



City of Portland Historic Landmarks Commission

Type III Land Use Review

MEMORANDUM

Date: February 18, 2022
To: Historic Landmarks Commission
From: Arthur Graves, Design / Historic Review Team
503.865.6517 | Arthur.Graves@portlandoregon.gov
Re: LU 20-111639 HRM – *Grace Peck Terrace Renovations*
Type III Historic Resource Review – February 28, 2022

Attached is a drawing set for the Type III Historic Resource review scheduled on February 28, 2022. Please contact me with any questions or concerns.

I. PROGRAM OVERVIEW

Type III Historic Resource Review for proposed renovations to *Grace Peck Terrace*, a 95-unit affordable housing apartment building in the Irvington Historic District. Renovations include: new exterior cladding (removal of existing stucco to be replaced with “Okoskin” (glass fiber reinforced concrete panels)); alterations to the main entrance; HVAC upgrades; emergency generator, site/landscape upgrades; non-conforming upgrades. Note: The building is listed as “non-contributing” due to being constructed outside the “period of significance” (1891-1948).

Four Modifications are requested:

1. To Parking Area Layouts - 33.266.130.F.2: To provide a drive aisle that is 19'-4" in width rather than the required 20'-0" width per the standard.
2. To Perimeter Parking Area Landscaping - 33.266.130.G.2.d.(2): To allow the required L3 perimeter parking landscaping to be 4-feet in depth rather than the required 5-feet per the standard. This is proposed along the parking area's west boundary.
3. To Landscaping and Screening Standards - 33.248.020.C.2: To deviate from the L3 required materials and not include trees, per the standard, in the perimeter parking area mentioned previously. Shrubs and groundcover are proposed. This is proposed along the parking area's west boundary.
4. To Pedestrian Standards - 33.120.255.B.2.a.(3): To provide a 3-foot-wide path along a portion of the west edge of the site rather than the required 5-foot-wide path due to site constraints with existing and proposed mechanical equipment.

II. DEVELOPMENT TEAM BIO

Architect Mark Schmidt (Holst Architecture)

Owner	Home Forward
Project Valuation	\$7,850,000 million

III. HISTORIC REVIEW APPROVAL CRITERIA – See attached matrix.

- Criteria in Section 33.846.060.G of the Portland Zoning Code
- 33.846.070 Modifications Considered During Historic Resource Review

IV. STAFF RECOMMENDATION

Staff recommends **approval** with two minor Conditions of Approval:

1. In the event of any archaeological discovery, work will be stopped, and the State Archaeologist will be notified.
2. The portion of the path from NE Hancock Street (to the north) to the south edge of the “sensory garden” (to the south) must be 5-foot-wide per the standard, 33.120.255.B.2.a.(3).

V. PROCEDURAL NOTES

- The subject proposal was heard before at a voluntary Design Advice Requests (DAR) meeting, held on October 25, 2021 (Commissioners present: Ron Bronson, Maya Foty (Vice Chair), Ernestina Fuenmayor, Kristen Minor (Chair), Matthew Roman, Andrew Smith. See the attached summary of Commission comments.
- The application was deemed complete on January 12, 2022.

Attachments: Drawing Set (paper and digital)
Guidelines Matrix (digital only)
Summary Notes from the DAR held on October 25, 2021 (EA 21-087458 DA) (digital only)