both faces operable and lie flush when closed.*

*With conditions noted, this guideline will be met.*

**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.

**Findings:** The following points are taken from the applicant's narrative, and staff agrees that this guideline is met by:

- Dividing large wall areas into distinct smaller planes more in keeping with the scale of the immediate neighborhood. The scale of the North Building adjusts as it faces Irving Street, where a notch in the façade reduces it into two distinct masses. Two columns of oriel windows on each façade provide another level of detail and articulation, and recall the multiple bays seen on the Campbell Townhomes across the street.
- The North Building's design incorporates elements and details found in similar-type District buildings and reflect the high level of craftsmanship found in those buildings.
- Designing the South Addition to be compatible with property's historic resource, and reflect Buck-Prager's horizontality, punched openings, strong and simple base, and parapet location. A center notch has been incorporated at the south façade to further break down the scale of the building along Hoyt Street.
- Use of plant materials to soften the impact of new development, which includes new street trees at 18th Avenue and Irving Street, and landscaped setbacks along both Hoyt and Irving Streets.

To reduce the impact of the proposed new development on the established neighborhoods, as noted in above findings, conditions have been added:

- *The main entries of the NB and the SA shall be custom wood storefronts.*
- *The fiber cement detailing of the NB recesses shall match bays.*
- *The glazing of the SA patios shall have both faces operable and lie flush when closed.*
- *If proposed non-standard improvements in the ROW's are not approved by PBOT, standard improvements are acceptable.*
- *Irrigation shall be provided for the street frontage landscaping.*
- *Applicant shall work with Urban Forestry and BDS staff to maximize the number of street trees.*

*With conditions noted, this guideline will be met.*

**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:** The following points are taken from the applicant's narrative, and staff agrees that this guideline is met by:

- Use of highly durable materials, including brick, precast concrete, cementitious parge coating, painted fiber cement paneling, backed metal profiles, provide quality that is consistent with the District's multifamily buildings.
- Use of a variety of textures and colors in exterior finish materials, such as the brick and cementitious parge coating, to create a cohesive design reminiscent of those found throughout the District.
- Mechanical ventilation has been kept away from the ground level pedestrian experience to enhance the streetscape character.

To ensure all parts of a building are interesting to view, of long lasting quality, and designed to form a cohesive composition, as noted in above findings, conditions have been added:

- *The main entries of the NB and the SA shall be custom wood storefronts.*
- *The fiber cement detailing of the NB recesses shall match bays.*
- *The glazing of the SA patios shall have both faces operable and lie flush when closed.*

*With conditions noted, this guideline will be met.*

## **(2) MODIFICATION REQUESTS (33.846.070)**

### **33.846.070 Modifications Considered During Historic Resource Review**

The review body may consider modification of site-related development standards, including the sign standards of Chapters 32.32 and 32.34 of the Sign Code, as part of the historic resource review process. These modifications are done as part of historic resource review and are not required to go through the adjustment process. Adjustments to use-related development standards (such as floor area ratios, intensity of use, size of the use, number of units, or concentration of uses) are required to go through the adjustment process. Modifications that are denied through historic resource review may be requested as an adjustment through the adjustment process. The review body will approve requested modifications if it finds that the applicant has shown that the following approval criteria are met:

- A. Better meets historic resource review approval criteria.** The resulting development will better meet the approval criteria for historic resource review than would a design that meets the standard being modified; and
- B. Purpose of the standard.**
1. The resulting development will meet the purpose of the standard being modified; or
  2. The preservation of the character of the historic resource is more important than meeting the purpose of the standard for which a modification has been requested.

The following two (2) modifications are requested:

**Modification #1: Bicycle racks [PZC 33. 266.220.C.3]:**

*The standard requires:*

- The bicycle frame and one wheel can be locked to the rack with a high security, U-shaped shackle lock if both wheels are left on the bicycle;
- A space 2 feet by 6 feet must be provided for each required bicycle parking space, so that a bicycle six feet long can be securely held with its frame supported so that the bicycle cannot be pushed or fall in a manner that will damage the wheels or components.

*The applicant proposes:*

- To provide non-lockable bike racks within dwelling units; and,
- To reduce the required spacing between long-term bike parking spaces in the bike areas, from 2 feet to 1 foot, 6 inches, by staggering the racks.

*Purpose Statement:* These standards ensure that required bicycle parking is designed so that bicycles may be securely locked without undue inconvenience and will be reasonably safeguarded from intentional or accidental damage.

- A. Better meets historic resource review approval criteria.** *The resulting development will better meet the approval criteria for historic resource review than would a design that meets the standard being modified; and*

**Findings:** The modification to provide non-lockable bike racks within dwelling units and to reduce the required spacing between long-term bike parking spaces in the bike areas better meets historic resource review approval criteria for the following reasons:

This building falls within the Alphabet District which promotes an active, pedestrian and bike friendly neighborhood. The bicycle rooms are conveniently located off major entries and adjacent to the common areas. Each building meets or exceeds the number of bike spaces required, encouraging the residents to utilize the provided amenity.

The Guidelines encourage integration of features contributing to a vibrant streetscape and improving the pedestrian network. Providing ample, secure and protected long-term bicycle storage encourages the use of alternate means of transportation to the automobile, supporting environmental and community development goals. A vibrant streetscape is created when building facades define a strong urban edge. The Guidelines encourage blending into the neighborhood (D7) and reinforcing the active pedestrian system (E1) by providing the bike storage on the ground floor as well as in units for added convenience. Further, the bicycle parking which is more conveniently located for residents encourages more use, advancing the

urban development efforts, meeting this criterion. *Therefore, the proposal better meets historic resource review approval criteria.*

**B. Purpose of the standard.** *The resulting development will meet the purpose of the standard being modified or the preservation of the character of the historic resource is more important than meeting the purpose of the standard for which a modification has been requested.*

**Findings:** The resulting development will meet the purpose of the standard for the following reasons:

Relative to this development, the purpose of the long-term bicycle parking standard is to provide residents a secure and weather protected place to park bicycles. The proposed design is consistent with these goals, as all long-term bike parking is provided within the secured building. The purpose of the bicycle parking standard is to ensure that such parking is designed so bicycles may be securely locked without undue inconvenience and will be reasonably safeguarded from intentional or accidental damage. The proposed bike racks combine the 6" stagger with the 1'-6" spacing to offset handlebars to provide an ease of use and security for bicycles equivalent to the 2' spacing of non-staggered side by side racks. The in-unit bike racks provide space within a resident's own, secure dwelling unit to store their bike separate from the central bike room. This rack location has proved usable and successfully accommodates long term storage in other similar projects. *Therefore, the standard is met.*

*Therefore, this Modification merits approval.*

**Modification #2:** Loading Area Setback Landscaping [PZC 33. 266.310.E):

*The standard requires:*

- Loading areas must comply with the setback and perimeter landscaping standards stated in Table 266-7, which requires 5 ft. of L2 or 10 ft. of L1 Loading Area Setback Landscaping at a lot line abutting an E1 zone lot line.

*The applicant proposes:*

- To omit the required Loading Area Setback Landscaping between the loading space and the adjacent EG1 property off NW Irving.

*Purpose Statement (33.266.310).* A minimum number of loading spaces are required to ensure adequate areas for loading for larger uses and developments. These regulations ensure that the appearance of loading areas will be consistent with that of parking areas. The regulations ensure that access to and from loading facilities will not have a negative effect on the traffic safety or other transportation functions of the abutting right-of-way.

**A. Better meets historic resource review approval criteria.** *The resulting development will better meet the approval criteria for historic resource review than would a design that meets the standard being modified; and*

**Findings:** The modification to omit required 5 ft. of L2 or 10 ft. of L1 of loading area setback landscaping along the east property line better meets historic resource review approval criteria for the following reasons:

The adjacent building along the east property line is located on the zero-lot line and consists of a 10'-0" to 15'-0" concrete wall. This walls location provides direct screening to this development site (Exhibit APP.1-8 and 1-39). Placing a screening element on this site at this location is redundant due to the screening provided by the concrete wall. The Design Guidelines encourage enhanced site and building design (D3), safe outdoor areas (D1), and an active pedestrian network (E1). They aim to create safe and attractive areas, that remain compatible with the neighborhood. In the Historic Alphabet District, it is atypical to have a fence against an adjacent concrete block wall. *Therefore, the proposal better meets historic resource review approval criteria.*

**B. Purpose of the standard.** *The resulting development will meet the purpose of the standard being modified or the preservation of the character of the historic resource is more important than meeting the purpose of the standard for which a modification has been requested.*

**Findings:** The resulting development will meet the purpose of the standard because these regulations ensure that the appearance of loading areas will be consistent with that of parking areas. Relative to this development, the standard is to provide screening and landscape from adjacent properties. However, as noted above, placing a screening element on this site at this location is redundant due to the screening provided by the adjacent concrete wall. Eliminating the buffer at the east property line where they have little positive impact allows the applicant more flexibility elsewhere to include setbacks where it isn't required by code, but are more consistent with the Historic District, such as the proposed frontage landscape setbacks on Irving and Hoyt. *Therefore, the purpose of the standard is met.*

*Therefore, this Modification merits approval.*

### **(3) ADJUSTMENT REQUESTS (33.805)**

#### **33.805.010 Purpose**

The regulations of the zoning code are designed to implement the goals and policies of the Comprehensive Plan. These regulations apply citywide, but because of the city's diversity, some sites are difficult to develop in compliance with the regulations. The adjustment review process provides a mechanism by which the regulations in the zoning code may be modified if the proposed development continues to meet the intended purpose of those regulations. Adjustments may also be used when strict application of the zoning code's regulations would preclude all use of a site. Adjustment reviews provide flexibility for unusual situations and allow for alternative ways to meet the purposes of the code, while allowing the zoning code to continue to provide certainty and rapid processing for land use applications.

**The following one (1) adjustment(s) is requested:**

**Adjustment #1: Number of Loading Spaces [PZC 33. 266.310.C):** To reduce the required number of loading spaces from two (2) Standard B spaces to one (1) Standard B space (33.266.310.C)

#### **33.805.040 Approval Criteria**

Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A through F have been met:

**A.** Granting the adjustment will equally or better meet the purpose of the regulation to be modified.

**Findings:** The purpose statement for 33.266.310 is: *"A minimum number of loading spaces are required to ensure adequate areas for loading for larger uses and developments. These regulations ensure that the appearance of loading areas will be consistent with that of parking areas. The regulations ensure that access to and from loading facilities will not have a negative effect on the traffic safety or other transportation functions of the abutting right-of-way."*

The requested adjustment is consistent with the stated purposes of regulation and approval criteria because:

- Developments such as this, affordable, senior housing consisting of studio apartments, tend to have minimal apartment turnover and less need for unloading larger furniture.
- Providing full landscape screening between the adjacent residential home will enhance the appearance and livability of the neighborhood and pedestrian area.

- The size of the curb cut needed to accommodate an on-site loading zone would impinge on the right-of-way and would be as large as the loading space itself. This would negatively affect the right-of-way sidewalk and neighborhood appearance.
- In providing a safe and attractive area for pedestrians and motorists consistent with that of the parking area standard (Chapter 33.266.130), moving the loading space to the street consolidates the vehicle area. Further, it does not interrupt the pedestrian sidewalk in the right-of-way. This provides a safer area for residents to unload belongings, while maintaining the pedestrian route.

The Bureau of Transportation Engineering supports this request to not provide one of the two required Type B on-site loading spaces for the following reasons (Exhibit E.2):

- The Type B space they are asking not to provide on-site is for the senior housing studio apartment component. These have a much lower turnover rate and being studios, not as much to move in or out.
- There will be one on-site Type B on Irving to serve the other units. PBOT's view of on-site Type B spaces has been evolving over the past few years. Our experience has been that most are not being used for loading, but as a trash and recycling areas with a curb cut to wheel out the dumpsters. The curb cut for a Type B space is 10-ft wide with 6-ft wide commercial wings. This 22-ft of curb space is permanently lost for private use. PBOT would rather have control over how the curb zone is managed. By allowing an on-street loading space, PBOT can sign the hours, so it is available to residents and visitors during peak demand times.

*For these reasons, the approval criterion is met.*

- B.** If in a residential zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS C, E, or I zone, the proposal will be consistent with the desired character of the area.

**Findings:** The site is in a RH, high residential zone in the Historic Alphabet District. As stated above, the senior housing studio apartment component will have a much lower turnover rate, and being studios, residents will not have as much to move in or out. Additionally, locating a loading bay in a building facing a sidewalk isn't consistent with the neighborhood, and, locating a loading bay alongside a property line shared with the adjacent residence on Hoyt doesn't make a good neighbor either. By not providing a loading space adjacent to this residential property to the east, this proposal will enhance the livability of the neighborhood and surrounding neighbors, and free up more area for landscaping. The smaller-scaled neighborhood feel is maintained, as opposed to placing a large loading space in between residential properties. *For these reasons, the approval criterion is met.*

- C.** If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zone.

**Findings:** Only one adjustment is requested. *This criterion does not apply.*

- D.** City-designated scenic resources and historic resources are preserved.

**Findings:** There is a city-designated historic resource on the site, the Buck-Prager, a Contributing Resource, as well as across the street from, not abutting, this site, in the form of Landmark structures. This adjustment does not impede on the historic properties on site or across the street. Rather, the adjustment would further aid the appearance of the neighborhood and maintain the street fabric, as noted above. *For these reasons, the approval criterion is met.*

- E.** Any impacts resulting from the adjustment are mitigated to the extent practical; and

**Findings:** There is little impact resulting from not providing one off-street loading space. As noted above, the proposed senior housing has a low turnover rate, and being studios, residents will not as much to move in or out. Additionally, by not providing an off-street loading space

which requires 22' of curb cut, this length of sidewalk and on-street parking area will remain available for public use. By keeping the space as an on-street loading space, PBOT can sign the hours, so it is available to residents and visitors during peak demand times. *For these reasons, the approval criterion is met.*

- F.** If in an environmental zone, the proposal has a few significant detrimental environmental impacts on the resource and resource values as is practicable;

**Findings:** There are no environmental overlay zones on the site. *This criterion does not apply.*

*Therefore, this Adjustment merits approval.*

## **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 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. There have been previous attempts to redevelop the west half of this block, including a proposal in 2014 which proposed demolition of the Buck-Prager building to allow for the construction of a 6-story apartment building with below-grade parking, however, the Type IV Demolition application was denied.

This proposal reflects a strong response to feedback provided to date, including changes to height, massing, design, materials, colors, and details to better emphasize the Contributing Resource and respond to historic resources. With the conditions of approval listed in the findings above, the site and building design features respond well to, and are compatible with, the original resource, adjacent properties, and the historic district. This proposal meets the applicable Historic Resource Review criteria, modification criteria, and adjustment criteria, and therefore warrants approval.

## **LANDMARKS COMMISSION DECISION**

It is the decision of the Landmarks Commission to approve Historic Design Review for 148 new affordable housing units across three buildings:

- The adaptive reuse and seismic upgrading of the existing 3-story Contributing Resource, the “Buck-Prager Building”;
- The “South Addition”, a 4-story addition to the Buck-Prager, which together will house 48 senior units; and,
- The “North Building”, a 5-story plus basement building containing 100 units of affordable work-force housing.

Approval for two (2) **Modification** requests:

1. To reduce the required spacing between long-term bike parking spaces in the bike areas from 2'-0" to 1'-6" and to provide non-lockable bike racks in dwelling units (33.266.220.C.B); and,
2. To omit the required 5' of L2 or 10' of L1 landscape screening buffer at the loading space off NW Irving (33.266.310.E).

Approval for one (1) **Adjustment** request:

1. To reduce the required number of loading spaces from two (2) Standard B spaces to one (1) Standard B space (33.266.310.C).

Approval for **non-standard development in the ROW's** on NW 18<sup>th</sup>, NW Hoyt, and NW Irving.

Approvals per Exhibits C.1-C-73, subject to the following conditions:

- A.** As part of the building permit application submittal, the following development-related conditions (B – H) must be noted on each of the 4 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 18-187493 HRM AD. 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.
- D.** The main entries of the North Building and the South Addition shall be custom wood storefronts, as shown in Exhibits C.68 and C.69.
- E.** The fiber cement detailing of the North Building recesses shall match bays, as shown in Exhibit C.70.
- F.** The glazing of the South Addition patios shall have both faces operable and lie flush when closed, as shown in Exhibit C.67.
- G.** If proposed non-standard improvements in the Right-of-Ways, as shown in Exhibit C.48, are not approved by PBOT, standard improvements are acceptable. For non-standard development that differs from Exhibit C.48, additional reviews may be required.
- H.** Irrigation shall be provided for the street frontage landscaping, as shown in Exhibit C.48.
- I.** Applicant shall work with Urban Forestry and BDS staff to maximize the number of street trees on all three frontages.

=====

**By:** \_\_\_\_\_  
Kirk Ranzetta, Landmarks Commission Chair

Application Filed: June 15, 2018  
Decision Filed: September 25, 2018  
hearing

Decision Rendered: September 24, 2018  
Decision Mailed: within 17 days of final

**About this Decision.** This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

**Procedural Information.** The application for this land use review was submitted on June 15, 2018 and was determined to be complete on **July 5, 2018**.

A Historic Resource Review hearing was held on **August 27, 2018**. At that hearing, the record was requested to be held open for further information. The Commission agreed to hold it open as follows:

- New information, due in by 5pm on September 4, 2018.
- Response to new information, due in by 5pm on September 11, 2018.



- Final Applicant rebuttal, due in by 5pm on September 18, 2018.  
A second hearing is scheduled for **September 24, 2018**.

*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 **June 15, 2018**.

*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. The **120 days expire on: November 2, 2018**

**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. This report is the final decision of the Landmarks Commission with input from other City and public agencies.

**Conditions of Approval.** This approval 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.

**Appeal of this decision.** This decision is final unless appealed to City Council, who will hold a public hearing. Appeals must be filed by 4:30 pm on date at 1900 SW Fourth Ave. Appeals can be filed at the 5<sup>th</sup> floor reception desk of 1900 SW 4<sup>th</sup> Avenue Monday through Friday between 8:00 am and 4:30 pm. Information and assistance in filing an appeal is available from the Bureau of Development Services in the Development Services Center or the staff planner on this case. You may review the file on this case by appointment at, 1900 SW Fourth Avenue, Suite 5000, Portland, Oregon 97201. Please call the file review line at 503-823-7617 for an appointment.

If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of City Council is final; any further appeal is to the Oregon Land Use Board of Appeals (LUBA).

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to City Council on that issue. Also, if you do not raise an issue with enough specificity to give City Council an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

**Who can appeal:** You may appeal the decision only if you have written a letter which was received before the close of the record at the hearing or if you testified at the hearing, or if you are the property owner or applicant. Appeals must be filed within 14 days of the decision. **An appeal fee of \$5,000.00 will be charged (one-half of the application fee for this case).**

Neighborhood associations may qualify for a waiver of the appeal fee. Additional information on how to file and the deadline for filing an appeal will be included with the decision. Assistance in filing the appeal and information on fee waivers are available from the Bureau of Development Services in the Development Services Center, 1900 SW Fourth Ave., First Floor. Fee waivers for

neighborhood associations require a vote of the authorized body of your association. Please see appeal form for additional information.

**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 the day after a decision 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.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

**Applying for your permits.** A building permit, occupancy permit, or development permit must be obtained before carrying out this project. At the time they apply for a permit, permittees must demonstrate compliance with:

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

Grace Jeffreys  
September 20, 2018

**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).**

**EXHIBITS – NOT ATTACHED UNLESS INDICATED**

- A. Applicant's Statement:
1. Original Submittal, 6.9.18
  2. Response to staff email, 6/25/18
  3. 100-day timeline not applicable, 7/3/18
  4. Request to deem application complete, 3/7/18
  5. FAR diagrams, 7/9/19
  6. Revised FAR diagram, 7/10/18
  7. Geotech report & other SB issues, 7/13/18
  8. LP siding and Fiber Cement option, 7/24/18
  9. Prelim Site Utility Plan, 7/24/18
  10. Response to staff concerns, 8/1/18
  11. Draft set, 8/1/18

B. Zoning Map (attached):

C. Plans & Drawings:

1. EXISTING SITE PLAN
2. PROPOSED SITE PLAN (attached)
3. BUILDING PLANS
4. BUILDING PLANS
5. BUILDING PLANS
6. BUILDING PLANS
7. BUILDING PLANS
8. BUILDING PLANS
9. BUILDING PLANS
10. BUILDING ELEVATIONS
11. BUILDING ELEVATIONS (attached)
12. BUILDING ELEVATIONS
13. BUILDING ELEVATIONS (attached)
14. BUILDING ELEVATIONS (attached)
15. BUILDING ELEVATIONS
16. BUILDING ELEVATIONS (attached)
17. BUILDING SECTIONS
18. BUILDING SECTIONS
19. BUILDING SECTIONS
20. SITE SECTION LOOKING EAST
21. BUILDING ELEVATION - BUCK-PRAGER/ SOUTH ADDITION ANALYSIS
22. EXTERIOR MATERIAL PALETTES
23. EXTERIOR MATERIAL PALETTES
24. EXTERIOR MATERIAL PALETTES
25. ENLARGED ELEVATIONS, SECTIONS, AND DETAILS - SOUTH ADDITION
26. ENLARGED ELEVATIONS, SECTIONS, AND DETAILS - SOUTH ADDITION
27. ENLARGED ELEVATIONS, SECTIONS, AND DETAILS - SOUTH ADDITION
28. ENLARGED ELEVATIONS, SECTIONS, AND DETAILS - SOUTH ADDITION
29. ENLARGED ELEVATIONS, SECTIONS, AND DETAILS - SOUTH ADDITION
30. ENLARGED ELEVATIONS, SECTIONS, AND DETAILS - SOUTH ADDITION
31. ENLARGED ELEVATIONS, SECTIONS, AND DETAILS - SOUTH ADDITION
32. ENLARGED ELEVATIONS, SECTIONS, AND DETAILS - BUCK-PRAGER
33. ENLARGED ELEVATIONS, SECTIONS, AND DETAILS - BUCK-PRAGER
34. ENLARGED ELEVATIONS, SECTIONS, AND DETAILS - BUCK-PRAGER
35. ENLARGED ELEVATIONS, SECTIONS, AND DETAILS - BUCK-PRAGER
36. ENLARGED ELEVATIONS, SECTIONS, AND DETAILS - NORTH BUILDING
37. ENLARGED ELEVATIONS, SECTIONS, AND DETAILS - NORTH BUILDING
38. ENLARGED ELEVATIONS, SECTIONS, AND DETAILS - NORTH BUILDING
39. ENLARGED ELEVATIONS, SECTIONS, AND DETAILS - NORTH BUILDING
40. ENLARGED ELEVATIONS, SECTIONS, AND DETAILS - NORTH BUILDING
41. ENLARGED ELEVATIONS, SECTIONS, AND DETAILS - NORTH BUILDING
42. ENLARGED ELEVATIONS, SECTIONS, AND DETAILS - NORTH BUILDING
43. ENLARGED ELEVATIONS, SECTIONS, AND DETAILS - NORTH BUILDING
44. Title page
45. CIVIL GRADING PLAN
46. CIVIL UTILITY PLAN
47. TREE PLAN
48. SITE LANDSCAPE PLAN
49. PLANT SCHEDULE
50. LANDSCAPE DETAILS
51. LANDSCAPE PLANT PALETTE
52. Title page
53. BIKE PARKING - LONG TERM
54. BIKE PARKING - ELEVATIONS, DETAILS AND COUNT

55. EXTERIOR LIGHTING PLAN AND FIXTURES
  56. SIGNAGE PLAN
  57. CUT SHEETS
  58. CUT SHEETS
  59. CUT SHEETS
  60. CUT SHEETS
  61. CUT SHEETS
  62. CUT SHEETS
  63. CUT SHEETS
  64. CUT SHEETS
  65. CUT SHEETS
  66. CUT SHEETS
  67. In-swinging French Doors
  68. North Building Storefront Entry Alternate - Custom wood system (APP.2-12)
  69. South Addition Storefront Entry Alternate - Custom wood system (APP.2-14)
  70. Enlarged Details – North Building Recess (APP.2-15)
  71. Preliminary Street Trees, NW Irving
  72. Preliminary Street Trees, NW 18th
  73. Preliminary Street Trees, NW Hoyt
- D. Notification information:
1. Request for response
  2. Posting letter sent to applicant
  3. Notice to be posted
  4. Applicant’s statement certifying posting
  5. Mailing list
  6. Mailed notice
- E. Agency Responses:
1. Bureau of Environmental Services
  2. Bureau of Transportation Engineering and Development Review
  3. Water Bureau
  4. Life Safety Review Section of Bureau of Development Services
  5. Bureau of Parks, Forestry Division
- F. Letters:
1. Lucas Gray, on 8/3/18, wrote in support of proposal.
  2. Tim Davis, on 8/3/18, wrote in support of proposal.
  3. Leon Porter, on 8/4/18, wrote in support of proposal.
  4. Stephen Judkins, on 8/4/18, wrote in support of proposal.
  5. Alan Kessler, on 8/7/18, wrote in support of proposal.
  6. Holly Balcom, on 8/7/18, wrote in support of proposal.
  7. Paul Del Vecchio, on 8/7/18, wrote in support of proposal.
  8. Tony Jordan, on 8/7/18, wrote in support of proposal.
  9. Aaron Brown, on 8/7/18, wrote in support of proposal.
  10. Josh Baker, on 8/8/18, wrote in support of proposal.
  11. Eric Lindsay, on 8/9/18, wrote in support of proposal.
  12. Brad Baker, on 8/9/18, wrote in support of proposal.
  13. Josh Mahar, on 8/9/18, wrote in support of proposal.
  14. Thomas Craig, on 8.9.18, wrote in support of proposal.
  15. Hannah Penfield, on 8/9/18, wrote in support of proposal.
  16. Isaac Byrd, on 8/9/18, wrote in support of proposal.
  17. Doug Klotz, 8/9/18, wrote in support of proposal.
  18. Blake Goud, on 8/9/18, wrote in support of proposal.
  19. Aaron Ilika, on 8/10/18, wrote in support of proposal.
  20. Suzy Elbow, on 8/10/18, wrote in support of proposal.
  21. Henry Kraemer, on 8/10/18, wrote in support of proposal.
  22. Mark Workman, on 8/13/18, wrote in support of proposal.
  23. Madeline Kovacs, on 8/13/18, wrote in support of proposal.

24. Iain Mackenzie, on 8/13/18, wrote in support of proposal.
25. Annette Suchy, on 8/15/18, wrote with concerns about proposal.
26. Richard U'Ren and Annette Jolin, on 8/15/18, wrote with concerns about proposal.
27. Tony Schwartz, on 8/15/18, wrote with concerns about proposal.
28. Dragana Milosevic, on 8/15/18, wrote with concerns about proposal.
29. Allen Buller, on 8/15/18, wrote with concerns about proposal.
30. Vicki Skryha, on 8/15/18, wrote with concerns about proposal.
31. Steve Connolly, on 8/15/18, wrote with concerns about proposal.

G. Other:

1. Original LUR Application
2. Pre-Application Conference Summary Memo, 12/26/17
3. Design Advice Request Summary Memos, 5/16/18
4. Request for Completeness with BES response, 6/9/18
5. Incomplete Letter, 6/29/18
6. Staff mail with SB issues, 7/3/18
7. Email chain regarding P1, 8/2/18
8. Alphabet Historic District National Register nomination excerpt (by reference)
9. Alphabet Historic District: Community Design Guidelines: Addendum, September 5, 2000

H. Commission exhibits

**(Received before first Hearing)**

1. Drawing Set for hearing, 8/2/18
2. Staff Report for first hearing, 8/2/18
3. Staff Memo for first hearing, 8/2/18
4. Letter, Rob Fullmer, 8/16/18, wrote with concerns about proposal.
5. Letter, Jill Warren, 8/16/18, wrote with concerns about proposal.
6. Letter, Jenny Mosbacher, 8/16/18, wrote with support for proposal.
7. Letter, Jim Heuer, 8/16/18, wrote with concerns about proposal.
8. Letter, Vicki Skryha, 8/16/18, wrote with concerns about proposal.
9. Letter, Daniel Anderson, 8/17/18, wrote with concerns about proposal.
10. Letter, Brad Hochhalter, 8/19/18, wrote with concerns about proposal.
11. Letter, Dennis Harper, 8/20/18, wrote with concerns about proposal.
12. Letter, Carolyn Cosgriff, 8/21/18, wrote with concerns about proposal.
13. Letter, Braden Bernards, 8/21/18, wrote with concerns about proposal.
14. Letter, NWDA, 8/22/18, wrote with concerns about proposal.
15. Letter, Jill Warren, 8/22/18, wrote with concerns about proposal.
16. Letter, Sandra Moreland, 8/22/18, wrote with concerns about proposal.
17. Letter, Steve & Laurie Caldwell, 8/22/18, wrote with concerns about proposal.
18. Letter, Erich Austin & Tanya Loucks, 8/22/18, wrote with concerns about proposal.
19. Letter, Carolyn Sheldon, 8/22/18, wrote with concerns about proposal.
20. Letter, JoZell Johnson, 8/22/18, wrote with concerns about proposal.
21. Letter, Jessica Richman, 8/22/18, wrote with concerns about proposal.
22. Letter, Page Stockwell, 8/24/18, wrote with concerns about proposal.
23. Letter, Jessica Richman, 8/26/18, request to hold case open.
24. Letter, JoZell Johnson, 8/26/18, wrote with concerns about proposal.
25. Letter, Jessica Richman, 8/26/18, wrote with concerns about proposal.
26. Letter, Geoff Rogers, 8/26/18, wrote with concerns about proposal.
27. Letter, Vicki Skryha, 8/27/18, wrote with concerns about proposal.
28. Letter, Page Stockwell, 8/27/18, wrote with concerns about proposal.
29. Letter, Mark Hails & Peg King, 8/27/18, wrote with concerns about proposal.

**(Received at first Hearing on 8/27/18)**

30. Staff presentation, 8/27/18
- 31a. Applicant presentation (full document), 8/27/18
- 31b. Applicant presentation (extract), 8/27/18
32. Public testimony Sign-in sheet, 8/27/18
33. Letter, Allen Buller, 8/27/18, wrote with concerns about proposal.
34. Letter, Vicki Skryha, 8/27/18, wrote with concerns about proposal.

35. Letter, Tony Schwartz, 8/27/18, wrote with concerns about proposal.
36. Standards for Rehabilitation for Historic Buildings, 8/27/18
37. Letter, Brooke Best, AHC, 8/27/18, wrote with concerns about proposal.
38. Letter, Daniel Anderson, 8/27/18, wrote with concerns about proposal.
39. Letter, Bill Welch, 8/27/18, wrote with concerns about proposal.
40. Letter, Wendy Rahm, 8/27/18, wrote with concerns about proposal.
41. Letter, Sarah Stevenson, Innovative Housing, 8/27/18, wrote in support of proposal.

**(New Evidence, received before 5pm on September 4, 2018)**

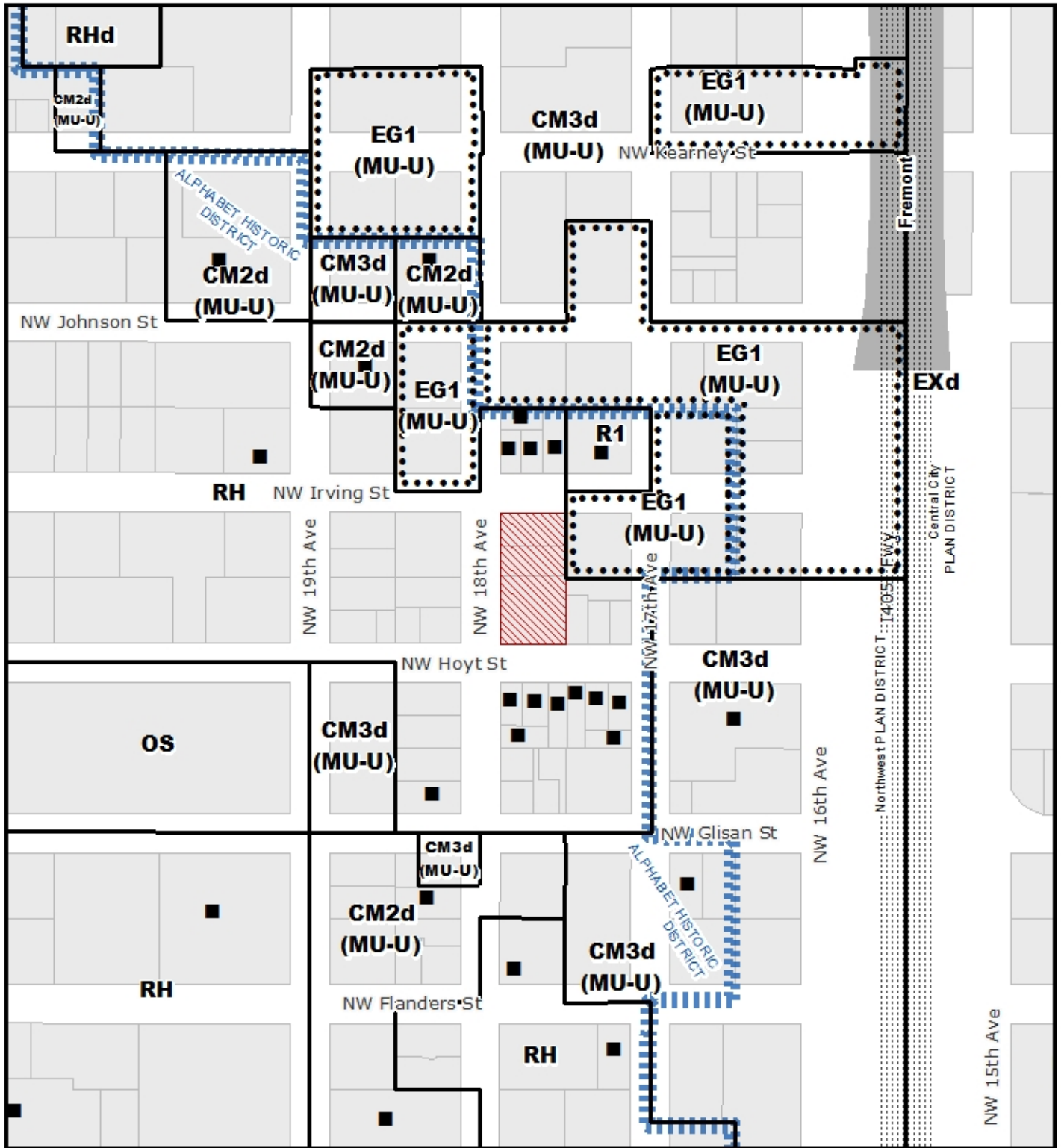
42. Memo from CHA regarding height, received 8/30/18
43. Memo from CHA with revisions list, received 8/30/18
44. Revised "C" drawings, 8/30/18
45. Revised "Appendix" drawings, 8/30/18
46. Letter, Mary Ann Pastene, 8/30/18, wrote with concerns about proposal.
47. Memo from CHA with revisions list, 8/31/18
48. Revised "C" drawings, 8/31/18
49. Revised "Appendix" drawings, 8/31/18
50. Letter, Wendy Rahm, 9/1/18, wrote with concerns about proposal.
51. Letter, Margaret King, 9/4/18, wrote with concerns about proposal.
52. Letter, Mark Hails and Peg King, 9/4/18, wrote with concerns about proposal.
53. Letter, Jessica Richman, 9/4/18, wrote with concerns about proposal.
54. Memo from CHA regarding Parge Coating, 9/4/18
55. Memo from CHA regarding Street trees, 9/4/18
56. Memo from CHA with revisions list, 8/31/18
57. Letter, Verlana Orr, 9/4/18, wrote with concerns about proposal.
58. Letter, Vicki Skryha, 9/4/18, wrote with concerns about proposal.

**(Response to New Evidence, received before 5pm on September 11, 2018)**

59. Memo from CHA with revisions list, 9/11/18
60. Letter from Tim Ramis, 9/11/18

**(Applicant Final Rebuttal, received before 5pm on September 18, 2018)**

61. Memo from CHA with final rebuttal, 9/18/18



# ZONING

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

-  Site
-  Historic Landmark
-  Bridge

File No.	LU 18-187493 HRM AD
1/4 Section	2928
Scale	1 inch = 200 feet
State ID	1N1E33AC 4200
Exhibit	B Jun 19, 2018



**KEYNOTES**

- 1. Short term bike rack (pending P&OT approval)
- 2. 8'ick paving to match existing across living street
- 3. Vault per Civil
- 4. Street trees per landscape
- 5. Landscape buffer strip
- 6. Egless well from basement unit
- 7. Power pole
- 8. Landscape planter with integral bench



**CARLETON HART  
ARCHITECTURE**



**CARLETON HART  
HOUSING**

**BLOCK 162 APARTMENTS**  
08.10.2018

LU 18-187493 HRM

C-2

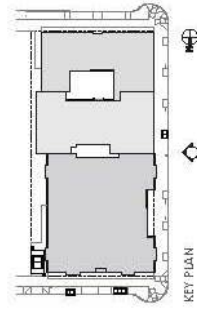


**BUILDING ELEVATION - WEST**



**KEYNOTES**

1. Modular brick, running bond, color 1
2. Modular brick, running bond, color 2
3. Modular brick, stacked bond, color 3
4. Existing modular brick, running bond, color 4, restore and repaint
5. Fiber cement panel siding, white
6. Metal panel siding, dark bronze
7. Metal panel flashing, white
8. Metal trim/flashing, dark bronze
9. Fiberglass window, white
10. Fiberglass window, dark bronze
11. Custom wood window, painted windows, painted
12. Reconstructed rough opening with custom wood windows, painted
13. Fiberglass patio door, dark bronze
14. Architectural metal grille, white
15. Architectural metal grille, dark bronze
16. Fiber cement panel, white
17. Parge coat over brick, white
18. Restore and repaint existing parge coating, dark gray
19. Steel entrance canopy
20. Metal parapet eyebrow, based on historic photo
21. Wood entrance door and sills, painted
22. Aluminum storefront with sills, white
23. Fiberglass window, white
24. Aluminum storefront with sills, dark bronze
25. Metal cornice
26. Decorative metal guardrail, laser cut and painted
27. Decorative metal grille
28. Wood bracketing, painted
29. Precast concrete panel
30. Precast concrete sill
31. Wall sconce
32. Metal exhaust vent, painted to match adjacent surface
33. Roof access beyond, fiber cement panel siding, dark bronze
34. Window graphic with historical information on Buck-Proger Building
35. Generator Exhaust grille



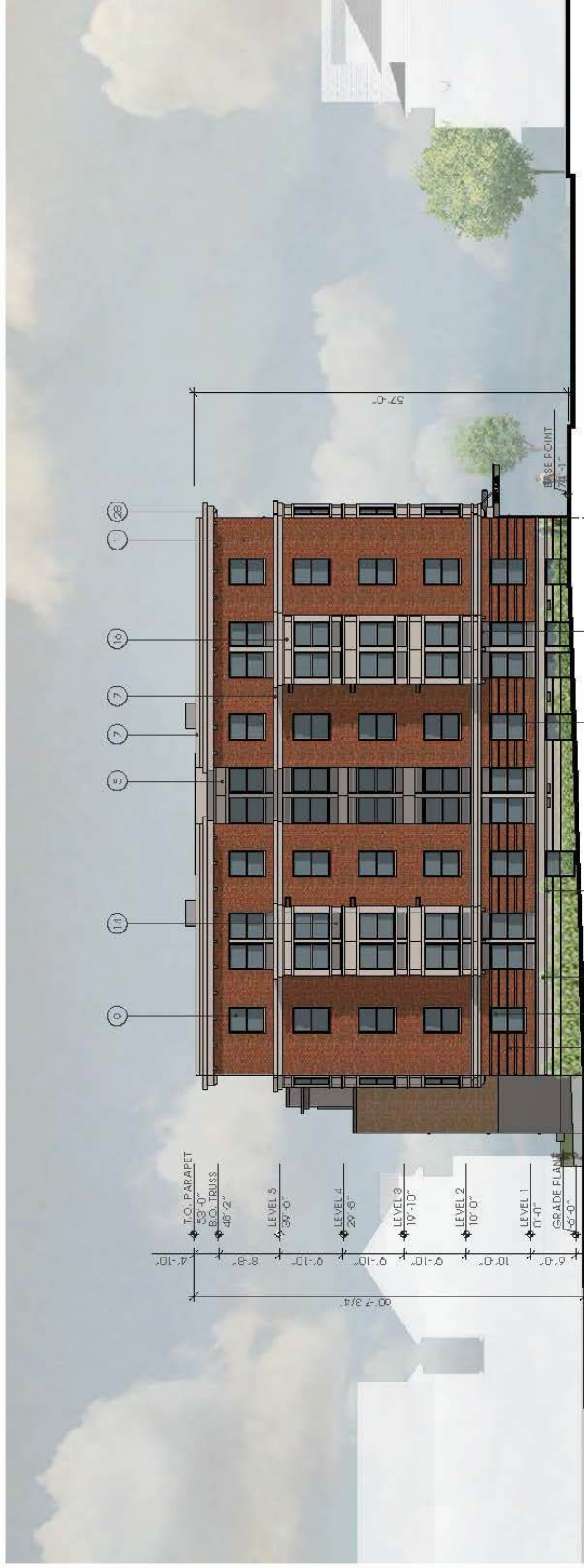
**CARLETON HART HOUSING ARCHITECTURE**

**BLOCK 162 APARTMENTS**  
08.10.2018

LU 18-187493 HRM

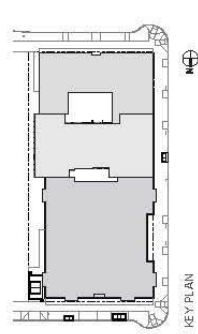
C.11

**BUILDING ELEVATION - NORTH**



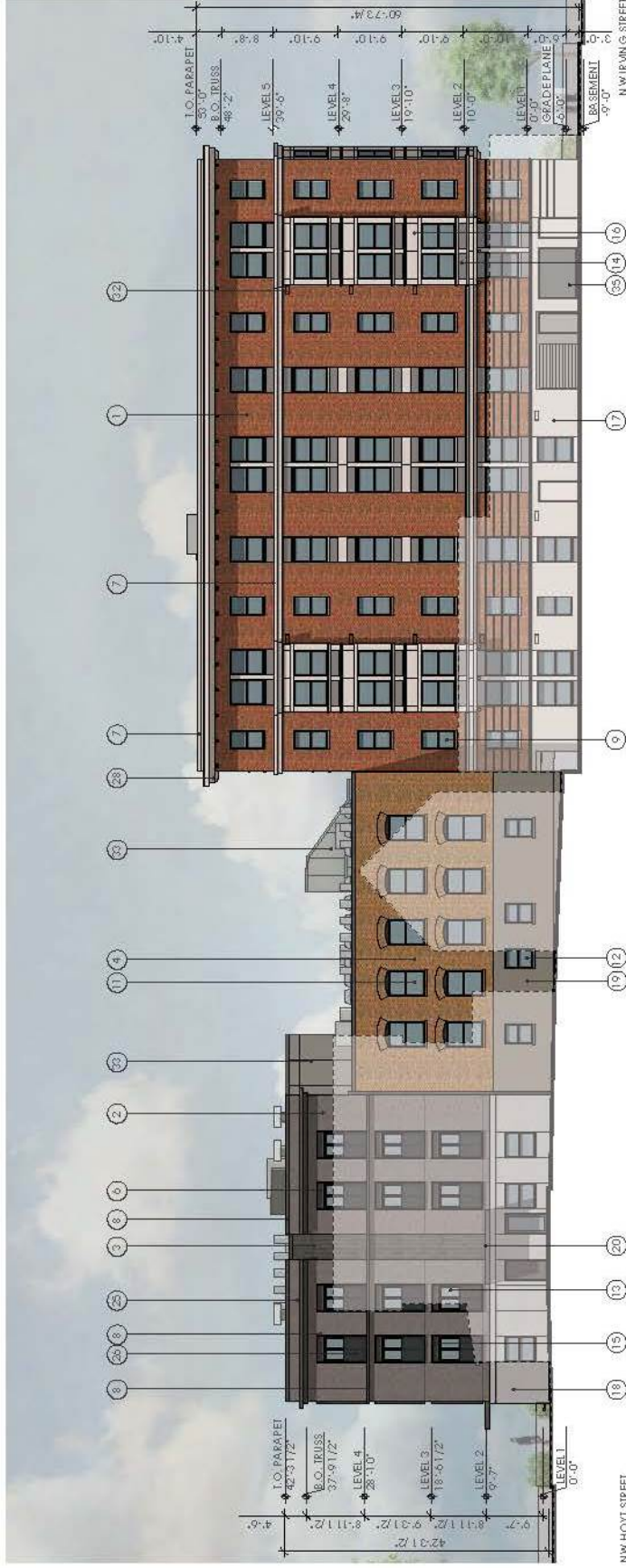
**KEYNOTES**

- 1. Modular brick, running bond, color 1
- 2. Modular brick, running bond, color 2
- 3. Modular brick, stacked bond, color 3
- 4. Existing modular brick, running bond, color 4, Restore and repaint
- 5. Fiber cement panel siding, white
- 6. Metal panel siding, dark bronze
- 7. Metal trim/flashing, white
- 8. Metal trim/flashing, dark bronze
- 9. Fiberglass window, white
- 10. Fiberglass window, dark bronze
- 11. Custom wood window, painted
- 12. Reconstructed rough opening with custom wood windows, painted
- 13. Fiberglass patio door, dark bronze
- 14. Architectural metal grille, white
- 15. Architectural metal grille, dark bronze
- 16. Fiber cement panel, white
- 17. Parge coat over brick, white
- 18. Parge coat over brick, light gray
- 19. Restore and repaint existing parge coating, dark gray
- 20. Steel entrance canopy
- 21. Metal parapet eyebrow, based on historic photo
- 22. Wood entrance door and sidelites, painted
- 23. Aluminum storefront with sidelites, white
- 24. Aluminum storefront with sidelites, dark bronze
- 25. Metal cornice
- 26. Decorative metal guardrail, laser-cut and painted
- 27. Decorative metal gable
- 28. Wood brackeling, painted
- 29. Precast concrete panel
- 30. Precast concrete sill
- 31. Wall sconce
- 32. Metal exhaust vent, painted to match adjacent surface
- 33. Roof access beyond, fiber cement panel siding, dark bronze
- 34. Window graphic with historical information on Buck-Prager Building
- 35. Generator Exhaust grille



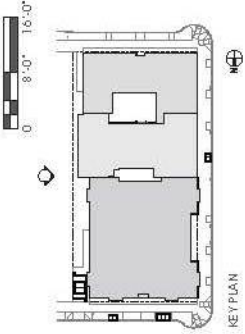


**BUILDING ELEVATION - EAST**

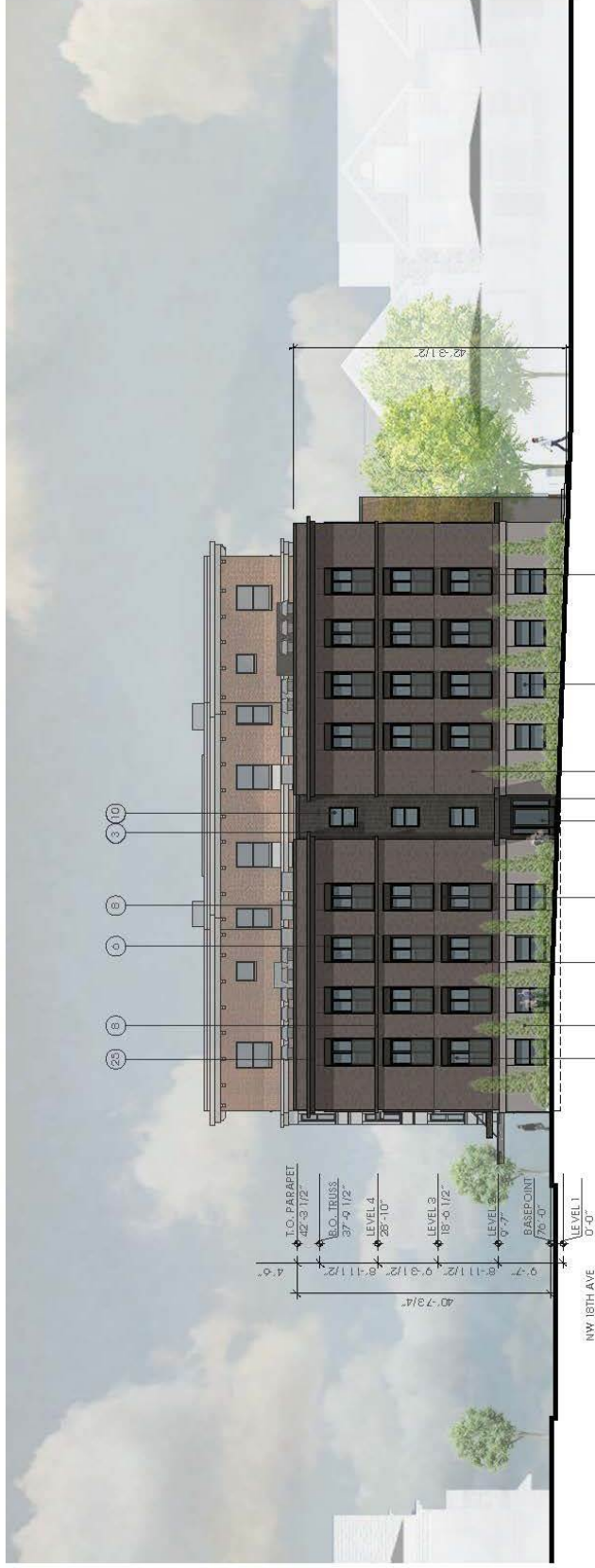


**KEYNOTES**

- 1. Modular brick, running bond, color 1
- 2. Modular brick, running bond, color 2
- 3. Modular brick, stacked bond, color 3
- 4. Existing modular brick, running bond, color 4, Restore and repaint
- 5. Fiber cement panel siding, white
- 6. Metal panel siding, dark bronze
- 7. Metal trim flashing, white
- 8. Metal panel siding, dark bronze
- 9. Fiberglass window, dark bronze
- 10. Fiberglass window, dark bronze
- 11. Custom wood window, painted
- 12. Reconstructed through opening with custom wood windows, painted
- 13. Fiberglass patio door, dark bronze
- 14. Architectural metal grille, white
- 15. Architectural metal grille, dark bronze
- 16. Fiber cement panel, white
- 17. Parge coat over brick, white
- 18. Parge coat over brick, light gray
- 19. Restore and repaint existing parge coating, dark gray
- 20. Steel entrance canopy
- 21. Metal parapet eyebrow, based on historic photo
- 22. Wood entrance door and sashes, painted
- 23. Aluminum storefront with sashes, white
- 24. Aluminum storefront with sashes, dark bronze
- 25. Metal cornice
- 26. Decorative metal guardrail, laser cut and painted
- 27. Decorative metal gate
- 28. Wood bracketing, painted
- 29. Precast concrete panel
- 30. Precast concrete sill
- 31. Wall sconce
- 32. Metal exhaust vent, painted to match adjacent surface
- 33. Roof access beyond, fiber cement panel siding, dark bronze
- 34. Window graphic with historical information on Buck-Prager Building
- 35. Generator Exhaust grille



**BUILDING ELEVATION - SOUTH**



**KEYNOTES**

1. Modular brick, running bond, color 1
2. Modular brick, running bond, color 2
3. Modular brick, stacked bond, color 3
4. Existing modular brick, running bond, color 4.
5. Restore and repaint
6. Fiber cement panel siding, white
7. Metal panel siding, dark bronze
8. Metal trim/flashing, white
9. Fiberglass window, white
10. Fiberglass window, dark bronze
11. Custom wood window, painted
12. Reconstructed rough opening with custom wood windows, painted
13. Fiberglass patio door, dark bronze
14. Architectural metal grille, white
15. Architectural metal grille, dark bronze
16. Fiber cement panel, white
17. Parge coat over brick, white
18. Parge coat over brick, light gray
19. Restore and repaint existing parge coating, dark gray
20. Steel entrance canopy
21. Metal parapet eyebrow, based on historic photo
22. Wood entrance door and sidelites, painted
23. Aluminum storefront with sidelites, white
24. Aluminum storefront with sidelites, dark bronze
25. Metal cornice
26. Decorative metal guardrail, laser-cut and painted
27. Decorative metal grille
28. Wood bracketing, painted
29. Precast concrete panel
30. Wall sconce
31. Metal exhaust vent, painted to match adjacent surface
32. Roof access beyond, fiber cement panel siding, dark bronze
33. Window graphic with historical information on Buck-Prager Building
34. Generator Exhaust grille
35. Generator Exhaust grille

