



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

Carmen Rubio, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7310
TTY: (503) 823-6868
www.portland.gov/bds

RECORDER

Please stamp the County Recorder's copy of the recording sheet and return with the attached decision to City of Portland, BDS 299/5000/BDS LUR

Multnomah County Official Records
E Murray, Deputy Clerk

2023-036879

06/15/2023 09:24:25 AM

LUA-LUA Pgs=6 Stn=68 ATJN
\$30.00 \$11.00 \$60.00

\$101.00

**FINAL FINDINGS AND DECISION BY THE HISTORIC
LANDMARKS COMMISSION RENDERED ON May 22,
2023**

CASE FILE NUMBER: LU 23-017670 HDR

Conservation Landmark Designation

BUREAU OF DEVELOPMENT SERVICES STAFF: Hillary Adam 503-823-8953 /
Hillary.Adam@portlandoregon.gov

The Historic Landmarks Commission has **approved** a proposal in your neighborhood. This document is only a summary of the decision. The reasons for the decision, including the written response to the approval criteria and to public comments received on this application, are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

GENERAL INFORMATION

Applicant: Tonya Nichols & Ronald Walters
290 SW Birdshill Rd
Portland, OR 97219

Owner: Tonya Nichols
290 SW Birdshill Rd

Portland, OR 97219

Site Address: 2069 NW OVERTON ST

Legal Description: BLOCK 289 LOT 13, COUCHS ADD

Tax Account No.: R180229770

State ID No.: 1N1E33BA 01000

Quarter Section: 2927

Neighborhood: Northwest District, contact Greg Theisen at
planningchair@northwestdistrictassociation.org

Business District: Northwest Portland, contact at nobhillportland@gmail.com.

District Coalition: Neighbors West/Northwest, contact Darlene Urban Garrett at
darlene@nwnw.org

Plan District: Northwest

Other Designations: None

Zoning: RM4d – Residential Multi-Dwelling 4 with Design overlay

Case Type: HDR – Historic Designation Review

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

Proposal:

Type III Historic Designation Review to designate the property at 2069 NW Overton Street as a Conservation Landmark at the request of the owner. The proposed resource is a 2 1/2 story wood framed structure constructed in 1902 in Craftsman Style sited on a 5,000 SF lot in the Northwest Plan District. A Conservation Landmark is a type of historic resource designation to signify a building, portion of a building, structure, object, landscape, tree, site, or place that the City has designated for its special archaeological, architectural, cultural, or historical merit.

Historic Designation Review is required to designate the property as a Conservation Landmark.

Relevant Approval Criteria:

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

- 33.846.030.D Approval Criteria

CONCLUSIONS

The purpose of the Historic Designation Review process is to promote the protection of historic resources by:

- Enhancing the city's identity through the protection of the region's significant historic resources;
- Ensuring underrepresented histories are recognized and protected;
- Fostering preservation and reuse of historic artifacts, structures, sites, objects, places, and districts as important parts of the region's fabric;
- Encouraging new development to sensitively incorporate historic resources and artifacts; and
- Applying an appropriate level of protection to historic resources at the time of City designation.

This proposal meets the applicable Historic Designation Review criteria and therefore warrants approval.

LANDMARKS COMMISSION DECISION

Approval of Historic Designation Review to designate the property at 2069 NW Overton Street as a Conservation Landmark, with the following condition of approval.

- A. The boundary of the landmark shall be noted as the site (or property lines) with the existing building identified as the significant resource.
- B. The significance of the property is primarily dependent on criterion 1.c, but there is also potential significance based on criterion 1.b.

This approval is per Exhibits C-1 and C-2, signed and dated May 22, 2023."

=====

By: _____



Andrew Smith, Landmarks Commission Chair

Application Filed: February 28, 2023

Decision Filed: May 23, 2023

Last date to Appeal: June 13, 2023 by 4:30 pm

Effective Date (if no appeal): June 14, 2023 Decision may be recorded on this date

Kimberly Tallant, Principal Planner

Decision Rendered: May 22, 2023

Decision Mailed: May 30, 2023

City of Portland

Bureau of Development Services

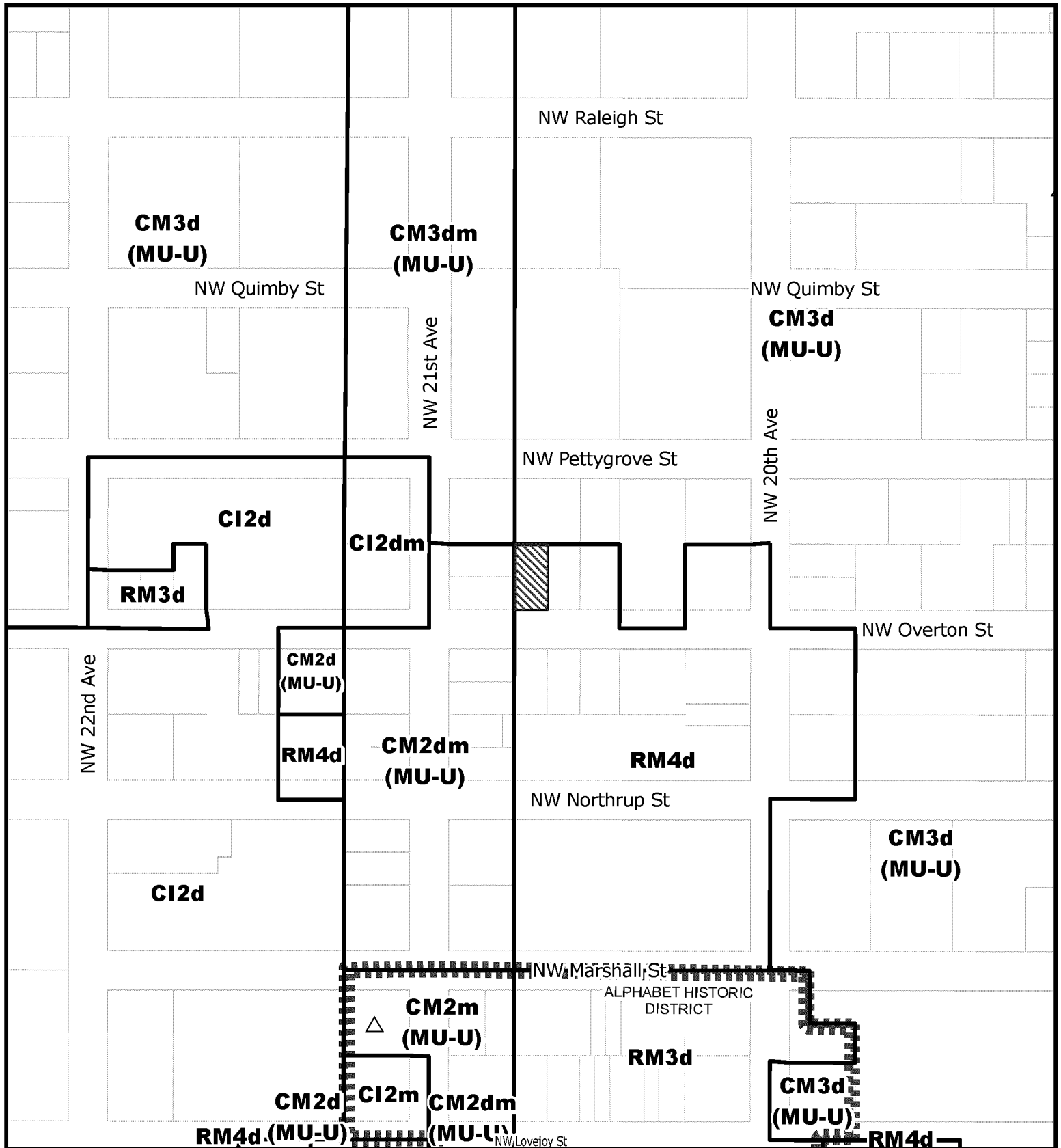
1900 SW Fourth Ave, #5000

Portland, OR 97201

Date: June 14, 2023






Representative



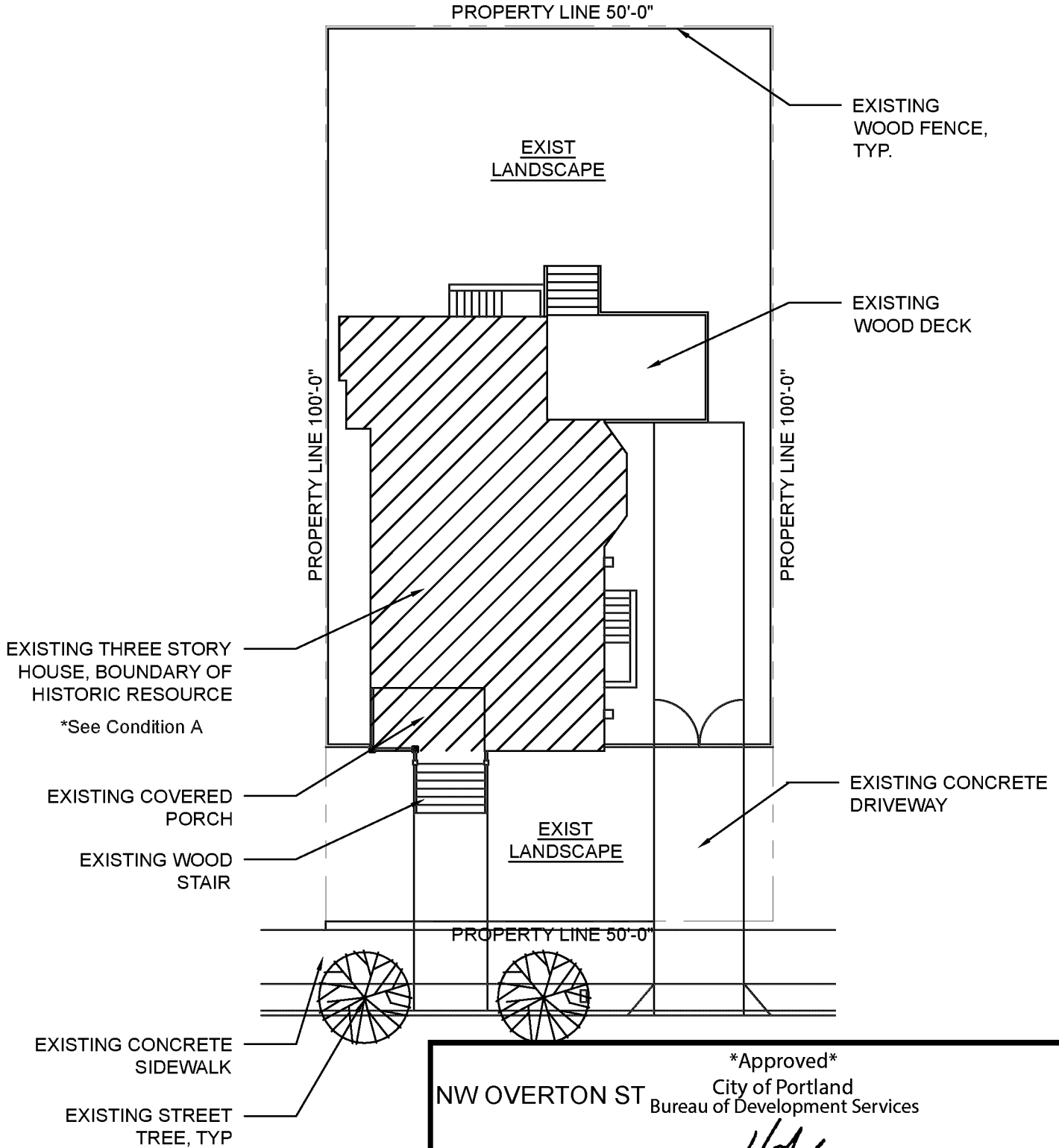
For Zoning Code in Effect Post October 1, 2022

ZONING

THIS SITE LIES WITHIN THE:
NORTHWEST PLAN DISTRICT

-  Site
-  Historic District
-  Historic Landmark

File No.	<u>LU 23 - 017670 HDR</u>
1/4 Section	<u>2927</u>
Scale	<u>1 inch = 200 feet</u>
State ID	<u>1N1E33BA 1000</u>
Exhibit	<u>B</u> <u>Mar 01, 2023</u>



Approved
 City of Portland
 Bureau of Development Services

Planner *[Signature]*

Date 5/22/23

* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

PROJECT: HISTORIC RESIDENCE
 2069 NW OVERTON ST
 PORTLAND, OR 97209

DATE:
 02.27.2023

DRAWING NUMBER:

Korbich Architects
 2235 NE Klickitat Street
 Portland, OR 97212
 T: 503-750-9367
 E: skorbich@korbicharchitects.com



LU 23-017670 HDR C1

* Approved*
City of Portland
Bureau of Development Services

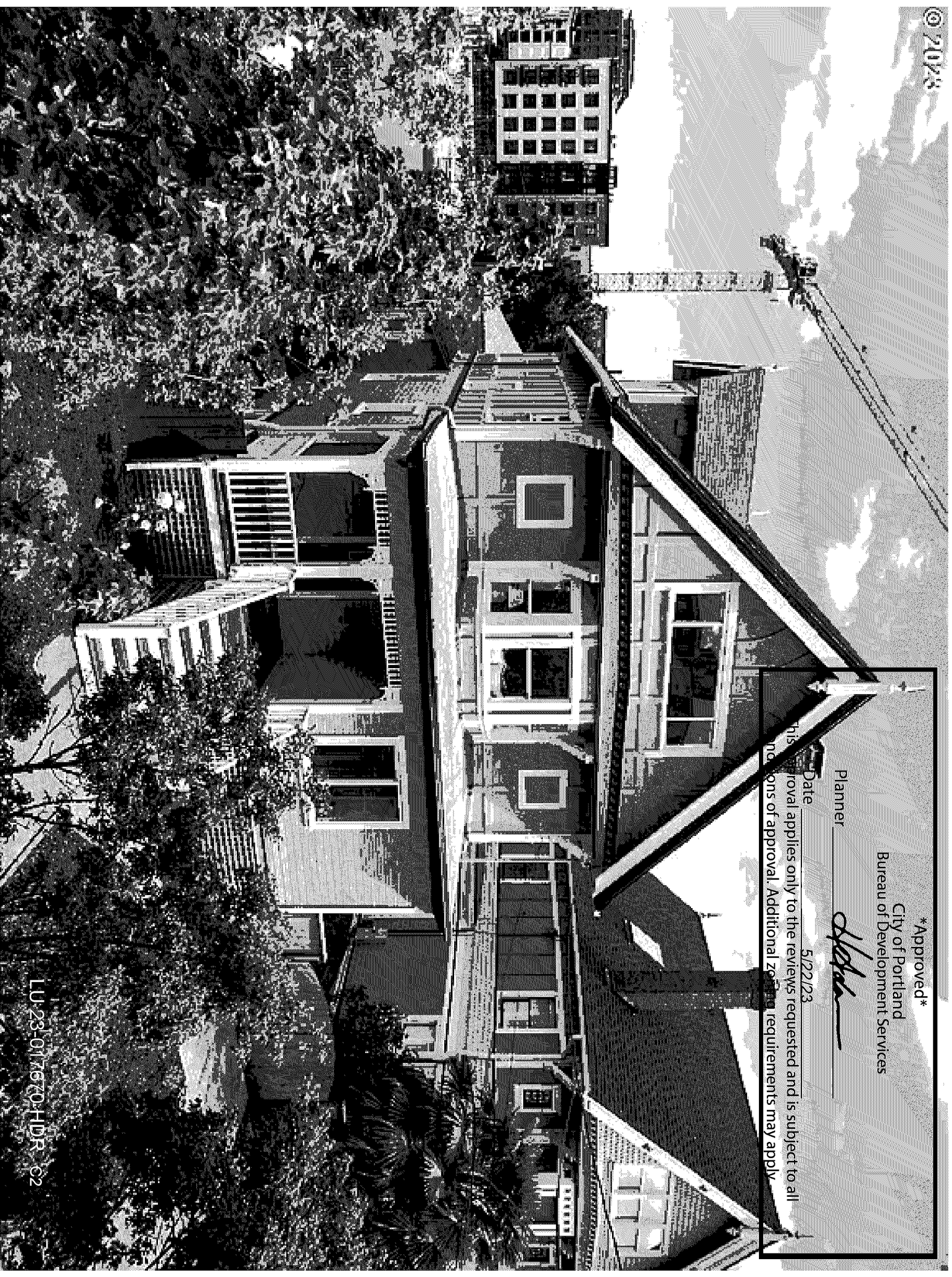
Planner

[Signature]

Date

5/22/23

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Historic Designation Review is required to designate the property as a Conservation Landmark.

Relevant Approval Criteria:

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

- 33.846.030.D Approval Criteria

ANALYSIS

Site and Vicinity: The subject property is located on the north side of NW Overton Street, just east of NW 21st Avenue, and is oriented south. The property is 5,000sf and contains a 2-½-story structure constructed in 1902 as a residence in the American Tudor style and features gabled roofs and mock half-timbering. Other features include a projecting front gable end with bargeboards, pendant and finial, as well as polygonal bays on the front and side elevations. Some alterations have been made to the property since its construction including the addition of dormers and a fire escape in 1924, a partial enclosure of the front porch in 1930, and internal conversion to three units as well as a recent reversion back to a single dwelling. The neighboring house at 2057 NW Overton is an almost identical twin of this building, built at the same time. The subject property and its twin are both identified as Significant Resources on the City's Historic Resources Inventory (HRI).

To the immediate west of the site is a small surface parking lot and 3-½-story 1914 apartment building designed by Clausen & Clausen meeting the corner of NW Overton and NW 21st, also listed as a Significant Resource on the HRI. North of that is a surface parking lot surrounding a 2-story mixed-use building that includes Joe's Cellar Bar which holds the corner. Immediately east, beyond the twin residence, is a 2-story 8-unit condo building built in 1925. North of the subject property are some converted 1-story warehouse spaces that include creative offices and Cycle Dog, a dog park and tavern. To the north, beyond NW Pettygrove, is the Con-way Master Plan area – a large multi-block area that has been redeveloped with residential and mixed-use buildings over the past ten years. Across NW Overton, to the south, are 1-½- and 2-story residential buildings with 4-8 units and a larger 4-story apartment building built in 1911 that is also on the HRI. The overall surrounding area is a mix of residential, mixed-use, retail, creative office, and institutional uses of various scales and vintages.

Zoning: The RM4 zone is a high density, urban-scale multi-dwelling zone applied near the Central City, and in town centers, station areas, and along civic corridors that are served by frequent transit and are close to commercial services. It is intended to be an intensely urban zone with a high percentage of building coverage and a strong building orientation to the pedestrian environment of streets, with buildings located close to sidewalks with little or no front setback. This is a mid-rise to high-rise zone with buildings of up to seven or more stories. The Design overlay zone is applied to this zone.

The Design overlay zone ensures that Portland is both a city designed for people and a city in harmony with nature. The Design overlay zone supports the city's evolution within current and emerging centers of civic life. The overlay promotes design excellence in the built environment through the application of additional design standards and design guidelines that:

- Build on context by enhancing the distinctive physical, natural, historic and cultural qualities of the location while accommodating growth and change;
- Contribute to a public realm that encourages social interaction and fosters inclusivity in people's daily experience; and
- Promotes quality and long-term resilience in the face of changing demographics, climate and economy.

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 prior land use reviews for this site:

- LU 84-001800/ LU 84-100066 (ref. file: CU 041-84) – Conditional Use approval to use the first floor of the existing residential structure for classrooms.
- LU 86-003700 (ref. file: CU 109-86) – Conditional Use approval amending condition of prior approval to increase number of students.

Agency Review: A "Notice of proposal in Your Neighborhood" was mailed **May 1, 2023**. The following Bureaus have not yet responded:

- Bureau of Transportation Engineering
- Water Bureau

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **May 1, 2023**.

Four written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

1. Mark Stromme, on April 23, 2023, wrote in support.
2. Philip R. Selinger, on April 23, 2023, wrote in support.
3. Don Singer, on April 24, 2023, wrote in support.
4. Dan Anderson, on April 28, 2023, wrote in support.
5. Cheri Ceridwen, on May 6, 2023, wrote in support.
6. Julius Woythaler & Kristi Elong-Woythaler, on May 10, 2023, wrote in support.

ZONING CODE APPROVAL CRITERIA

33.846.030 Historic Designation Review

Purpose of Historic Designation Review

Historic Designation Review allows the City of Portland to designate Historic Landmarks or Conservation Landmarks, expand the boundaries of Historic Landmarks, Conservation Landmarks, Historic Districts, or Conservation Districts, and to designate resources as contributing resources within a Historic Landmark, Conservation Landmark, Historic District,

or Conservation District. This review does not affect a resource's listing on the National Register of Historic Places. These provisions promote the protection of historic resources by:

- Enhancing the city's identity through the protection of the region's significant historic resources;
- Ensuring underrepresented histories are recognized and protected;
- Fostering preservation and reuse of historic artifacts, structures, sites, objects, places, and districts as important parts of the region's fabric;
- Encouraging new development to sensitively incorporate historic resources and artifacts; and
- Applying an appropriate level of protection to historic resources at the time of City designation.

Findings: The applicant has applied for Historic Designation Review to designate the site as a Conservation Landmark.

Historic Designation Review Approval Criteria

Proposals to designate a historic resource as a Conservation Landmark will be approved if the review body finds that all of the following approval criteria are met.

- 1. Significance.** The resource has significant archaeological, cultural, historical, or architectural value. For proposals to designate a Historic Landmark or Conservation Landmark, designate a resource as a contributing resource in an existing Historic District or Conservation District, or expand the boundary of an existing Historic Landmark, Conservation Landmark, Historic District or Conservation District, at least one of the following must be met.
 - a. The resource is associated with at least one event that has made a significant contribution to one or more broad patterns of local, regional, state, or national history;
 - b. The resource is associated with the life of at least one person significant to local, regional, state, or national history;
 - c. The resource possesses at least one distinctive characteristic of a type, period, or method of construction, or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components may lack individual distinction;
 - d. There is a high likelihood that, if preserved, the resource would yield information important in local, regional, state, or national history;
 - e. If the proposal is to designate a Conservation Landmark or Conservation District, the resource is associated with at least one event or pattern that is architecturally, culturally, or historically significant to the neighborhood or community with which the resource is associated; or
 - f. The resource has a significant association with at least one underrepresented community, cultural, or ethnic group.

Findings: The applicants have chosen to respond to criteria "b" and "c".

With regard to criterion "b", the applicants have stated the following:

The resource is associated with several people and families significant to Portland's history. The property was built by Clementine Freeman Lewis, daughter of famed Captain John H. Couch, a prominent Portland pioneer for whom NW Couch Street and Couch Park are named in the NW Alphabet District. Mrs. Lewis was the wife of Cicero Hunt Lewis, also a Portland pioneer, who lived to be one of Oregon's best-known and wealthiest Portland merchants and citizens of the time.

In 1872, Caroline E. Flanders Couch, wife of Captain Couch, deeded lots 1-18 on Block 289 to Mrs. Lewis, her second daughter. In 1902, Mrs. Lewis, began construction of the resource (originally 667 Overton Street) in the lead-up to the Lewis & Clark Centennial Exposition in the summer of 1905. The resource was part of Portland's explosive growth that followed the Exposition.

In addition to the close association with Captain and Mrs. Couch and Mr. and Mrs. Cicero Lewis, the resource had direct ties to other persons significant to local history during its time of historical relevance in the early 1900's. According [to] advertisements and articles in the Oregonian, from 1905 to 1907, the property was occupied by Alfred J. Bingham and his wife Kate Bingham. At the time, Mr. Bingham was a well-known building contractor whose firm helped build parts of nearby Good Samaritan Hospital, the Portland Armory, and the Hotel Portland.

A decade later, in 1915, the property was occupied by Mr. and Mrs. Fred F. Pittock, the son of Henry Pittock, the long-time publisher of the Portland Oregonian and the builder of the now famous Pittock Mansion. According [to] the birth announcement printed in the Oregonian, Henry Pittock's grandson was born while the Pittocks lived at the property.

With regard to criterion "c" the applicants have stated the following:

The property is representative of the construction style and materials prevalent in the Slabtown neighborhood in the late 1800's and early 1900's. The resource exhibits a classic American Tudor style, with distinctive half timbering. It displays a steep, gabled 12/12 roof with barge boards and large decorative pendant and finial at the gable end. It is stylistically consistent with other homes designed by prolific NW Portland architect Emil Schacht but the architect for the resource is unknown.

The construction materials are predominantly fir, cedar, and other milled woods available locally when the resource was built in 1902. The joists are actual 2x12 boards that extend the entire width of the house, or more than 24 feet. Some of the original lath and plaster walls and ceilings remain in use.

The resource was built at the same time as its "twin" at 2057 NW Overton Street. The design is a mirror image of the neighboring property.

Clementine Freeman Lewis was one of the first 1000 pioneers of European descent to arrive in Portland in the year 1852, having traveled by train, boat, and mule. Per her obituary she was a generous philanthropist with various recipients, notably Good Samaritan Hospital which received funds from Mrs. Lewis to build an addition as a memorial to her husband Cicero Hunt Lewis. With him she had eleven children.

It appears the house was built for investment purposes and as early as 1913 was advertised with boarding rooms for rent, thus it is representative of the density and general popularity of this neighborhood following the Lewis & Clark Centennial Exposition and throughout the following decades. With the property serving as multi-dwelling housing for over a hundred years, additional significance could be discovered via association through its multitude of tenants beyond those already known to have inhabited here; however, it is significant primarily for its association with Clementine Freeman (Couch) Lewis, one of Portland's early pioneers. The applicants have proposed that the period of significance be 1902-1915 to capture the time that the Pittocks lived on the property, however, staff suggested that the period of significance could be limited to 1902 to place extra significance on Mrs. Lewis's association and her initiative to build, not one but, two adjacent homes in the style of the day at this location.

At the hearing on May 22, 2023, Commissioner Minor argued that the property was more significant due to its architecture, which is visually evident, than to its association with Clementine Freeman Lewis, which is not supported by original source information in the record. Commissioner Davis noted that it was likely that property owned and developed by a woman was not a common occurrence when this property was developed and that is likely significant, however, it was also noted there is not enough information in the record to support this theory. The Commission noted that additional information could be provided linking the resource to Mrs. Lewis and to the anticipation of the Lewis and Clark Centennial Exposition to bolster these associations. It was also noted that additional information could be provided related to the prevalence (or lack thereof) of women owning and developing property in the early 1900s to expand upon the potential significance of this aspect of the property. However, the Commission determined, because the building was constructed in a particular American Tudor style, popular at the time of its construction and that style is evident in the extant building today, the primary significance of the building is tied to criterion “c”, with criterion “b” serving as a potential source of secondary significance. To clarify this, the Commission added a condition clarifying the property’s significance.

With the condition that the significance of the property is primarily dependent on criterion 1.c, but there is also potential significance based on criterion 1.b, this criterion is met.

- 2. Integrity.** The resource has retained physical and associative features from the period of historic significance. For proposals to designate a Conservation Landmark or Conservation District, at least three of the following must be met.
- The resource remains in the exact location as during the period of historic significance;
 - The resource retains sufficient design elements to convey an association with the period of historic significance;
 - The overall configuration of the resource and its surroundings is generally unchanged since the period of historic significance;
 - The resource’s materials are generally unchanged since the period of historic significance or, if changed, have been replaced in kind;
 - The resource retains expressions of craft from the period of historic significance;
 - Sufficient artistic, spatial, or intangible elements from the period of historic significance remain to convey the significance of the resource; or
 - The cumulative features of the resource, as described by D.2.a through f, are together sufficient to convey an association with the resource’s significance.

Findings: The applicants have chosen to respond to criteria “a”, “b”, “c”, “e”, “f”, and “g”.

With regard to criterion “a”, the applicants have stated:

The resource remains in the exact location it was built in 1902. In addition, its location is immediately adjacent to its “twin” property at 2057 NW Overton Street, which was also built by Clementine Lewis in 1902. The two properties were originally identical and retain many of their design and construction similarities. In NW Portland, it is rare to have two identical historically significant properties together.

With regard to criterion “b”, the applicants have stated:

The resource’s design is representative of the construction style of single-family homes built in the Slabtown neighborhood in the early 1900’s, at the time of the Lewis & Clark Centennial Exposition in 1905. It exhibits a classic American Tudor style, with distinctive half timbering. It displays a steep, gabled 12/12 roof with

barge boards and large decorative pendant and finial at the gable end. The third-floor attic extends over a polygonal bay window. Another bay window appears on the east elevation. The interior retains many of its original design features including stair spindles and railings, decorative arches with oversized trim, large French doors, and a brick fireplace in the living room. The property remains nearly identical to the neighboring “twin” property at 2057 NW Overton Street.

Some alterations were made to the resource over the years. In 1930, part of the front porch was enclosed to add a bathroom and sitting area. In the early 1980’s, previous owners, a church group, converted the property into a triplex for their congregants. The most significant alteration was the addition of a visually obtrusive but functional exterior wood fire escape that provided secondary egress to the second and third floor units. Near the back of the west elevation, they added a bump-out to provide a second bathroom for the first-floor unit. At the same time, the owner added a full kitchen to the second-floor unit. On the third floor, they added a dormer to the rear of the building to facilitate the addition of a bedroom.

From the 1980’s until 2017, the property changed ownership multiple times but no significant alterations were made. In 2017, the current owners purchased the property, which continued to serve as a tri-plex until 2021. In 2021, when several tenants moved out at the same time, the current owners hired a contractor to make significant structural repairs to the building. As part of the project, the contractor removed the exterior fire escape and rebuilt part of the front porch, effectively reversing two of the major alterations made in the 1980’s.

In 2022, after the structural repairs were made, the current owners personally lived at the property for several months. They made several additions to the exterior of the property. They added a cedar fence, restored the existing cedar deck, and added a wooden deck in the back yard to enhance the safe, security, and livability of the property.

As one can see in current photos of the resource, the property is now visually very similar to its neighboring twin at 2057 NW Overton.

With regard to criterion “c”, the applicants have stated:

Obviously, NW Portland has changed dramatically since the resource was built in 1902. However, the resource and its immediate surroundings are generally unchanged since it was built. Though the resource has been slightly modified and modernized over time, the appearance and configuration of the building is largely unchanged from the time it was built. Wood fencing, gates, and decking were added to the rear of the property to improve privacy, security, and livability.

The neighboring single-family residence to the east (2057 NW Overton Street) was built at the same time, with the same design and materials, and is visually compatible with and structurally nearly identical to the resource property.

With regard to criterion “e”, the applicants have stated:

The property is representative of the construction style prevalent in the Slabtown neighborhood in the late 1800’s and early 1900’s. As previously mentioned, it exhibits a classic American Tudor style, with distinctive half timbering. It displays a steep, gabled 12/12 roof with barge boards and large decorative pendant and finial at the gable end. The interior retains many of its design features including

original stair spindles and railings, decorative arches with oversized trim, large French doors, and a brick fireplace in the living room. The property remains nearly identical to the neighboring property at 2057 NW Overton Street.

With regard to criterion “f”, the applicants have stated:

For the reasons described above, most of the design elements from the early 1900’s remain intact and convey the significance of the resource. Current photos of the property show a strong similarity to its neighboring property at 2057 NW Overton Street. The resource has a steep pitched roof with a decorative finial, common in the late 1800’s and early 1900’s. It displays significant half timbering, which was representative of American [T]udor-style single-family homes built in NW Portland in the early 1900’s. The porch includes painted white wood balusters, railings, posts, and spandrels that are representative of the resource’s period of historic significance in the early 1900’s.

With regard to criterion “g”, the applicants have stated:

For the reasons described above, the individual and cumulative features of the resource are sufficient to convey a strong association with the resource’s significance.

The Commission agreed that criteria “a”, “b”, “c”, “e”, and “f”, and therefore “g” are met. As is noted, the building has been altered since its original construction, with some of those alterations since removed in an attempt to return the building to a closer approximation of its original character. Later alterations that have since been corrected include the egress stair on the east façade, and alterations made to the porch that partially enclosed the west side and removed original decorative elements. Some later alterations remain, including enclosure of the east side of the front porch, the addition of a small first floor bumpout at the northwest corner, dormers at the east and north slopes of the roof, and removal of original windows and their replacement with vinyl windows. Some restorative elements have been added including the decorative porch detailing which matches the detailing on the twin building at 2057 NW Overton, though it is unclear what the original porch detailing on this building looked like as no historic photos have yet been discovered.

While alterations have been made to the original design, the building is still located in its original location and in its original position on the site, it still retains sufficient design elements from its historic period, and it still retains expressions of the craft from its period of significance, specifically the American Tudor aesthetic which was popular at the time of its construction. For these reasons, the resource retains sufficient integrity to meet this criterion for designation as a Conservation Landmark.

This criterion is met.

- 3. Appropriate level of protection.** The proposed City designation is appropriate considering the following. Levels of protection for City designation are Historic Landmark designation, Conservation Landmark designation, Historic District designation, Conservation District designation, contributing resource in a Historic District, contributing resource in a Conservation District, and no City designation:
- The significance and integrity of the resource proposed for designation;
 - The regulatory effects of the proposed level of protection; and
 - Other values, such as relevant goals and policies in the Comprehensive Plan.

Findings: Conservation Landmarks are defined in the Portland Zoning Code as “a building, portion of a building, structure, object, landscape, tree, site, or place that the City has designated for its special archaeological, architectural, cultural, or historical merit.” This description is the same for resources designated as Historic Landmarks, however, there are

differences in these two designations. Conservation Landmarks are currently few in number and all are solely City-designated resources, whereas Historic Landmarks are greater in number with some being City-designated and some receiving the City designation following listing on the National Register of Historic Places, which resulted in automatic Historic Landmark designation prior to January 27, 2017; after this date the state administrative rules changed requiring a local process to designate National Register-listed resources as landmarks.

One primary distinction between Historic and Conservation Landmarks is that alterations to the interiors of Historic Landmarks can be reviewed through Historic Resource Review if the interior is specifically landmarked; the applicant does not propose to landmark the interior of the resource so this would not be a factor in the Conservation Landmark designation. The same exemptions to Historic Resource Review apply to both Historic and Conservation Landmarks.

Another primary distinction between Historic and Conservation Landmarks is the level of review applied to each type of resource for certain projects. Most project types have the same level of review, but a new accessory structure requires only a Type 1x land use review for a Conservation Landmark versus a Type 2 land use review for a Historic Landmark. Likewise, any exterior alteration project, other than a relocation, will never exceed the staff-level Type 2 land use review for a Conservation Landmark, whereas for a Historic Landmark, the review could reach the Commission-level Type 3 land use review, depending on valuation.

Lastly, the final primary distinction between a Conservation Landmark and a Historic Landmark is that, if demolition is proposed, Conservation Landmarks are subject to a Type 3 Demolition Review, whereas a Historic Landmark is subject to a Type 4 Demolition Review. A Type 3 is reviewed by the Historic Landmarks Commission, appealable to City Council and a Type 4 is reviewed by City Council, appealable to the Land Use Board of Appeals.

Because the subject property is worthy of protection, based on the findings above under 1 and 2, and juxtaposed with the continued popularity of this part of town as evidenced in the provided photos which show continued construction of large apartment buildings in the vicinity, landmarking the resource is appropriate and will help ensure its preservation. Because the Historic Landmark designation and the regulations that come with it may be slightly excessive for this particular resource, Conservation Landmark designation is more appropriate than Historic Landmark designation.

Goals and policies of the City's Comprehensive Plan also support the protection of the resource through Landmark designation. These include the following:

Goal 4.B: Historic and cultural resources Historic and cultural resources are identified, protected, and rehabilitated as integral parts of an urban environment that continues to evolve.

Policy 4.28: Historic buildings in centers and corridors. Identify, protect, and encourage the use and rehabilitation of historic resources in centers and corridors.

Policy 4.46: Historic and cultural resource protection. Within statutory requirements for owner consent, identify, protect, and encourage the use and rehabilitation of historic buildings, places, and districts that contribute to the distinctive character and history of Portland's evolving urban environment.

Policy 4.60: Rehabilitation and adaptive reuse. Encourage rehabilitation and adaptive reuse of buildings, especially those of historic or cultural significance,

to conserve natural resources, reduce waste, and demonstrate stewardship of the built environment.

While there are many other goals and policies in the Comprehensive Plan not addressed here, policies related to preservation and building reuse are supported by Landmark designation.

Lastly, the applicants proposed that the boundary of the Conservation Landmark shall be limited to the footprint of the building, which is atypical of the City's landmarks. Typically, the boundary is the site as denoted by the property lines, with the building noted as the significant resource. Staff suggested that the boundary be identified as the property for consistency within our records and added a suggested condition of approval to clarify this in the records, with which the Commission agreed.

With the condition that the boundary is noted as the site (or property lines) with the existing building identified as the significant resource, this criterion is met.

CONCLUSIONS

The purpose of the Historic Designation Review process is to promote the protection of historic resources by:

- Enhancing the city's identity through the protection of the region's significant historic resources;
- Ensuring underrepresented histories are recognized and protected;
- Fostering preservation and reuse of historic artifacts, structures, sites, objects, places, and districts as important parts of the region's fabric;
- Encouraging new development to sensitively incorporate historic resources and artifacts; and
- Applying an appropriate level of protection to historic resources at the time of City designation.

This proposal meets the applicable Historic Designation Review criteria and therefore warrants approval.

LANDMARKS COMMISSION DECISION

Approval of Historic Designation Review to designate the property at 2069 NW Overton Street as a Conservation Landmark, with the following condition of approval.

- A. The boundary of the landmark shall be noted as the site (or property lines) with the existing building identified as the significant resource.
- B. The significance of the property is primarily dependent on criterion 1.c, but there is also potential significance based on criterion 1.b.

This approval is per Exhibits C-1 and C-2, signed and dated May 22, 2023."

By: 
Andrew Smith, Landmarks Commission Chair

Application Filed: February 28, 2023

Decision Rendered: May 22, 2023

Decision Filed: May 23, 2023

Decision Mailed: May 30, 2023

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 February 28, 2023, and was determined to be complete on April 17, 2023.

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 February 28, 2023.

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: August 15, 2023.**

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 June 13, 2023. The appeal application form can be accessed at <https://www.portlandoregon.gov/bds/45477>. The completed appeal application form must be e-mailed to BDSLUSTeamTech@portlandoregon.gov and to the planner listed on the first page of this decision. If you do not have access to e-mail, please telephone the planner listed on the front page of this notice about submitting the appeal application.

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

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 \$5,250.00 will be charged.**

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 website: <https://www.portlandoregon.gov/bds/article/411635>. 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 County Recorder. *Unless appealed*, the final decision will be recorded by the Bureau of Development Services.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

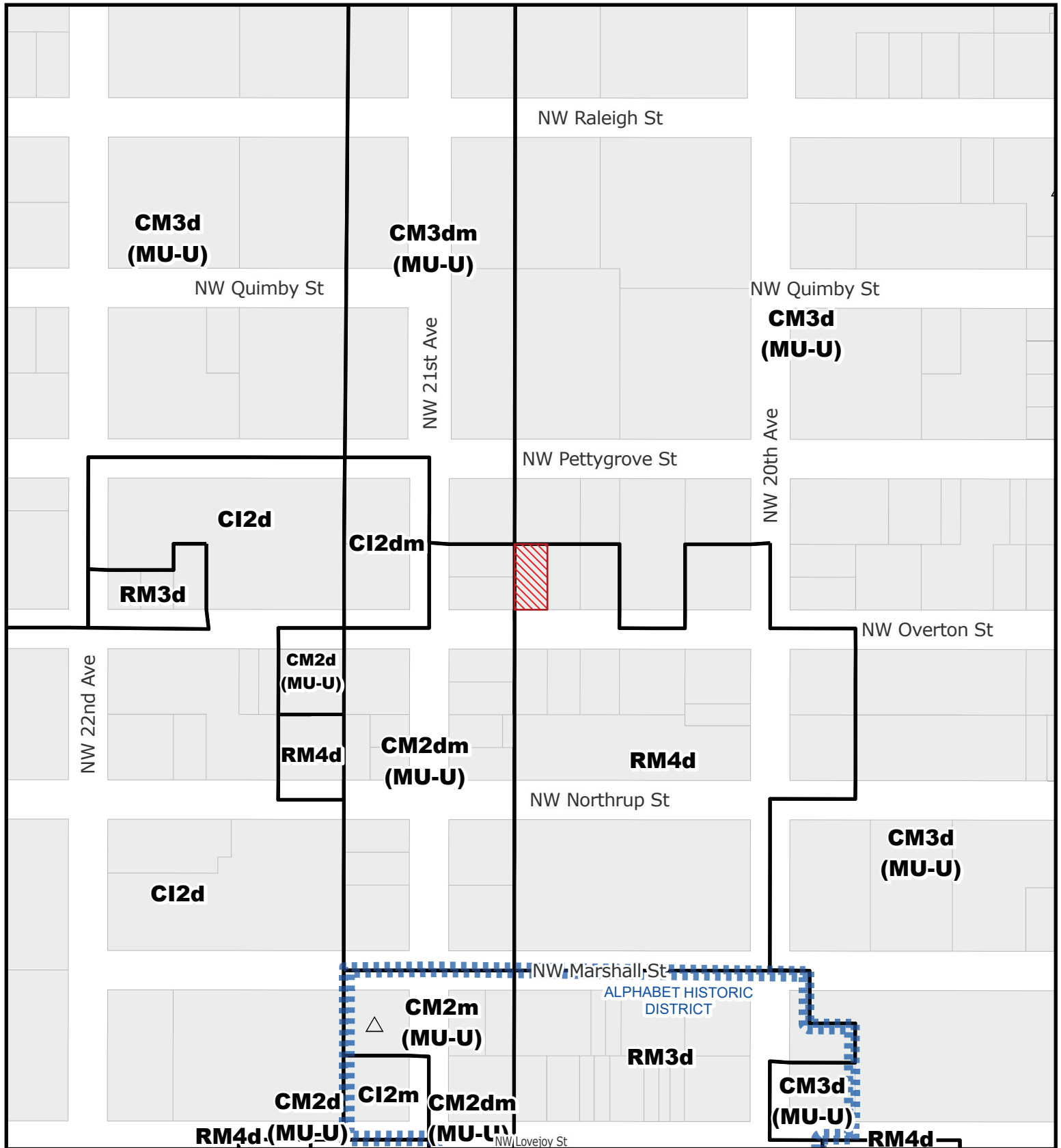
Applying for your permits. A building permit, occupancy permit, or development permit must be obtained before carrying out this project. At the time they apply for a permit, permittees must demonstrate compliance with:

- 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.

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. Narrative
 - 2. Consent Letter
 - 3. Site Plan Overview
 - 4. Site Plan
 - 5. 1980 Photo
 - 6. Photo – Exterior Front 1
 - 7. Photo – Exterior Front 2
 - 8. Photo – Exterior Rear
 - 9. Photo – Kitchen
 - 10. Photo – Living Room and Entry
 - 11. Updated Narrative
 - 12. Completeness Response
 - 13. Photos
- B. Zoning Map (attached)
- C. Plan & Drawings
 - 1. Site Plan (attached)
 - 2. Exterior Photo (attached)
- D. Notification information:
 - 1. Posting letter sent to applicant
 - 2. Notice to be posted
 - 3. Applicant's statement certifying posting
 - 4. Mailed notice
 - 5. Mailing list
- E. Agency Responses: none
- F. Letters
 - 1. Mark Stromme, on April 23, 2023, wrote in support.
 - 2. Philip R. Selinger, on April 23, 2023, wrote in support.
 - 3. Don Singer, on April 24, 2023, wrote in support.
 - 4. Dan Anderson, on April 28, 2023, wrote in support.
 - 5. Cheri Ceridwen, on May 6, 2023, wrote in support.
 - 6. Julius Woythaler & Kristi Elong-Woythaler, on May 10, 2023, wrote in support.
- G. Other
 - 1. Original LUR Application
 - 2. Incomplete Letter, dated March 23, 2023
 - 3. Staff Report, dated May 12, 2023
 - 4. Staff Memo, dated May 12, 2023
 - 5. Revised Staff Report, dated May 22, 2023
- H. Hearing
 - 1. Staff Presentation, dated May 22, 2023



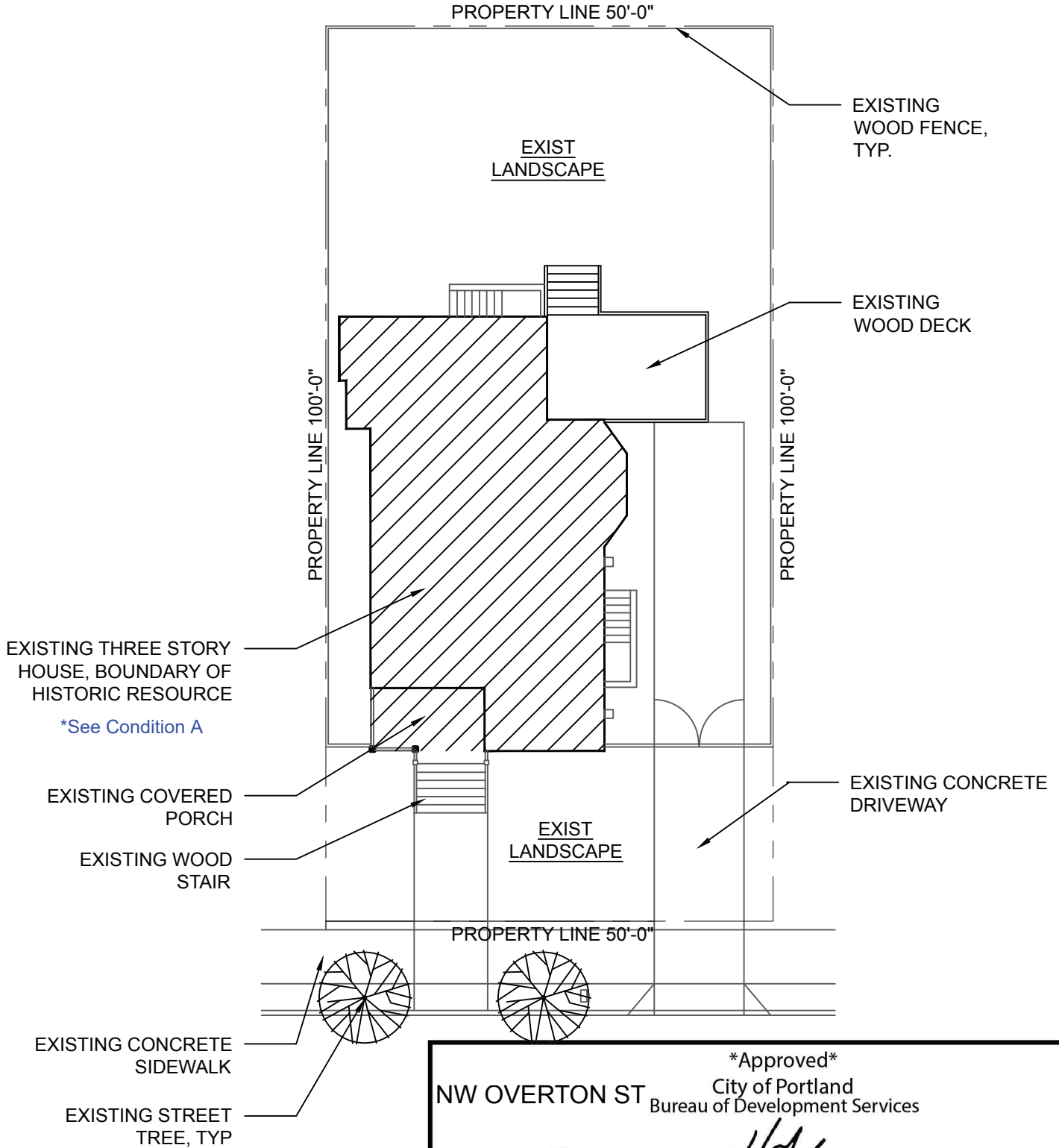
For Zoning Code in Effect Post October 1, 2022

ZONING 

THIS SITE LIES WITHIN THE:
NORTHWEST PLAN DISTRICT

-  Site
-  Historic District
-  Historic Landmark

File No.	<u>LU 23 - 017670 HDR</u>
1/4 Section	<u>2927</u>
Scale	<u>1 inch = 200 feet</u>
State ID	<u>1N1E33BA 1000</u>
Exhibit	<u>B</u> <u>Mar 01, 2023</u>



PROJECT: HISTORIC RESIDENCE
 2069 NW OVERTON ST
 PORTLAND, OR 97209

DATE:
 02.27.2023

DRAWING NUMBER:

Korbich Architects
 2235 NE Klickitat Street
 Portland, OR 97212
 T: 503-750-9367
 E: skorbich@korbicharchitects.com



LU 23-017670 HDR C1

* Approved*
City of Portland
Bureau of Development Services

Planner *Allyson*

Date 5/22/23

* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



	A	B	C	D	E	F
1	ENDORSEMENT	INFO1	INFO2	NAME	ADDRESS/IO ADDRESS	CITYSTATEZIP/ADDRESSEE
2	RETURN SERVICE REQUESTED		RESPONDENT	ANDERSON DANIEL	1930 NW IRVING ST UNIT 504	PORTLAND OR 97209
3	RETURN SERVICE REQUESTED		RESPONDENT	CERIDWEN CHERI	2020 NW NORTHUP ST #806	PORTLAND OR 97209
4	RETURN SERVICE REQUESTED		RESPONDENT	WOYTHALER JULIUS AND KRISTI	2057 NW OVERTON ST	PORTLAND OR 97209
5	RETURN SERVICE REQUESTED		OWNER/APPLICANT	NICHOLS TONYA & WALTERS RONALD	290 SW BIRDSHILL RD	PORTLAND OR 97219
6	RETURN SERVICE REQUESTED		NEIGHBORS WEST-NORTHWEST	GARRETT DARLENE URBAN	2257 NW RALEIGH ST	PORTLAND OR 97210
7	RETURN SERVICE REQUESTED		LAND USE CONTACT	NW PORTLAND BUSINESS ASSOCIATION	25 NW 23RD AVE #6-PMB 217	PORTLAND OR 97210
8	RETURN SERVICE REQUESTED		NORTHWEST DISTRICT ASSOCIATION	THEISEN GREG	2257 NW RALEIGH ST	PORTLAND OR 97210
9	RETURN SERVICE REQUESTED		PORTLAND METRO REGIONAL SOLUTIONS	C/O DLCD REGIONAL REPRESENTATIVE	1600 SW FOURTH AVE #109	PORTLAND OR 97201
10	RETURN SERVICE REQUESTED		LAND USE CONTACT	PORT OF PORTLAND PLANNING	PO BOX 3529	PORTLAND OR 97208
11	RETURN SERVICE REQUESTED		LAND USE CONTACT	TRANSIT DEVELOPMENT	1800 SW FIRST AVE #300	PORTLAND OR 97201
12	RETURN SERVICE REQUESTED			KARLA MOORE-LOVE (CITY HALL)	1221 SW 4TH AVE #130	PORTLAND OR 97204
13	RETURN SERVICE REQUESTED		RISK & LAND DEPARTMENT	NW NATURAL	250 SW TAYLOR ST	PORTLAND OR 97204-3038
14	RETURN SERVICE REQUESTED		LAND USE CONTACT	PACIFIC POWER & LIGHT	7544 NE 33RD DR	PORTLAND OR 97211
15	RETURN SERVICE REQUESTED			JUDY PETERS	6916 NE 40TH ST	VANCOUVER WA 98661
16	RETURN SERVICE REQUESTED		PORTLAND SCHOOL DISTRICT	LAND USE NOTICE CONTACT	501 N DIXON	PORTLAND OR 97227
17				LAND USE CONTACT	PROSPER PORTLAND	129/PROSPER
18				PORTLAND PARK TRAIL	TATE WHITE	B106/R1302
19					HEARINGS CLERK	299/3100
20					DAWN KRANTZ	B299/R5000

2069 NW Overton Street, Portland, Oregon 97209
Land Use Review Application – Type III
Historic Designation Review



2069 NW Overton Street – circa 1980

Overview

The applicants, Tonya Nichols and Ronald Walters, respectfully request that the City of Portland designate the resource at 2069 NW Overton Street as a Conservation Landmark. In 1902, this historically significant resource was built as a single-family home by Clementine F. Lewis, wife of Cicero Hunt Lewis, one of Portland's wealthiest merchants in the late 1800's, and daughter of

famed Portland pioneer Captain John H. Couch. The home has been modified and modernized over the past 121 years but the integrity of the original design, materials, and appearance remains intact.

The resource is on a standard 50x100-foot City lot on Block 289 in the Slabtown neighborhood of NW Portland. The lot is zoned CM4, which has a minimum density requirement of 5 units. For the property to be preserved as a single-family residence, it needs an exemption to the minimum density requirement. City Code provides that Historic Landmarks and Conservation Landmarks are eligible to use all of the historic preservation incentives in Chapter 33.445.400, Subsection C, including C.5: "Exemption from minimum density. Minimum housing density regulations do not apply." See:

<https://www.portland.gov/sites/default/files/code/445-historic.pdf>

The applicants believe all of the approval criteria for designating the resource as a Conservation Landmark have been met: 1) the resource has significant archaeological, cultural, historical, or architectural value; 2) the resource has retained physical and associative features from the period of historic significance; and 3) the level of protection requested is appropriate when considering regulatory impacts and other City goals.

The detailed approval criteria are as follows:

1. Significance. The resource must have significant archaeological, cultural, historical, or architectural value. **At least one of the following criteria must be met.** In fact, the resource meets at least three of the criteria:

- a. The resource is associated with at least one event that has made a significant contribution to one or more broad patterns of local, regional, state, or national history.

In 1872, Caroline E. Flanders Couch, wife of famed Captain John H. Couch, deeded lots 1-18 on Block 289 to her second daughter, Clementine F. Lewis. In 1902, Mrs. Lewis, began construction of the resource (originally 667 Overton Street in the lead-up to the Lewis & Clark Centennial Exposition in the summer of 1905. The property was located just blocks from main entrance of the Exposition, which attracted 1.6 million paying visitors to NW Portland. The resource was part of Portland's explosive growth that followed the Exposition. It was the residence for members of several influential Portland families in the early 1900's.

- b. The resource is associated with the life of at least one person significant to local, regional, state, or national history.

The resource was built by Clementine Freeman Lewis, daughter of Captain John H. Couch, a prominent Portland pioneer. In 1857, Ms. Couch married Cicero Hunt Lewis, a Portland pioneer who lived to be one of Oregon's best-known and wealthiest Portland merchants and citizens of the time.

From 1905 to 1907, the resource was occupied by Alfred J. Bingham and his wife Kate Bingham. At the time, Mr. Bingham was a well-known building contractor whose

firm helped build parts of nearby Good Samaritan Hospital, the Portland Armory, and the Hotel Portland.

In 1915, the property was occupied by Mr. and Mrs. Fred F. Pittock, the son of Henry Pittock, the long-time publisher of the Portland Oregonian and the builder of the now famous Pittock Mansion.. Henry Pittock's grandson was born while the Pittocks lived at the property.

- c. The resource possesses at least one distinctive characteristic of a type, period, or method of construction, or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components may lack individual distinction.

The property is representative of the construction style prevalent in the Slabtown neighborhood in the late 1800's and early 1900's. The resource exhibits a classic American Tudor style, with distinctive half timbering. It displays a steep, gabled 12/12 roof with barge boards and large decorative pendant and finial at the gable end. It is stylistically consistent with other homes designed by prolific NW Portland architect Emil Schacht but the architect for the resource is unknown.

- d. There is a high likelihood that, if preserved, the resource would yield information important in local, regional, state, or national history.

Unknown

- e. If the proposal is to designate a Conservation Landmark or Conservation District, the resource is associated with at least one event or pattern that is architecturally, culturally, or historically significant to the neighborhood or community with which the resource is associated

The resource was built in 1902, in the lead-up to the Lewis & Clark Centennial Exposition in the summer of 1905. The design is characteristic of construction in the Slabtown neighborhood during the late 1800's and early 1900's.

- f. The resource has a significant association with at least one underrepresented community, cultural, or ethnic group. Chapter 33.846 Title 33, Planning and Zoning Historic Resource Reviews 3/1/22 846-4

Unknown

2. Integrity. The resource has retained physical and associative features from the period of historic significance. For proposals to designate a Conservation Landmark, **at least THREE of the following must be met.**

- a. The resource remains in the exact location as during the period of historic significance

The resource remains in the exact location it was built in 1902.

- b. The resource retains sufficient design elements to convey an association with the period of historic significance

The resource's design is representative of the construction style of single-family homes built in the Slabtown neighborhood at the time of the Lewis & Clark Centennial Exposition in 1905. It exhibits a classic American Tudor style, with distinctive half timbering. It displays a steep, gabled 12/12 roof with barge boards and large decorative pendant and finial at the gable end. The third-floor attic extends over a polygonal bay window. Another bay window appears on the east elevation. The interior retains many of its original design features including stair spindles and railings, decorative arches with oversized trim, large French doors, and a brick fireplace in the living room. The property remains nearly identical to the neighboring "twin" property at 2057 NW Overton Street.

- c. The overall configuration of the resource and its surroundings is generally unchanged since the period of historic significance;

Obviously, NW Portland has changed dramatically since the resource was built in 1902. However, the resource and its immediate surroundings are generally unchanged since it was built. Though the resource has been modified and modernized over time, the appearance and configuration of the building is largely unchanged from the time it was built. Wood fencing, gates, and decking were added to the rear of the property to improve privacy, security, and livability.

The neighboring single-family residence to the east (2057 NW Overton Street) was built at the same time, with the same design and materials, and is visually compatible with and structurally nearly identical to the resource property.

- d. The resource's materials are generally unchanged since the period of historic significance or, if changed, have been replaced in kind;

The resource's materials are generally unchanged since it was built in 1902. The only significant alteration occurred in 1930, when part of the front porch was enclosed. Part of that porch enclosure was removed in 2022 to facilitate repairs and upgrade the façade. Previous owners added a small third-floor dormer on the rear of the house and a small bump-out on the back, west wall to accommodate a second bathroom.

- e. The resource retains expressions of craft from the period of historic significance;

The property is representative of the construction style prevalent in the Slabtown neighborhood in the late 1800's and early 1900's. As previously mentioned, it exhibits a classic American Tudor style, with distinctive half timbering. It displays a steep, gabled 12/12 roof with barge boards and large decorative pendant and finial at the gable end. The interior retains many of its design features including original stair spindles and railings, decorative arches with oversized trim, large French doors, and a brick fireplace in the living room. The property remains nearly identical to the neighboring property at 2057 NW Overton Street.

- f. Sufficient artistic, spatial, or intangible elements from the period of historic significance remain to convey the significance of the resource

For the reasons described above, most of the design elements from the early 1900's remain intact and convey the significance of the resource.

- g. The cumulative features of the resource, as described by D.2.a through f, are together sufficient to convey an association with the resource's significance.

For the reasons described above, the individual and cumulative features of the resource are sufficient to convey a strong association with the resource's significance.

3. Appropriate level of protection. The proposed City designation is appropriate considering the following levels of protection for City designation are Historic Landmark designation, Conservation Landmark designation, Historic District designation, Conservation District designation, contributing resource in a Historic District, contributing resource in a Conservation District, and no City designation:

- a. The significance and integrity of the resource proposed for designation;
- b. The regulatory effects of the proposed level of protection; and
- c. Other values, such as relevant goals and policies in the Comprehensive Plan.

As described above, the resource meets the approval criteria to be designated as a Conservation Landmark. It does not qualify for nor require a greater level of protection.

The regulatory effects of the proposed level of protection are nominal. The purpose of the protection is to provide an exemption to the minimum density requirement for the resource. The protection will not impact any other properties. Future development or demolition of the property may be delayed if a future owner wishes to demolish the property.

In the 1980's, a previous owner altered the single-family residence to create three separate units for its church members. An obtrusive but functional exterior wooden fire escape was added to provide necessary secondary egress from the second and third floors. Over the next four decades, the property was sold multiple times but it continued to serve as a tri-plex.

In 2017, the current owners, who lived in the neighboring "twin" house at 2057 NW Overton Street at the time, purchased the resource. From 2017 to 2021, the property suffered from repeated, significant leaks, basement flooding, and widespread water damage. Remediation was repeatedly requested by tenants, documented by the management company, and authorized by the owners. In 2021, two tenants moved out of their own volition at roughly the same time. To facilitate emergency building repairs, the owners paid mandatory relocation assistance to the third tenant so the property would not be occupied during construction.

The owners hired a contractor to remedy the increasingly frequent and more significant water intrusion from the resource's roof, siding, fascia, gutters, downspouts, siding, and bay window. Repairs could not be made without removing the 40-year-old wooden fire escape. With the removal of the fire escape, the resource could no longer meet code requirements for multi-family housing. By 2021, the property was not commercially viable as a tri-plex and the cost of bringing the property up to code as a tri-plex was prohibitively expensive and not commercially feasible.

The owners appreciate that Portland desperately needs more affordable housing and that City code generally pushes for greater housing density to achieve this goal. At the same time, City code recognizes the importance of historic preservation and provides incentives to building owners who wish to preserve historically significant resources.

It's important to note that the resource, if converted back to its original use as a single-family residence, will retain the same number of bedrooms as the tri-plex. The building will be capable of housing the same number of people as the tri-plex. It can accommodate a larger, perhaps multi-generational family, in housing that is increasingly hard to find in NW Portland.

The owners believe designating this resource as a Conservation Landmark strikes an appropriate balance of the City's competing goals for more housing and historic preservation.

Also required:

1. Two copies of a map and narrative description of the proposed boundary for the designated resource, including identification of which resources within the boundary are contributing resources. At least one copy of the map must be 8-1/2 inches by 11 inches, suitable for photocopy reproduction; PAGE 1 OF STEVE'S PRELIMINARY DRAWINGS
2. Two copies of a narrative description of the resource's significance and integrity, including identification of the year or years proposed as the resource's period of historic significance; ABOVE
3. Five or more current photos of the resource; SEPARATE FILES
4. One or more historic photos of the resource, if available; YES – CIRCA 1980
5. For resources listed on the National Register of Historic Places, two copies of the National Register nomination; and – NA
6. Two copies of a signed statement from the property owner providing consent for the designation.

City of Portland
Bureau of Development Services
1900 SW 4th Ave #2100
Portland, OR 97201

February 28, 2023

Dear BDS:

I am the owner of 2069 NW Overton Street, Portland, Oregon, 97209. I consent to and seek a Historic Designation Review with the goal of designating the resource as a Conservation Landmark.

Best Regards,

A handwritten signature in cursive script that reads "Tonya R. Nichols".

Tonya R. Nichols
290 SW Birdshill Rd.
Portland, OR 97219

503-929-8860

NICHOLS RESIDENCE

2069 NW OVERTON ST
PORTLAND, OREGON 97209

PROJECT TEAM

ARCHITECT: Korbich Architects LLC
2235 NE Klickitat Street
Portland, Oregon 97212
503-750-9367
Contact: Stephen Korbich, Principal
skorbich@korbicharchitects.com

OWNER: Tonya Nichols
2069 NW Overton St
Portland, OR 97209
(503) 929-8860
Contact: tonyanichols@yahoo.com

GENERAL CONTRACTOR: OWNER

PROJECT INFORMATION

DESCRIPTION OF WORK:

THE EXISTING HOUSE IS CURRENTLY LISTED AT A TRI-PLEX. IT IS UNCLEAR WHEN THE HOUSE WAS MADE INTO A TRI-PLEX, BUT IT IS ASSUME THAT IT WAS ORIGINALLY DESIGNED AS A SINGLE FAMILY RESIDENCE.

RECENT DAMAGE TO THE ROOF REQUIRED REPAIRS. THE EXTERIOR FIRE ESCAPE WAS REMOVED TO REPAIR THE DAMAGED AREAS AND WAS NOT REBUILT. AT THIS TIME, THE CITY INFORMED THE OWNERS THAT THE BUILDING COULD NO LONGER BE USED AS A TRI-PLEX. SINCE THEN, THE CURRENT OWNER HAS BEEN USING THE HOUSE AS A SINGLE FAMILY RESIDENCE AND HAVE MADE MINOR INTERIOR CHANGES.

THE OWNER WOULD LIKE TO CONVERT THE HOUSE BACK TO A SINGLE FAMILY HOUSE. CHANGES INCLUDE A NEW BATHROOM TO REPLACE AN EXISTING SECOND FLOOR KITCHEN ALONG WITH REMOVING SOME WALLS THAT DEFINED THE INDIVIDUAL UNITS. ALL THE WORK SHOWN IN THESE DOCUMENTS HAS ALREADY BEEN COMPLETED. PLUMBING AND ELECTRICAL PERMITS REMAIN OPEN PENDING APPROVAL OF THIS BUILDING PERMIT.

BUILDING CODES: 2021 ORSC
DWELLING UNITS: 3 (EXISTING) 1 (PROPOSED)
JURISDICTION: MULTNOMAH COUNTY COUNTY
PROPERTY ID: R141294
LOT NUMBER: 13
BLOCK: 289
STATE ID #: 1N1E33BA-01000
ZONE: RM4 - RESIDENTIAL MULTI-DWELLING 4
YEAR BUILT: 1902 - ORIGINAL HOUSE
PLUMBING EXISTING:

PLUMBING PROPOSED:

PROJECT ADDRESS: 2069 NW OVERTON ST
PORTLAND, OR 97209
LOT AREA: 0.11 ACRES (5,000 SQ. FT.)
FLOOR AREA-EXIST: 2,976 SQ. FT.
FLOOR AREA-PROPOSED: NO CHANGE TO BUILDING FOOTPRINT

ZONING REQUIREMENTS:

MAXIMUM HEIGHT: 35 FT
MINIMUM FRONT BUILDING SETBACK: 5 FT
MINIMUM SIDE BUILDING SETBACK: 5 FT
MINIMUM REAR BUILDING SETBACK: 5 FT
MINIMUM GARAGE ENTRANCE SETBACK: 18 FT
MINIMUM LANDSCAPE AREA: 750 SQ. FT. (15% OF SITE AREA)
REQUIRED OUTDOOR AREA: 36 SQ. FT. MINIMUM PER DWELLING
MAXIMUM BUILDING COVERAGE: 4250 SQ. FT. (85% OF SITE AREA)
EXISTING BUILDING COVERAGE: 1,737 SQ. FT.
PROPOSED BUILDING COVERAGE: NO CHANGE
NEW AND REDEVELOPED IMPERVIOUS AREA: NO CHANGE

STORM WATER MANAGEMENT:

THE DEVELOPED AND REDEVELOPED IMPERVIOUS AREA IS UNDER 500 SF FOR THIS PROJECT. PER THE CITY OF PORTLAND STORM-WATER MANAGEMENT MANUAL, **STORM WATER MANAGEMENT IS NOT REQUIRED.**

PROJECT LOCATION

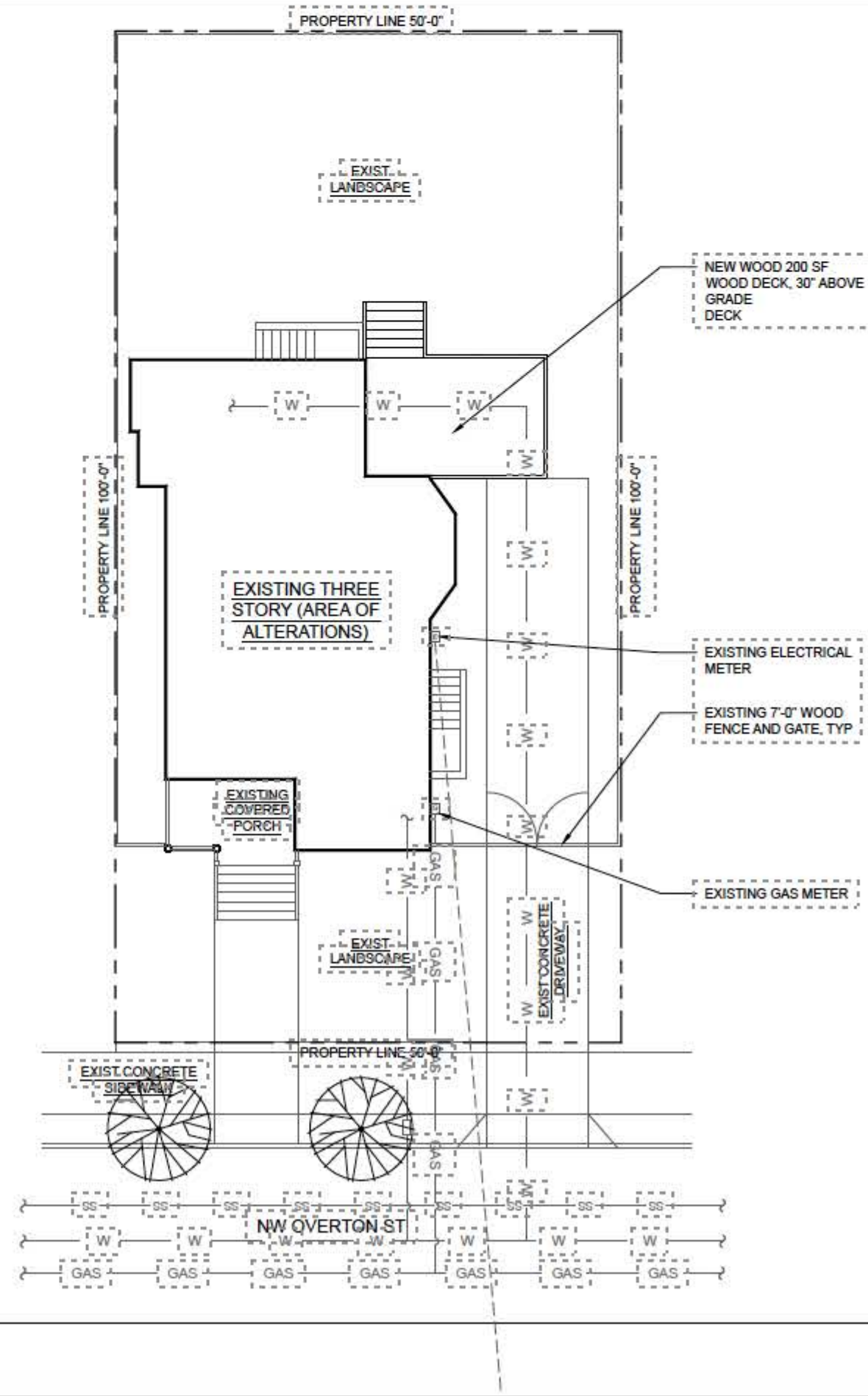


SITE

GENERAL NOTES

- COORDINATE ALL WORK WITH ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.
- DO NOT SCALE DRAWINGS.
- CONTRACTOR AND SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS, LOCATIONS, AND PROJECT REQUIREMENTS PRIOR TO SUBMITTING A BID.
- CONTRACTOR AND SUB-CONTRACTORS SHALL FIELD VERIFY DIMENSIONS, AND FAMILIARIZE THEMSELVES WITH PROJECT REQUIREMENTS PRIOR TO COMMENCING WITH THE WORK. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO ARCHITECT.
- WORK SHALL INCLUDE ALL REQUIRED PERMITS, LABOR, MATERIALS, AND EQUIPMENT TO COMPLETE ALL WORK INDICATED ON DRAWINGS AND AS NECESSARY FOR A COMPLETE PROJECT.
- PROVIDE TEMPORARY DUST-PROOF PARTITIONS AS REQUIRED TO PROTECT ALL EXIST. AREAS AND EQUIPMENT FROM DAMAGE DUE TO DEMOLITION OR NEW CONSTRUCTION ACTIVITIES. PROVIDE TEMPORARY HEPA FILTERS AT EXISTING HVAC REGISTERS. REPLACE HVAC FILTERS AFTER CONSTRUCTION IS COMPLETE COORDINATE LOCATIONS AND REQUIREMENTS WITH OWNER.
- GENERAL CONTRACTOR TO PATCH, REPAIR AND PAINT (REFINISH) SURFACES AND BUILDING ELEMENTS DAMAGED BY MECHANICAL, ELECTRICAL, AND PLUMBING WORK AND WHERE ITEMS ARE REMOVED, RELOCATED OR ADDED.
- REPAIR FLOORS WHERE DAMAGED BY THE WORK OF THIS PROJECT.
- PATCH AND REPAIR ALL SURFACES TO MATCH EXISTING WHERE ITEMS ARE REMOVED OR ALTERED - FIELD VERIFY EXTENT REQUIRED.
- ALL PAINTING SHALL BE DONE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT FINISHES AND CLEANUP.
- CONTRACTOR IS RESPONSIBLE FOR FINAL CLEANUP OF WORK AREA AND ALL EXPOSED BUILDING SURFACES AT SUBSTANTIAL COMPLETION.
- ALL TRASH AND TOOLS SHALL BE REMOVED FROM PREMISES EACH DAY AND THE AREA LEFT CLEAN WHENEVER UNATTENDED. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP. COORDINATE WITH OWNER IF SECURE STORAGE IS NEEDED ONSITE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO FINISHED SURFACES, EQUIPMENT, FURNITURE, EXISTING MATERIALS OR FINISHES, CAUSED AS A RESULT OF THEIR WORK. REPAIR OR REPLACE DAMAGED ITEMS AS DIRECTED BY ARCHITECT.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS.
- SHOP DRAWINGS** - THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR THE FOLLOWING ITEMS:
 - BUILT-IN CASEWORK
 - SOLID SURFACE COUNTER TOPS
 - STEEL FABRICATIONS
- BUILDING SYSTEMS** - CONTRACTOR SHALL VERIFY EXISTING BUILDING ELECTRICAL, PLUMBING AND HVAC SYSTEMS. THE CONTRACTOR SHALL MODIFY THE EXISTING SYSTEMS AND SUPPLY NEW SYSTEMS. ALL BUILDING SYSTEMS WILL BE A DESIGN-BUILD SYSTEMS. THE CONTRACTOR SHALL PROVIDE A DESCRIPTION (WRITTEN AND OR DRAWINGS) OF ALL SYSTEM MODIFICATIONS TO THE OWNER AND ARCHITECT PRIOR TO EXECUTION OF WORK.
- ABBREVIATIONS**
V.I.F = VERIFY IN FIELD
O.F.C.I = OWNER FURNISHED, CONTRACTOR INSTALLED
CLR = CLEAR
EQ = EQUAL

SITE PLAN



1. SITE PLAN
A01 SCALE: 1" = 10'



TABLE OF CONTENTS

- A01 COVER SHEET, SITE PLAN AND GENERAL NOTES
- A02 DEMOLITION/TRI-PLEX PLANS
- A03 SECOND FLOOR DEMOLITION PLAN
- A1 BASEMENT AND FIRST FLOOR PLAN
- A2 SECOND AND THIRD FLOOR PLAN

DEFERRED SUBMITTALS

PERMITS AND APPEALS

THESE PERMITS ARE CURRENTLY OPEN
PENDING APPROVAL OF THIS PERMIT

- 23-006422-ET BATHROOM ELECTRICAL PERMIT
- 22-131242-ET BATHROOM ELECTRICAL PERMIT
- 22-124288-PT BATHROOM PLUMBING PERMIT



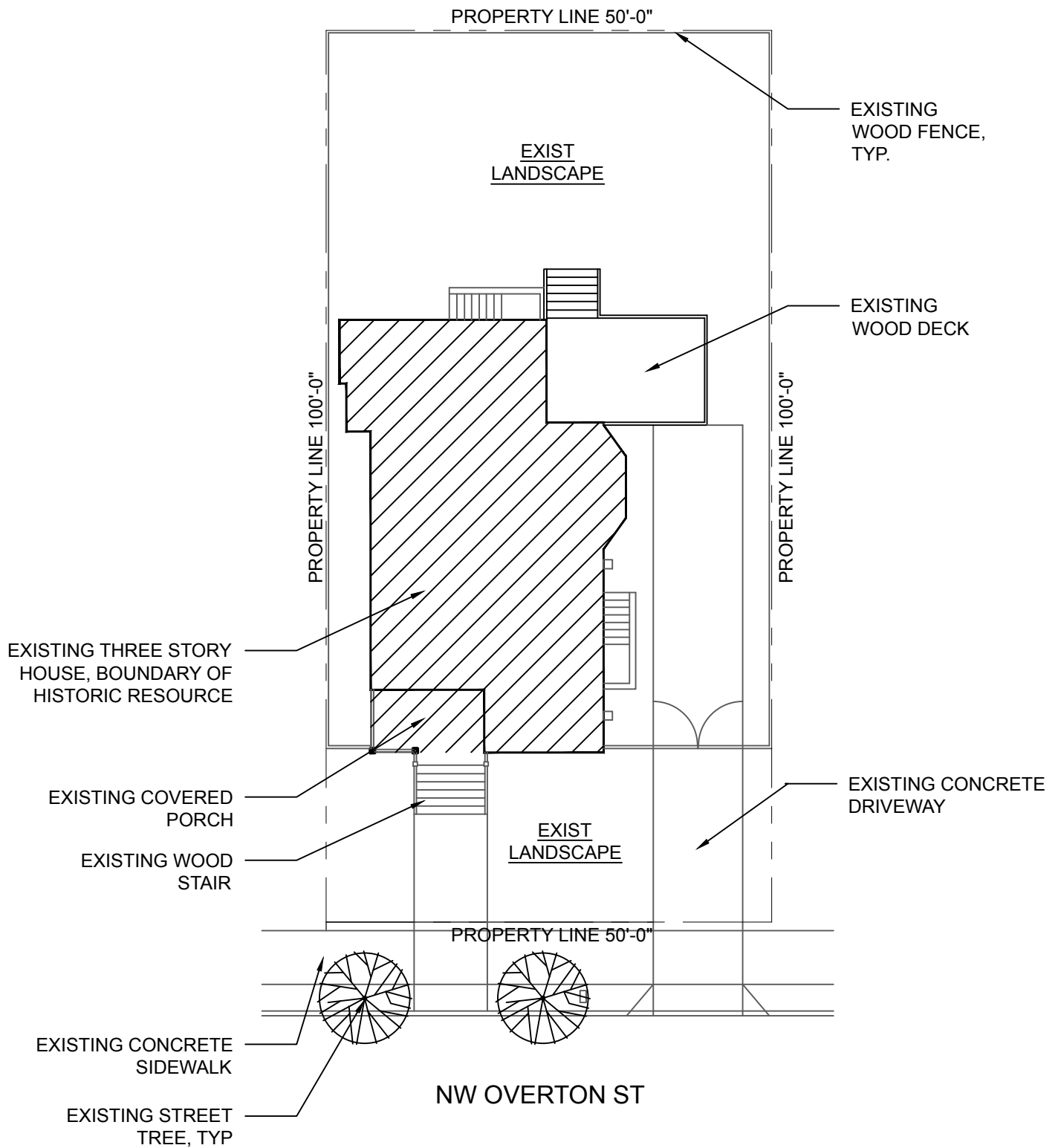
Korbich Architects
2235 NE Klickitat Street
Portland, OR 97212
T: 503-750-9367
E: skorbich@korbicharchitects.com

PRELIMINARY
NOT FOR CONSTRUCTION

PERMIT SET

Project Name and Address
NICHOLS RESIDENCE
2069 NW OVERTON ST
PORTLAND, OR 97209

Project Number
0123NICH
Date
02.10.2023
Signs
VARIES
Sheet
A01

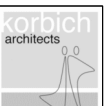


PROJECT: HISTORIC RESIDENCE
2069 NW OVERTON ST
PORTLAND, OR 97209

DATE:
02.27.2023

DRAWING NUMBER:

Korbich Architects
2235 NE Klickitat Street
Portland, OR 97212
T: 503-750-9367
E: skorbich@korbicharchitects.com



LU 23-017670 HDR A4













2069 NW Overton Street, Portland, Oregon 97209
Land Use Review Application – Type III
Historic Designation Review



2069 NW Overton Street – circa 1980

Overview

The applicants, Tonya Nichols and Ronald Walters, request that the City of Portland designate the resource at 2069 NW Overton Street as a Conservation Landmark. Built

in 1902, the property has both historical and architectural value related to its period of historical significance in NW Portland's Slabtown neighborhood in the early 1900's.

The historically significant property, like its neighboring "twin" at 2057 NW Overton Street, was built as a single-family home by Clementine F. Lewis, daughter of famed Portland pioneer Captain John H. Couch. Architecturally, the resource is representative of the construction style and material used in Slabtown in the early 1900's. The home has been slightly modified and modernized over the past 121 years but the integrity of the original design, materials, and appearance remains largely intact.

The applicants recognize that one of the City's important goals is to provide more and more affordable housing, often through increased housing density. At the same time, the 2035 Comprehensive Plan and City Code also recognize the role historic resources have in promoting education and enjoyment for those living in and visiting the region. The goal of these regulations is to foster awareness, memory, and pride among the region's current and future residents in their city and its diverse architecture, culture, and history. We believe that designating this property as a Conservation Landmark will provide an appropriate level of protection for a unique and historically significant resource and help achieve a balanced set of goals, including historic preservation, neighborhood character, and diversity of housing types and sizes.

Consideration of Approval Criteria

The applicants believe the three categories of approval criteria for designating the resource as a Conservation Landmark are met. Specifically: 1) the resource has significant archaeological, cultural, historical, or architectural value; 2) the resource has retained physical and associative features from the period of historic significance; and 3) the level of protection requested is appropriate when considering regulatory impacts and other City goals.

The detailed approval criteria are as follows:

1. Significance. The resource must have significant archaeological, cultural, historical, or architectural value. **At least one of the following criteria must be met.** In fact, the resource meets the approval criteria for item b and c below:

- a. The resource is associated with at least one event that has made a significant contribution to one or more broad patterns of local, regional, state, or national history.

- *Criteria not met*

- b. The resource is associated with the life of at least one person significant to local, regional, state, or national history.

The resource is associated with several people and families significant to Portland's history. The property was built by Clementine Freeman Lewis, daughter of famed Captain John H. Couch, a prominent Portland pioneer for whom NW Couch Street and Couch Park are named in the NW Alphabet District. Mrs. Lewis was the wife of Cicero Hunt Lewis, also a Portland pioneer, who lived to be one of Oregon's best-known and wealthiest Portland merchants and citizens of the time.

In 1872, Caroline E. Flanders Couch, wife of Captain Couch, deeded lots 1-18 on Block 289 to Mrs. Lewis, her second daughter. In 1902, Mrs. Lewis, began construction of the resource (originally 667 Overton Street) in the lead-up to the Lewis & Clark Centennial Exposition in the summer of 1905. The resource was part of Portland's explosive growth that followed the Exposition.

In addition to the close association with Captain and Mrs. Couch and Mr. and Mrs. Cicero Lewis, the resource had direct ties to other persons significant to local history during its time of historical relevance in the early 1900's. According advertisements and articles in the Oregonian, from 1905 to 1907, the property was occupied by Alfred J. Bingham and his wife Kate Bingham. At the time, Mr. Bingham was a well-known building contractor whose firm helped build parts of nearby Good Samaritan Hospital, the Portland Armory, and the Hotel Portland.

A decade later, in 1915, the property was occupied by Mr. and Mrs. Fred F. Pittock, the son of Henry Pittock, the long-time publisher of the Portland Oregonian and the builder of the now famous Pittock Mansion. According the birth announcement printed in the Oregonian, Henry Pittock's grandson was born while the Pittocks lived at the property.

- Criteria met

- c. The resource possesses at least one distinctive characteristic of a type, period, or method of construction, or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components may lack individual distinction.

The property is representative of the construction style and materials prevalent in the Slabtown neighborhood in the late 1800's and early 1900's. The resource exhibits a classic American Tudor style, with distinctive half timbering. It displays a steep, gabled 12/12 roof with barge boards and large decorative pendant and finial at the gable end. It is stylistically consistent with other homes designed by prolific NW Portland architect Emil Schacht but the architect for the resource is unknown.

The construction materials are predominantly fir, cedar, and other milled woods available locally when the resource was built in 1902. The joists are actual 2x12 boards that extend the entire width of the house, or more than 24 feet. Some of the original lath and plaster walls and ceilings remain in use.

The resource was built at the same time as its “twin” at 2057 NW Overton Street. The design is a mirror image of the neighboring property.

- *Criteria met*

- d. There is a high likelihood that, if preserved, the resource would yield information important in local, regional, state, or national history.

Unknown – Criteria not met

- e. If the proposal is to designate a Conservation Landmark or Conservation District, the resource is associated with at least one event or pattern that is architecturally, culturally, or historically significant to the neighborhood or community with which the resource is associated

Unknown – Criteria not met

- f. The resource has a significant association with at least one underrepresented community, cultural, or ethnic group. Chapter 33.846 Title 33, Planning and Zoning Historic Resource Reviews 3/1/22 846-4

Unknown – Criteria not met

2. Integrity. The resource has retained physical and associative features from the period of historic significance. For proposals to designate a Conservation Landmark, **at least THREE of the following must be met.**

- a. The resource remains in the exact location as during the period of historic significance

The resource remains in the exact location it was built in 1902. In addition, its location is immediately adjacent to its “twin” property at 2057 NW Overton Street, which was also built by Clementine Lewis in 1902. The two properties were originally identical and retain many of their design and construction similarities. In NW Portland, it is rare to have two identical historically significant properties together.

- *Criteria met (1)*

- b. The resource retains sufficient design elements to convey an association with the period of historic significance

The resource's design is representative of the construction style of single-family homes built in the Slabtown neighborhood in the early 1900's, at the time of the Lewis & Clark Centennial Exposition in 1905. It exhibits a classic American Tudor style, with distinctive half timbering. It displays a steep, gabled 12/12 roof with barge boards and large decorative pendant and finial at the gable end. The third-floor attic extends over a polygonal bay window. Another bay window appears on the east elevation. The interior retains many of its original design features including stair spindles and railings, decorative arches with oversized trim, large French doors, and a brick fireplace in the living room. The property remains nearly identical to the neighboring "twin" property at 2057 NW Overton Street.

Some alterations were made to the resource over the years. In 1930, part of the front porch was enclosed to add a bathroom and sitting area. In the early 1980's, previous owners, a church group, converted the property into a triplex for their congregants. The most significant alteration was the addition of a visually obtrusive but functional exterior wood fire escape that provided secondary egress to the second and third floor units. Near the back of the west elevation, they added a bump-out to provide a second bathroom for the first-floor unit. At the same time, the owner added a full kitchen to the second-floor unit. On the third floor, they added a dormer to the rear of the building to facilitate the addition of a bedroom.

From the 1980's until 2017, the property changed ownership multiple times but no significant alterations were made. In 2017, the current owners purchased the property, which continued to serve as a tri-plex until 2021. In 2021, when several tenants moved out at the same time, the current owners hired a contractor to make significant structural repairs to the building. As part of the project, the contractor removed the exterior fire escape and rebuilt part of the front porch, effectively reversing two of the major alterations made in the 1980's.

In 2022, after the structural repairs were made, the current owners personally lived at the property for several months. They made several additions to the exterior of the property. They added a cedar fence, restored the existing cedar deck, and added a wooden deck in the back yard to enhance the safe, security, and livability of the property.

As one can see in current photos of the resource, the property is now visually very similar to its neighboring twin at 2057 NW Overton.

Find additional historical photos if possible.

– *Criteria met (2)*

- c. The overall configuration of the resource and its surroundings is generally unchanged since the period of historic significance;

Obviously, NW Portland has changed dramatically since the resource was built in 1902. However, the resource and its immediate surroundings are generally unchanged since it was built. Though the resource has been slightly modified and modernized over time, the appearance and configuration of the building is largely unchanged from the time it was built. Wood fencing, gates, and decking were added to the rear of the property to improve privacy, security, and livability.

The neighboring single-family residence to the east (2057 NW Overton Street) was built at the same time, with the same design and materials, and is visually compatible with and structurally nearly identical to the resource property.

– *Criteria met (3)*

- d. The resource's materials are generally unchanged since the period of historic significance or, if changed, have been replaced in kind;

The resource's materials are generally unchanged since it was built in 1902.

– *Criteria not met*

- e. The resource retains expressions of craft from the period of historic significance;

The property is representative of the construction style prevalent in the Slabtown neighborhood in the late 1800's and early 1900's. As previously mentioned, it exhibits a classic American Tudor style, with distinctive half timbering. It displays a steep, gabled 12/12 roof with barge boards and large decorative pendant and finial at the gable end. The interior retains many of its design features including original stair spindles and railings, decorative arches with oversized trim, large French doors, and a brick fireplace in the living room. The property remains nearly identical to the neighboring property at 2057 NW Overton Street.

– *Criteria met (4)*

- f. Sufficient artistic, spatial, or intangible elements from the period of historic significance remain to convey the significance of the resource

For the reasons described above, most of the design elements from the early 1900's remain intact and convey the significance of the resource. Current photos of the property show a strong similarity to its neighboring property at 2057 NW Overton Street. The resource has a steep pitched roof with a decorative finial, common in the late 1800's and early 1900's. It displays significant half timbering, which was representative of American tudor-style single-family homes built in NW Portland in the early 1900's. The porch includes painted white wood balusters, railings, posts, and spandrels that are representative of the resource's period of historic significance in the early 1900's.

– *Criteria met (5)*

- g. The cumulative features of the resource, as described by D.2.a through f, are together sufficient to convey an association with the resource's significance.

For the reasons described above, the individual and cumulative features of the resource are sufficient to convey a strong association with the resource's significance.

3. Appropriate level of protection.

The proposed City designation is appropriate considering the following levels of protection for City designation are Historic Landmark designation, Conservation Landmark designation, Historic District designation, Conservation District designation, contributing resource in a Historic District, contributing resource in a Conservation District, and no City designation:

- a. The significance and integrity of the resource proposed for designation;
- b. The regulatory effects of the proposed level of protection; and
- c. Other values, such as relevant goals and policies in the Comprehensive Plan.

- a. *As described above in section 1 and 2 above, the historical significance and integrity of the resource meet the criteria to be designated as a Conservation Landmark*
- b. *The regulatory effects of the proposed level of protection are nominal. The protection will not impact any other properties. Future development or demolition of the property may be delayed by 120 days if a future owner ever sought to demolish the property. However, the designation as a Conservation Landmark will not permanently impact future development.*

The primary regulatory effect of the proposed level of protection is that the resource will be exempt from the parcel's minimum density requirement.

*This isn't a loophole. According to City Code **33.846-050 Historic Preservation Incentive Review**, the purpose of these provisions is to "increase the potential for Historic Landmarks, Conservation Landmarks, and contributing resources in Historic Districts and Conservation Districts to be reused, rehabilitated, and preserved."*

- c. The owners appreciate that Portland desperately needs more affordable housing and that City code generally pushes for greater housing density to help achieve this goal. At the same time, City code recognizes the importance of historic preservation and even provides incentives to building owners who wish to preserve historically significant resources.*

*The 2035 Comprehensive Plan strives to balance many these multiple, sometimes competing, goals. Historic resource regulations described in **Title 33, Planning and Zoning, Chapter 33.445** provide for regulations that implement Portland's Comprehensive Plan policies that address historic preservation. These policies recognize the role of historic resources have in promoting education and enjoyment for those living in and visiting the region. The regulations foster awareness, memory, and pride among the region's current and future residents in their city and its diverse architecture, culture, and history. Historic preservation recognizes social and cultural history, retains significant architecture, promotes economic health, and stewards important resources for the use, education, and enjoyment of future generations.*

It's important to note that the resource, if converted back to its original use as a single-family residence, will retain the same number of bedrooms as the tri-plex. The building will be capable of housing the same number of people as the tri-plex. It can accommodate a larger, perhaps multi-generational family, in housing that is increasingly hard to find in NW Portland.

Finally, it may be informative to consider the alternative potential dispositions for the resource if the Historic Designation Review were not approved. In 2021, when it was clear that the building was in need of extensive repairs, the applicants certainly considered a full range of alternatives.

One clear cut option would have been to sell the property to a developer, who would tear it down and build market-rate apartments. The applicants thought this would be a shame. While the City certainly needs more housing, there is plenty of developable land within CM4 zoning throughout Portland that does not necessitate the demolition of a beautiful, old, historically significant home. So, the applicants endeavored to find a solution that would preserve the resource.

Unfortunately, once the fire escape was removed for repairs in 2021, the options that preserved the resource were complicated and uncertain. Without a fire escape, the building could not serve as a tri-plex. Furthermore, the property was not commercially viable as a tri-plex and the cost of bringing the property up to code as a tri-plex was prohibitively expensive and not financially feasible.

The obvious solution to the applicants was to preserve the property but that would require changing the use from tri-plex to single-family residential. So, even though it wasn't clear how the entire approval process would play out, the applicants decided to make the expensive structural repairs to the building that would be required to restore the property to its original state as a single-family home.

The most significant alteration made was the removal of one kitchen, which would be required to receive a residential building permit. The work was performed by contractors, who pulled the required plumbing and electrical permits. The rough in was approved by inspectors but when it came to finalize the permits, the commercial inspector said we needed also needed a new bathroom permit for a tri-plex, which is a commercial building.

So, the cart is temporarily in front of the horse on the permit work. The intent of the applicants is to apply for Conservation Landmark status for the resource, change the use from tri-plex to single-family residential, then apply for a residential building and make all necessary changes to the resource to finalize the required permits.

Ultimately, in the simplest of lay person terms, the applicants believed the right thing to do was to preserve the beautiful, old, historically significant single-family home. It's beautiful on its own merits but its contribution is multiplied because it matches its "twin" next door.

The owners believe designating this resource as a Conservation Landmark strikes an appropriate balance of the City's competing goals for more housing, historic preservation, and neighborhood character.

Also required:

1. Two copies of a map and narrative description of the proposed boundary for the designated resource, including identification of which resources within the boundary are contributing resources. At least one copy of the map must be 8-1/2 inches by 11 inches, suitable for photocopy reproduction; PAGE 1 OF STEVE'S PRELIMINARY DRAWINGS


2. Two copies of a narrative description of the resource's significance and integrity, including identification of the year or years proposed as the resource's period of historic significance; ABOVE
3. Five or more current photos of the resource; SEPARATE FILES
4. One or more historic photos of the resource, if available; YES – CIRCA 1980
5. For resources listed on the National Register of Historic Places, two copies of the National Register nomination; and – NA
6. Two copies of a signed statement from the property owner providing consent for the designation.

Re: Incomplete Letter - Conservation Landmark Designation Review - 2069 NW Overton - LU 23-017670 HDR

Ron Walters <ronaldjwalters@hotmail.com>

Thu 4/13/2023 10:53 AM

To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>; tonyarnichols@yahoo.com
<tonyarnichols@yahoo.com>

 1 attachments (959 KB)

2069 NW Overton - Land Use Review Application Narrative - Apr 13.docx;

Hi Megan,

Thanks again for providing guidance on the information necessary to complete our application. I have attached an updated narrative that addresses the issues raised in your previous letter. Based on our conversation, I'll quickly update the changes you will find by referencing your letter:

I. Information Necessary to Complete Application

a1. Significance

- The attached narrative includes additional documentation regarding the significance of the resources. We added documentation and sources where it is available and not obvious.
- We dropped the effort to explain the connection to the Lewis & Clark Exposition. While we think the case can be made, it is weaker than the other approval criteria and it isn't necessary.
- The proposed period of significance is the from the time of construction in 1902 through 1915, when the Pittocks lived in the resource.

a2. Integrity

- Additional photos (will send separately)
- In-depth narrative of alterations
- Supplemental references to the "twin" property at 2057 NW Overton
- We could not locate any additional historic photos of the resource

a3. Appropriate level of protection

- We added to the narrative to explain that the proposed designation strikes a reasonable balance of Portland City goals, including housing, historic preservation, and neighborhood character.

II. Issues to Consider

a. Appropriate level of protection

- Again, we added to the narrative to explain that the proposed designation strikes a reasonable balance of Portland City goals, including housing, historic preservation, and neighborhood character. Applicants are following the City's process for preserving a historically significant resource, including taking advantage of an incentive provided by the City. It's not nefarious or a loophole. It appears to be the only mechanism available to preserve a beautiful old, historically significant single-family residence.

b. Alterations completed without permit or review (as applicable)

- In the narrative, we've provided detail on the alternations that have been made and why. In all cases, we instructed our contractors to pull required permits, which they did. We attempted to explain the status of these trade permits. The uniqueness of the resource -- originally built as a single-family home in 1902, clumsily converted to an awkward tri-plex in the 1980's, on a city parcel with changing zoning codes and requirements -- created an anomalous situation that was very difficult and frustrating to navigate.
- We supplemented the narrative to discuss the possible land uses if the Historic Designation Review were not approved. From our perspective, the only commercially viable option would be to sell the property to a developer, who would most likely tear down the resource and build market rate apartments. We thought that would be a shame and tried to explain why.

Please let us know if you have any additional questions. We will respond promptly.

Best Regards,
Ron & Tonya

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>

Sent: Wednesday, March 29, 2023 1:34 PM

To: Ron Walters <ronaldjwalters@hotmail.com>; tonyarnichols@yahoo.com <tonyarnichols@yahoo.com>

Subject: Re: Incomplete Letter - Conservation Landmark Designation Review - 2069 NW Overton - LU 23-017670 HDR

Hi Ron,

In addition to talking with you today about any questions you may have about the Incomplete letter, what information is needed to deem the case complete, or the process for the Type III Designation Review, I am also hoping to clarify a few comments in the 'Issues to Consider' section of the Incomplete letter.

First, I will clarify that opposition to the proposal is not expected in a predetermined sense, but rather, I would like to encourage you to be prepared for any opposition that may come up in the hearing by strengthening the responses to all three approval criteria.

Second, I want to clarify that code compliance/violations are enforcement based and that permits/reviews that may be applicable for the work already completed would be required to be addressed if a code compliance/ violation was called in. Any other applicable Land Use Review (e.g., an Adjustment Review to move further out of compliance with the Minimum Density Standard) could be requested by you, but would only be required to be submitted if a code compliance case was called in and if the Portland Historic Landmarks Commission happened to not approve the Historic Designation Review.

Talk to you soon!
Megan

Megan Sita Walker (she/ they)

City Planner - Urban Design
Design and Historic Resource Review | Land Use Services
Bureau of Development Services | City of Portland

MeganSita.Walker@portlandoregon.gov | (503) 865-6515

Monday through Thursday: 7am - 6pm
Every Friday: Away

Racism will disappear when it's, (a), no longer profitable and (b) no longer psychologically useful. When that happens, it'll be gone." - Toni Morrison

From: Ron Walters <ronaldjwalters@hotmail.com>

Sent: Tuesday, March 28, 2023 9:32 AM

To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>

Subject: Re: Incomplete Letter - Conservation Landmark Designation Review - 2069 NW Overton - LU 23-017670 HDR

Great. Thanks!

Sent from my iPhone

On Mar 28, 2023, at 9:28 AM, Walker, Megan <MeganSita.Walker@portlandoregon.gov> wrote:

Hi Ron, Great, thank you. I will give you a call at the 3102 number at 11am tomorrow.

Thank you,
Megan

Megan Sita Walker (she/ they)

City Planner - Urban Design
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From: Ron Walters <ronaldjwalters@hotmail.com>

Sent: Tuesday, March 28, 2023 9:13 AM

To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>

Cc: tonyarnichols@yahoo.com <tonyarnichols@yahoo.com>

Subject: Re: Incomplete Letter - Conservation Landmark Designation Review - 2069 NW Overton - LU 23-017670 HDR

Hi Megan,

Let's plan on Wednesday 11:00-12:00. Should I call you?

Thanks,
Ron

Sent from my iPhone

On Mar 28, 2023, at 9:07 AM, Walker, Megan
<MeganSita.Walker@portlandoregon.gov> wrote:

Hi Ron, thank you for your reply. I am seeing I left the following response as a draft on Thursday and I did not send it yet.

I am holding some time for us to talk between 1-2pm on Monday or between 10-11am, or 3-4pm Tuesday. Does one of those times work better than the other for you?

Does a call at 10am or 3pm work for you today? I am also available 11-12 on Wednesday or anytime after 9am on Thursday.

Thank you and talk to you soon,
Megan

Megan Sita Walker (she/ they)

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From: Ron Walters <ronaldjwalters@hotmail.com>

Sent: Thursday, March 23, 2023 4:52 PM

To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>;
tonyarnichols@yahoo.com <tonyarnichols@yahoo.com>

Subject: Re: Incomplete Letter - Conservation Landmark Designation Review - 2069
NW Overton - LU 23-017670 HDR

Hi Megan,

Thanks for your email. We look forward to working with you to complete our application. I'm available Monday or Tuesday (or later in the week) for a call. Let me know what works for you.

Thanks,

Ron

From: Walker, Megan <MeganSita.Walker@portlandoregon.gov>

Sent: Thursday, March 23, 2023 7:34 PM

To: ronaldjwalters@hotmail.com <ronaldjwalters@hotmail.com>;
tonyarnichols@yahoo.com <tonyarnichols@yahoo.com>

Subject: Incomplete Letter - Conservation Landmark Designation Review - 2069 NW
Overton - LU 23-017670 HDR

Hi Ron, Hi Tonya,

My name is Megan Walker and I am the planner assigned to the current Historic Designation Review case requesting Conservation Landmark Designation for the property at 2069 NW Overton Street (LU 23-017670 HDR).

Ron, I left a voicemail with you mentioning that some additional information will be needed to supplement the request for designation to be able to document that the approval criteria are met. Please see the attached Incomplete letter describing where additional documentation is still needed and some initial comments relative to the approval criteria. Section I summarizes information still needed to deem the case complete, and Section II highlights issues to consider.

I will be available for a call early next week and we can find a time to virtually meet to go over the letter, what is needed to deem the case "complete", and the process going forward.

Please let me know if you have initial questions. Otherwise, I will reach out to you again Monday. I look forward to working with you to get this designation request ready for the Landmarks Commission Hearing.

Thank you,

Megan

Megan Sita Walker (she/ they)

City Planner - Urban Design
Design and Historic Resource Review | Land Use Services
Bureau of Development Services | City of Portland

MeganSita.Walker@portlandoregon.gov | (503) 865-6515

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Every Friday: Away

Racism will disappear when it's, (a), no longer profitable and (b) no longer psychologically useful. When that happens, it'll be gone." - Toni Morrison











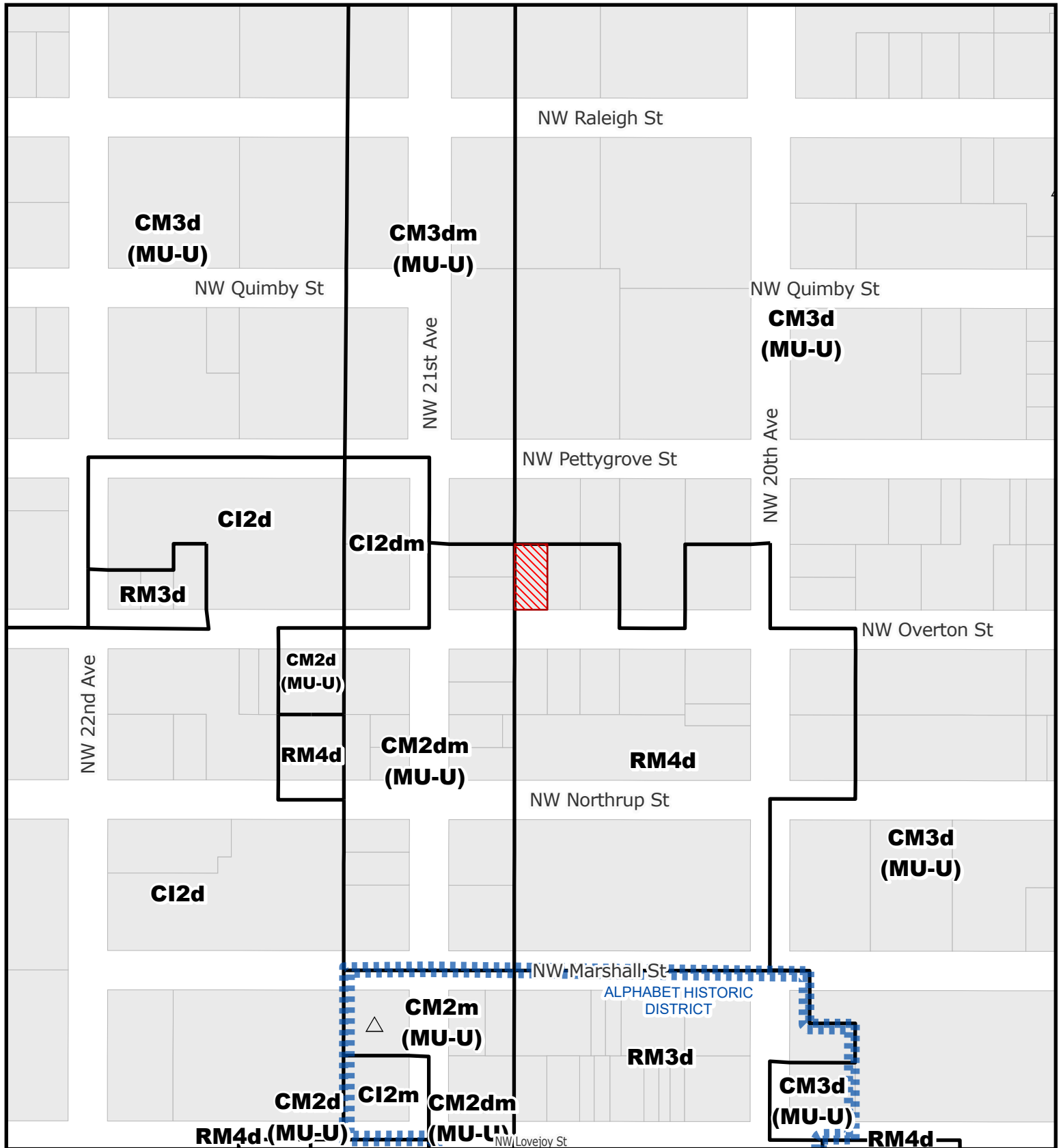















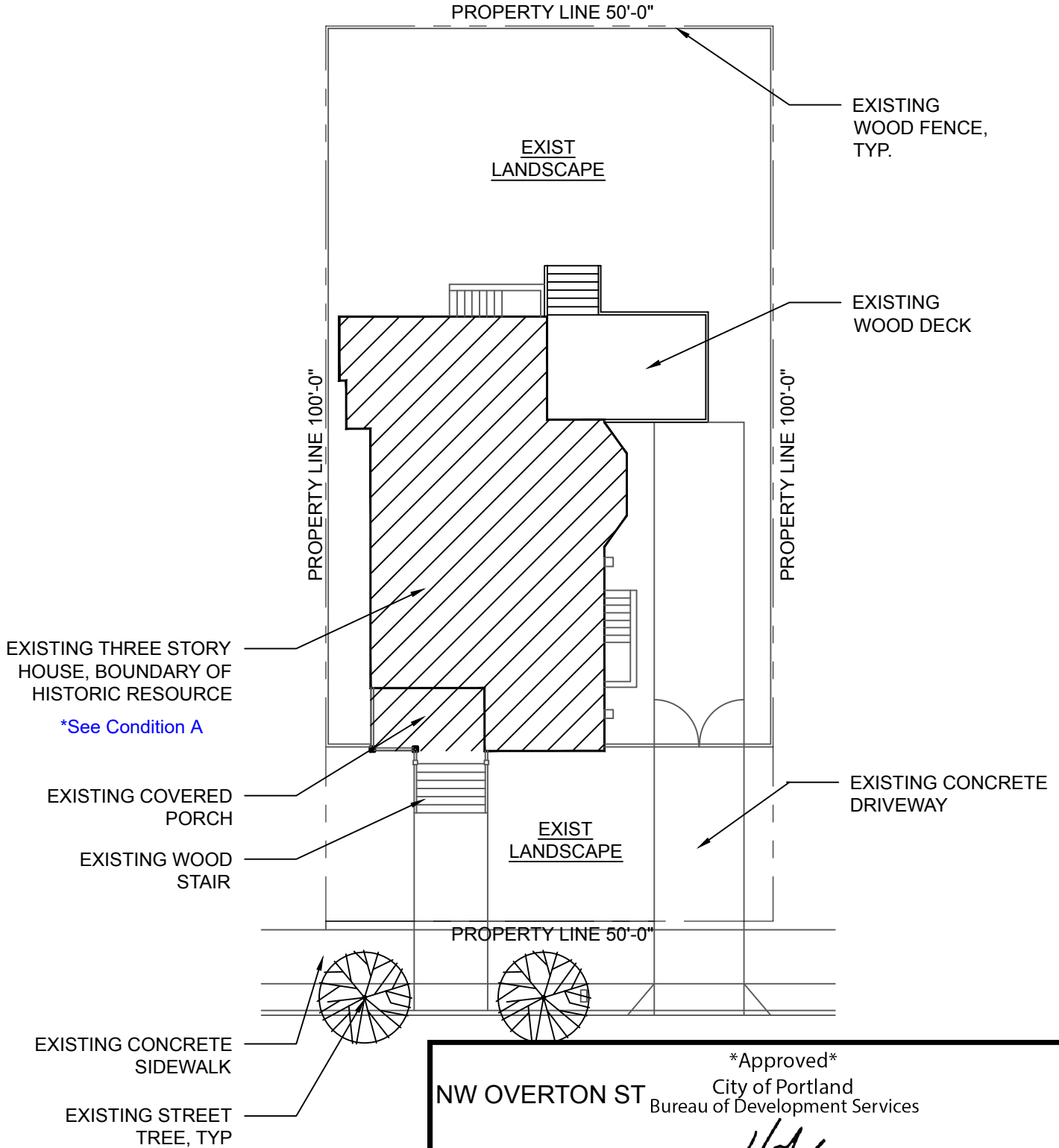
For Zoning Code in Effect Post October 1, 2022

ZONING 

THIS SITE LIES WITHIN THE:
NORTHWEST PLAN DISTRICT

-  Site
-  Historic District
-  Historic Landmark

File No.	<u>LU 23 - 017670 HDR</u>
1/4 Section	<u>2927</u>
Scale	<u>1 inch = 200 feet</u>
State ID	<u>1N1E33BA 1000</u>
Exhibit	<u>B</u> <u>Mar 01, 2023</u>

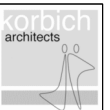


PROJECT: HISTORIC RESIDENCE
 2069 NW OVERTON ST
 PORTLAND, OR 97209

DATE:
 02.27.2023

DRAWING NUMBER:

Korbich Architects
 2235 NE Klickitat Street
 Portland, OR 97212
 T: 503-750-9367
 E: skorbich@korbicharchitects.com



LU 23-017670 HDR C1

Approved
City of Portland
Bureau of Development Services

Planner *H. Adams*

Date 5/22/23

* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.





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

Carmen Rubio, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7310
TTY: (503) 823-6868
www.portland.gov/bds

Date: April 20, 2023

To: Ronald Walters & Tonya Nichols
Applicant(s)

290 SW Birdshill Rd
Portland, OR 97219
(503) 929-8860

From: Megan Sita Walker

RE: LU 23-017670 HDR - *2069 NW Overton Street Historic Designation Review*

Dear Ron and Tanya:

I have received your application for a Historic Designation Review at 2069 NW OVERTON ST. Your application was deemed complete on **April 17, 2023**. Your case number is given above; the hearing is scheduled for **May 22, 2023 @ 1:30 PM**. I am the planner handling your case, and can answer any questions you might have during the process.

The Zoning Code requires you to post notice on the site of your proposal 30 days before the hearing. A digital copy of the Posting Board sheet (8.5x11) that should be placed within the attached Posting Board Template (18x24) was included in the email sent with this Notice for you to print and post. The Posting Boards should be posted per the guidance provided below and in the attached document 'Additional Instructions for Posting Notice Signs'. The enclosed Posting Boards should be posted as follows:

- A. You must post one of these signs every 600 feet, or fraction thereof, on each street frontage of the property.
 - o Because you have approximately **50** feet of frontage on **NW Overton Street**, you should post 1 sign.
- B. This sign must be placed within 10 feet of the street frontage line and must be visible to pedestrians and motorists. You may not post in the public right-of-way.
- C. Because the hearing for your case is scheduled for May 22, 2023 @ 1:30 PM, you must **post the notice by April 22, 2023**, 30 days before the hearing.
- D. A certification statement is enclosed, which you must sign and return. The statement affirms that you posted the site. It also confirms your understanding that if you do not post the notice by the date above, your hearing will be automatically postponed. You must **return this statement to us by May 7, 2023**, 14 days before the meeting.
- E. You should not remove the notice before the hearing, but it must be taken down within two weeks after the final decision is made on your request.

Encl: Posting Notice
Statement Certifying Posting

cc: Application Case File

Type III Land Use Review

2069 NW Overton St - Historic Designation Review

CASE FILE	LU 23-017670 HDR
WHEN	May 22, 2023 @ 1:30 PM <i>(This is the hearing start time –see Commission agenda for estimated project start time.)</i>
WHERE	ONLINE: Link to hearing is available at www.portland.gov/bds/landmarks
HOW	TO TESTIFY: Follow instructions on the Landmarks Commission agenda <u>or</u> email the planner at MeganSita.Walker@portlandoregon.gov
REVIEW BY	HISTORIC LANDMARKS COMMISSION
LAND USE REVIEW TYPE	HISTORIC DESIGNATION REVIEW
PROPOSAL	Type III Historic Designation Review to designate the property at 2069 NW Overton Street as a Conservation Landmark at the request of the owner. The proposed resource is a 2 1/2 story wood framed structure constructed in 1902 in the Craftsman Style sited on a 5,000 SF lot in the Northwest Plan District. A Conservation Landmark is a type of historic resource designation to signify a building, portion of a building, structure, object, landscape, tree, site, or place that the City has designated for its special archaeological, architectural, cultural, or historical merit.
REVIEW APPROVAL CRITERIA	Portland Zoning Code, 33.846.030.D <i>Approval criteria</i>
SITE ADDRESS	2069 NW Overton Street
ZONING/ DESIGNATION	RM4d - Residential Multi-Dwelling 4 with the design 'd' Overlay/ currently listed as an unranked resource on the Historic Resource Inventory (HRI)
APPLICANT(S)	Ronald Walters & Tonya Nichols
QUESTIONS? BDS CONTACT	Megan Sita Walker, City Planner (503) 865-6515 MeganSita.Walker@PortlandOregon.gov Bureau of Development Services, 1900 SW 4 th Ave, Suite 5000, Portland, OR 97201

Traducción e interpretación | Chuyển Ngữ hoặc Phiên Dịch | 翻译或传译 | Turjumida ama Fasiraadda | 翻訳または通訳 | ການແປພາສາ ຫຼື ການອະທິບາຍ
Письменный или устный перевод | Traducere sau Interpretare | 번역및통역 | الترجمة التحريرية أو الشفوية | Письмовий або усний переклад



503-823-7300



BDS@PortlandOregon.gov



www.PortlandOregon.gov/bds/translated

TTY: 503-823-6868
Relay Service: 711

Ronald Walters & Tonya Nichols
Applicant(s)
290 SW Birdshill Rd
Portland, OR 97219
(503) 929-8860

DATE: 4/21/23

TO: Megan Sita Walker
Bureau of Development Services
1900 SW Fourth Ave., Suite 5000
Portland, Oregon 97201

APPLICANT'S STATEMENT CERTIFYING POSTING

Case File LU 23-017670 HDR

This certifies that I have posted notice on my site as required by the Zoning Code. I understand that the hearing is scheduled for May 22, 2023 @ 1:30 PM, and that I was required to post the property at least 30 days before the hearing.

The required number of poster boards, with the notices attached, were set up on 4/21/23 (date). These were placed within 10 feet of the street frontage line so that they were visible to pedestrians and motorists.

I understand that this form must be returned to the Bureau of Development Services no later than May 7, 2023, 14 days before the scheduled hearing. I also understand that if I do not post the notices by 30 days before the hearing, or return this form by 14 days before the hearing, my hearing will automatically be postponed. I also understand this will result in a waiver of the time limits for processing my case.

In addition, I understand that I may not remove the notices before the hearing, but am required to remove them within two weeks of the final decision on my request.

Ronald Walters

Signature

Ronald Walters Print
Name

4055 Mercantile Drive, Apt 425
Address

Lake Oswego, OR 97035
City/State/Zip Code

	A	B	C	D	E	F
1	ENDORSEMENT	INFO1	INFO2	NAME	ADDRESS/IO ADDRESS	CITYSTATEZIP/ADDRESSEE
2	RETURN SERVICE REQUESTED		1N1E33AB 10500	NENCHEV ALEXANDER & POLINA	11560 SW GLENWOOD CT	TIGARD OR 97223
3	RETURN SERVICE REQUESTED		1N1E33AB 10500	PETTYGROVE APARTMENTS LLC	3210 BOARDWALK AVE	EUGENE OR 97401
4	RETURN SERVICE REQUESTED		1N1E33AB 9200	FULLER APARTMENTS LLC	16 BROOKHILL LN	NORWALK CT 06851-1630
5	RETURN SERVICE REQUESTED		1N1E33AB 9300	1308 TWENTIETH LLC	906 NW 23RD AVE	PORTLAND OR 97210
6	RETURN SERVICE REQUESTED		1N1E33AB 9400	1318 NW 20TH LLC	2669 NW SAVIER ST	PORTLAND OR 97210
7	RETURN SERVICE REQUESTED		1N1E33AB 9400	FREEDOM RISING LLC	1320 NW 20TH AVE	PORTLAND OR 97209
8	RETURN SERVICE REQUESTED		1N1E33BA 102	VESSEL ENTERPRISES LLC	78 SW 7TH ST 5TH FLOOR	MIAMI FL 33130
9	RETURN SERVICE REQUESTED	1N1E33BA 102	BLOCK 290 LLC	GUARDIAN REAL ESTATE SERVICES LLC	PO BOX 4138	PORTLAND OR 97208
10	RETURN SERVICE REQUESTED	1N1E33BA 103	SLABTOWN SQUARE OWNER LLC	C/O GUARDIAN REAL ESTATE SRVCS LLC	710 NW 14TH AVE 2ND FL	PORTLAND OR 97209
11	RETURN SERVICE REQUESTED		1N1E33BA 1200	OVERTON PLACE LLC	6312 SW CAPITOL HWY PMB 110	PORTLAND OR 97239-1938
12	RETURN SERVICE REQUESTED		1N1E33BA 1300	PARK 21 LLC	1107 NW 14TH AVE	PORTLAND OR 97209
13	RETURN SERVICE REQUESTED		1N1E33BA 1400	BRODER DONNA TR ET AL	344 S DOHENY DR #3	BEVERLY HILLS CA 90211
14	RETURN SERVICE REQUESTED		1N1E33BA 1500	HELGERSON JESSICA & DOULIS YIANNI R	19433 NW REEDER RD	PORTLAND OR 97231
15	RETURN SERVICE REQUESTED		1N1E33BA 1600	SHEILA MARIE ALLEN LIV TR	8760 SW 90TH AVE	PORTLAND OR 97223
16	RETURN SERVICE REQUESTED		1N1E33BA 1900	INNER CITY INVESTORS LLC	906 NW 23RD AVE	PORTLAND OR 97210
17	RETURN SERVICE REQUESTED		1N1E33BA 200	SECURITY SIGNS INC	2424 SE HOLGATE BLVD	PORTLAND OR 97202
18	RETURN SERVICE REQUESTED		1N1E33BA 200	B-FOUR INC	1332 NW 21ST AVE	PORTLAND OR 97209
19	RETURN SERVICE REQUESTED		1N1E33BA 200	C E JOHN PROPERTIES 70 LLC	1701 SE COLUMBIA RIVER DR	VANCOUVER WA 98661
20	RETURN SERVICE REQUESTED	1N1E33BA 2000	LUK HOLDINGS LLC & KEPPIINGER LEO	ATTN LEO KEPPIINGER TR	PO BOX 25332	PORTLAND OR 97298-0332
21	RETURN SERVICE REQUESTED		1N1E33BA 2200	PHAM THU	1220 NW 21ST AVE	PORTLAND OR 97209
22	RETURN SERVICE REQUESTED		1N1E33BA 2200	BRUNISH VIRGINIA TR	17190 WALL ST	LAKE OSWEGO OR 97034
23	RETURN SERVICE REQUESTED		1N1E33BA 2200	PETERS MICHAEL S	1218 NW 21ST AVE	PORTLAND OR 97209
24	RETURN SERVICE REQUESTED		1N1E33BA 2300	MARTIN CRYSTAL	1202 NW 21ST AVE	PORTLAND OR 97209
25	RETURN SERVICE REQUESTED		1N1E33BA 2300	RYAN ARTISTS INC	4804 NW BETHANY BLVD #12	PORTLAND OR 97229-4982
26	RETURN SERVICE REQUESTED		1N1E33BA 2300	INDI PROPERTY LLC	1118 NW MARSHALL ST	PORTLAND OR 97209-2862
27	RETURN SERVICE REQUESTED		1N1E33BA 2300	SCHANEZ MOSES	1105 NW MARSHALL ST	PORTLAND OR 97209
28	RETURN SERVICE REQUESTED		1N1E33BA 2300	NINE CREEKS LLC	2000 NE 42ND AVE #277	PORTLAND OR 97213
29	RETURN SERVICE REQUESTED		1N1E33BA 2400	NORTHROP BROTHERS LLC	125 NE KILLINGSWORTH ST #101	PORTLAND OR 97211
30	RETURN SERVICE REQUESTED		1N1E33BA 2600	UNION LABOR RETIREMENT ASSOC INC	1625 SE LAFAYETTE ST	PORTLAND OR 97202
31	RETURN SERVICE REQUESTED		1N1E33BA 2600	MARSHALL LLC	1625 SE LAFAYETTE ST	PORTLAND OR 97202
32	RETURN SERVICE REQUESTED		1N1E33BA 300	LFIDY LLC	2056 NW PETTYGROVE ST	PORTLAND OR 97209
33	RETURN SERVICE REQUESTED		1N1E33BA 3900	IXU3 LLC	5440 SE 81ST AVE	HILLSBORO OR 97123
34	RETURN SERVICE REQUESTED		1N1E33BA 400	GRAYSON JANE R	1830 S GREENWOOD RD	PORTLAND OR 97219-2997
35	RETURN SERVICE REQUESTED	1N1E33BA 40000	ASSOCIATION OF UNIT OWNERS OF	WILLIAM OVERTON CONDOMINIUM	3520 RIVERKNOLL WAY	WEST LINN OR 97068
36	RETURN SERVICE REQUESTED		1N1E33BA 40001	CHU JASON S	12615 SE BUSH ST	PORTLAND OR 97236-3422
37	RETURN SERVICE REQUESTED		1N1E33BA 40002	DE LA PARRA ALEJANDRO	2087 NW OVERTON ST #201	PORTLAND OR 97209
38	RETURN SERVICE REQUESTED		1N1E33BA 40003	JEHNG EMILIE K	7241 SLEEPY CREEK DR	SAN JOSE CA 95120
39	RETURN SERVICE REQUESTED		1N1E33BA 40004	TRAN TRANG THERESA	74 LEONARD ST #6B	NEW YORK NY 10013-3437
40	RETURN SERVICE REQUESTED		1N1E33BA 40005	ELLIS KEVIN J	2087 NW OVERTON ST #204	PORTLAND OR 97209
41	RETURN SERVICE REQUESTED		1N1E33BA 40006	TOWSLEY GAIL	2087 NW OVERTON ST #301	PORTLAND OR 97209
42	RETURN SERVICE REQUESTED		1N1E33BA 40007	STORY LISA L	2087 NW OVERTON ST #302	PORTLAND OR 97209
43	RETURN SERVICE REQUESTED		1N1E33BA 40008	GURSOZ AYSE	2087 NW OVERTON ST #303	PORTLAND OR 97209-1653
44	RETURN SERVICE REQUESTED		1N1E33BA 40009	ESHAQ HOMAIRA-99 & ESHAQ FATEMA-1	PO BOX 20310	CHEYENNE WY 82003-7007
45	RETURN SERVICE REQUESTED		1N1E33BA 40010	PAYNE NICHOLAS	2087 NW OVERTON ST #401	PORTLAND OR 97209
46	RETURN SERVICE REQUESTED		1N1E33BA 40011	KENDALL THOMAS & KENDALL JOYCE	2087 NW OVERTON ST #402	PORTLAND OR 97209-1653
47	RETURN SERVICE REQUESTED		1N1E33BA 40012	BONIFACE STEWART	2087 NW OVERTON ST #403	PORTLAND OR 97209
48	RETURN SERVICE REQUESTED		1N1E33BA 40013	WUEST PROPERTY LLC	333 NW 9TH AVE #1204	PORTLAND OR 97209
49	RETURN SERVICE REQUESTED		1N1E33BA 4500	WICKWARD MICHAEL & WICKWARD SUSAN	2940 SW RIDGEWOOD AVE	PORTLAND OR 97225-3361
50	RETURN SERVICE REQUESTED	1N1E33BA 4600	MARRAKESH MOROCCAN RESTAURANT	PORTLAND INC	1201 NW 21ST AVE	PORTLAND OR 97209
51	RETURN SERVICE REQUESTED		1N1E33BA 4600	IBRAHIM MOHAMED E	1201 NW 21ST AVE	PORTLAND OR 97209-1608
52	RETURN SERVICE REQUESTED		1N1E33BA 4700	EVELYN LLC	1623 SE 43RD AVE	PORTLAND OR 97215-3113
53	RETURN SERVICE REQUESTED		1N1E33BA 4800	OVERTON PARTNERS LLC	9760 SW FREEMAN DR	WILSONVILLE OR 97070
54	RETURN SERVICE REQUESTED	1N1E33BA 500	MULTNOMAH COUNTY	ATTN FACILITIES & PROPERTY MGMT	401 N DIXON ST	PORTLAND OR 97227-1865
55	RETURN SERVICE REQUESTED		1N1E33BA 500	CONNECTIVE DX INC	8705 SW NIMBUS AVE #118	BEAVERTON OR 97008
56	RETURN SERVICE REQUESTED	1N1E33BA 5000	NATIONAL KIDNEY FOUNDATION OF	OREGON AND WASHINGTON INC	2142 NW OVERTON ST	PORTLAND OR 97210
57	RETURN SERVICE REQUESTED	1N1E33BA 50000	ASSOCIATION OF UNIT OWNERS OF	NOB HILL CONDO	2478 NW SAVIER ST #4	PORTLAND OR 97210-2561
58	RETURN SERVICE REQUESTED		1N1E33BA 50001	ALMONTE KENNETH V	1405 NE 49TH AVE	PORTLAND OR 97213
59	RETURN SERVICE REQUESTED		1N1E33BA 50002	PEALE KAITLYN	2034 NW OVERTON ST #B	PORTLAND OR 97209
60	RETURN SERVICE REQUESTED		1N1E33BA 50003	ROBBERTS JUHANNA	2034 NW OVERTON ST #C	PORTLAND OR 97209
61	RETURN SERVICE REQUESTED		1N1E33BA 50004	ESTES SUZANNE	2034 NW OVERTON ST #D	PORTLAND OR 97209
62	RETURN SERVICE REQUESTED		1N1E33BA 50005	FOX SHERRY C	2034 NW OVERTON ST #E	PORTLAND OR 97209
63	RETURN SERVICE REQUESTED		1N1E33BA 50006	WAGNER NICHOLAS J	6030 NE 23RD AVE	PORTLAND OR 97211
64	RETURN SERVICE REQUESTED		1N1E33BA 50007	CETTEL JOHN G TR & CETTEL JEAN M	3648 N MICHIGAN AVE	PORTLAND OR 97227-1145
65	RETURN SERVICE REQUESTED	1N1E33BA 50008	GIBSON DREW MARCUS &	SMITH MEGAN MARIE	2024 NW OVERTON ST #2	PORTLAND OR 97209
66	RETURN SERVICE REQUESTED		1N1E33BA 50009	TELFORD CAVAN J & TELFORD ANGELA N	2024 NW OVERTON ST #3	PORTLAND OR 97209
67	RETURN SERVICE REQUESTED	1N1E33BA 50010	CHRISTOPHER THOMAS &	BARBOUR CHELSEA	17235 NW LUCY REEDER RD	PORTLAND OR 97231
68	RETURN SERVICE REQUESTED		1N1E33BA 50011	SILLIMAN KACZOR LIV TR	2024 NW OVERTON ST #5	PORTLAND OR 97209
69	RETURN SERVICE REQUESTED		1N1E33BA 50012	3ACORNS TR	PO BOX 10514	PORTLAND OR 97296
70	RETURN SERVICE REQUESTED		1N1E33BA 5100	CONSOLIDATED FEDERAL CREDIT UNION	1033 NE 6TH AVE	PORTLAND OR 97232
71	RETURN SERVICE REQUESTED	1N1E33BA 5100	LEGACY HEALTH SYSTEM	ATTN PROPERTY MANAGEMENT	1919 NW LOVEJOY ST	PORTLAND OR 97209-1503
72	RETURN SERVICE REQUESTED		1N1E33BA 5200	GOOD SAMARITAN HOSP & MED CENTER	1015 NW 22ND AVE	PORTLAND OR 97210-3025
73	RETURN SERVICE REQUESTED		1N1E33BA 5600	PROJECT ACCESS NOW	PO BOX 10953	PORTLAND OR 97296

	A	B	C	D	E	F
74	RETURN SERVICE REQUESTED		1N1E33BA 5700	GOOD SAMARITAN HOSPITAL	2145 NW OVERTON ST	PORTLAND OR 97210
75	RETURN SERVICE REQUESTED		1N1E33BA 5800	REYNA CAPITAL CORP TAX DEPT OHA2 03	401 REYNOLDS WAY	KETTERING OH 45430-1586
76	RETURN SERVICE REQUESTED		1N1E33BA 5800	ROOT WHOLE BODY HEALTH INC	2122 NW QUIMBY ST	PORTLAND OR 97210
77	RETURN SERVICE REQUESTED	1N1E33BA 5800	FAIRFIELD Q21 LLC KATTEN MUCHIN	ROSENMAN LLP ATTN JEFFREY SCHARFF ESQ	2900 K ST NW NORTH TOWER #200	WASHINGTON DC 20007-5118
78	RETURN SERVICE REQUESTED	1N1E33BA 600	COLUMBIA MEDICAL PLAZA LLC &	AISSLING LLC	18064 FADJUR LN	SISTERS OR 97759
79	RETURN SERVICE REQUESTED		1N1E33BA 700	ALOHA GARDEN COURT LLC	936 S COMUS ST	PORTLAND OR 97219-8119
80	RETURN SERVICE REQUESTED	1N1E33BA 80000	ASSOCIATION OF UNIT OWNERS OF	AMERICAN INN CONDOS	12550 SE 93RD AVE #300	CLACKAMAS OR 97015
81	RETURN SERVICE REQUESTED		1N1E33BA 80001	KONSCHUH SHANA	2129 NW NORTHURP ST #1	PORTLAND OR 97210
82	RETURN SERVICE REQUESTED		1N1E33BA 80002	HURNDON NICHOLAS & LUCIER AMANDA	2741 SE WOODWARD ST	PORTLAND OR 97202-1357
83	RETURN SERVICE REQUESTED		1N1E33BA 80003	KARAPONDO NATHAN & DANNAH	9623 SE 32ND AVE	MILWAUKIE OR 97222-6419
84	RETURN SERVICE REQUESTED		1N1E33BA 80004	CONLEY JOHN TR & CONLEY JAIME TR	2129 NW NORTHURP ST #4	PORTLAND OR 97210
85	RETURN SERVICE REQUESTED		1N1E33BA 80005	CORSENTINO DANIEL C	2129 NW NORTHURP ST	PORTLAND OR 97210
86	RETURN SERVICE REQUESTED		1N1E33BA 80006	PEARL CONDO RENTALS LLC	1075 NW NORTHURP ST #1314	PORTLAND OR 97209
87	RETURN SERVICE REQUESTED		1N1E33BA 80007	KIM MEGAN I	2129 NW NORTHURP ST #7	PORTLAND OR 97210-2933
88	RETURN SERVICE REQUESTED		1N1E33BA 80008	BLITZ LINDA M	2129 NW NORTHURP ST #8	PORTLAND OR 97210
89	RETURN SERVICE REQUESTED		1N1E33BA 80009	SCHWARTZ JOHANNA & SCHWARTZ KEITH	2129 NW NORTHURP ST #9	PORTLAND OR 97210
90	RETURN SERVICE REQUESTED		1N1E33BA 80010	FARKAS SUSAN TR & FARKAS GABRIEL TR	12220 NW MARSHALL ST	PORTLAND OR 97229-4947
91	RETURN SERVICE REQUESTED	1N1E33BA 80011	HAYES AMANDA &	HAZLEWOOD EDWARD L III	2129 NW NORTHURP ST #11	PORTLAND OR 97210
92	RETURN SERVICE REQUESTED		1N1E33BA 80012	KERR J MINOTT	2129 NW NORTHURP ST #12	PORTLAND OR 97210-2933
93	RETURN SERVICE REQUESTED		1N1E33BA 88000	VINTAGE ROSE CONDOMINIUM ASSN	PO BOX 1049	FLORENCE AZ 85132-3022
94	RETURN SERVICE REQUESTED		1N1E33BA 88001	STOCUM JEFFREY	3609 NE 14TH AVE	PORTLAND OR 97212-2279
95	RETURN SERVICE REQUESTED		1N1E33BA 88002	YARBOROUGH ANDREW J	2049 NW OVERTON ST #2	PORTLAND OR 97209
96	RETURN SERVICE REQUESTED		1N1E33BA 88003	SERRONE NICK D	2049 NW OVERTON ST #3	PORTLAND OR 97209
97	RETURN SERVICE REQUESTED		1N1E33BA 88004	MORRIS JOANNE E	2049 NW OVERTON ST #4	PORTLAND OR 97209
98	RETURN SERVICE REQUESTED		1N1E33BA 88005	SPONSELLER ROSE & SPONSELLER CORY	2049 NW OVERTON ST #5	PORTLAND OR 97209
99	RETURN SERVICE REQUESTED		1N1E33BA 88006	EUSTAQUIO DARWIN & JENNIFER	2239 GREENE ST	WEST LINN OR 97068
100	RETURN SERVICE REQUESTED		1N1E33BA 88007	GILMORE LEE S & GILMORE AISHA K	223 NE IVY ST #B	PORTLAND OR 97212
101	RETURN SERVICE REQUESTED		1N1E33BA 88008	WARD ALEXANDER G	2925 NW RALEIGH ST	PORTLAND OR 97210
102	RETURN SERVICE REQUESTED	1N1E33BA 900	WOYTHALER JULIUS &	ELONG-WOYTHALER KRISTI	3200 WRIGHTWOOD DR	STUDIO CITY CA 91604
103	RETURN SERVICE REQUESTED		1N1E33BA 90000	ASSOCIATION OF UNIT OWNERS	8959 SW BARBUR BLVD #101	PORTLAND OR 97219-4026
104	RETURN SERVICE REQUESTED		1N1E33BA 90001	NORTHURP INVESTORS LLC	PO BOX 2968	PORTLAND OR 97208-2968
105				CURRENT RESIDENT	1206 NW 21ST AVE	PORTLAND OR 97209
106				CURRENT RESIDENT	1215 NW 21ST AVE #2	PORTLAND OR 97209
107				CURRENT RESIDENT	1215 NW 21ST AVE #3	PORTLAND OR 97209
108				CURRENT RESIDENT	1215 NW 21ST AVE #7	PORTLAND OR 97209
109				CURRENT RESIDENT	1226 NW 20TH AVE #2	PORTLAND OR 97209
110				CURRENT RESIDENT	1230 NW 21ST AVE #101	PORTLAND OR 97209
111				CURRENT RESIDENT	1230 NW 21ST AVE #102	PORTLAND OR 97209
112				CURRENT RESIDENT	1230 NW 21ST AVE #104	PORTLAND OR 97209
113				CURRENT RESIDENT	1230 NW 21ST AVE #208	PORTLAND OR 97209
114				CURRENT RESIDENT	1231 NW 20TH AVE	PORTLAND OR 97209
115				CURRENT RESIDENT	1311 NW 21ST AVE	PORTLAND OR 97209
116				CURRENT RESIDENT	1318 NW 20TH AVE #2	PORTLAND OR 97209
117				CURRENT RESIDENT	1318 NW 20TH AVE #B	PORTLAND OR 97209
118				CURRENT RESIDENT	1976 NW PETTYGROVE ST #201	PORTLAND OR 97209
119				CURRENT RESIDENT	1976 NW PETTYGROVE ST #203	PORTLAND OR 97209
120				CURRENT RESIDENT	1976 NW PETTYGROVE ST #205	PORTLAND OR 97209
121				CURRENT RESIDENT	1976 NW PETTYGROVE ST #212	PORTLAND OR 97209
122				CURRENT RESIDENT	1976 NW PETTYGROVE ST #213	PORTLAND OR 97209
123				CURRENT RESIDENT	1976 NW PETTYGROVE ST #301	PORTLAND OR 97209
124				CURRENT RESIDENT	1976 NW PETTYGROVE ST #316	PORTLAND OR 97209
125				CURRENT RESIDENT	1976 NW PETTYGROVE ST #409	PORTLAND OR 97209
126				CURRENT RESIDENT	1976 NW PETTYGROVE ST #504	PORTLAND OR 97209
127				CURRENT RESIDENT	1976 NW PETTYGROVE ST #510	PORTLAND OR 97209
128				CURRENT RESIDENT	1976 NW PETTYGROVE ST #512	PORTLAND OR 97209
129				CURRENT RESIDENT	1976 NW PETTYGROVE ST #513	PORTLAND OR 97209
130				CURRENT RESIDENT	1984 NW OVERTON ST #4	PORTLAND OR 97209
131				CURRENT RESIDENT	1986 NW PETTYGROVE ST	PORTLAND OR 97209
132				CURRENT RESIDENT	2009 NW OVERTON ST #7	PORTLAND OR 97209
133				CURRENT RESIDENT	2009 NW OVERTON ST #9	PORTLAND OR 97209
134				CURRENT RESIDENT	2010 NW PETTYGROVE ST #202	PORTLAND OR 97209
135				CURRENT RESIDENT	2010 NW PETTYGROVE ST #206	PORTLAND OR 97209
136				CURRENT RESIDENT	2010 NW PETTYGROVE ST #211	PORTLAND OR 97209
137				CURRENT RESIDENT	2010 NW PETTYGROVE ST #212	PORTLAND OR 97209
138				CURRENT RESIDENT	2010 NW PETTYGROVE ST #305	PORTLAND OR 97209
139				CURRENT RESIDENT	2010 NW PETTYGROVE ST #306	PORTLAND OR 97209
140				CURRENT RESIDENT	2010 NW PETTYGROVE ST #504	PORTLAND OR 97209
141				CURRENT RESIDENT	2016 NW OVERTON ST	PORTLAND OR 97209
142				CURRENT RESIDENT	2018 NW OVERTON ST	PORTLAND OR 97209
143				CURRENT RESIDENT	2020 NW NORTHURP ST #212	PORTLAND OR 97209
144				CURRENT RESIDENT	2020 NW NORTHURP ST #214	PORTLAND OR 97209
145				CURRENT RESIDENT	2020 NW NORTHURP ST #216	PORTLAND OR 97209
146				CURRENT RESIDENT	2020 NW NORTHURP ST #218	PORTLAND OR 97209

	A	B	C	D	E	F
147				CURRENT RESIDENT	2020 NW NORTHUP ST #220	PORTLAND OR 97209
148				CURRENT RESIDENT	2020 NW NORTHUP ST #222	PORTLAND OR 97209
149				CURRENT RESIDENT	2020 NW NORTHUP ST #304	PORTLAND OR 97209
150				CURRENT RESIDENT	2020 NW NORTHUP ST #314	PORTLAND OR 97209
151				CURRENT RESIDENT	2020 NW NORTHUP ST #320	PORTLAND OR 97209
152				CURRENT RESIDENT	2020 NW NORTHUP ST #401	PORTLAND OR 97209
153				CURRENT RESIDENT	2020 NW NORTHUP ST #402	PORTLAND OR 97209
154				CURRENT RESIDENT	2020 NW NORTHUP ST #404	PORTLAND OR 97209
155				CURRENT RESIDENT	2020 NW NORTHUP ST #414	PORTLAND OR 97209
156				CURRENT RESIDENT	2020 NW NORTHUP ST #416	PORTLAND OR 97209
157				CURRENT RESIDENT	2020 NW NORTHUP ST #506	PORTLAND OR 97209
158				CURRENT RESIDENT	2020 NW NORTHUP ST #508	PORTLAND OR 97209
159				CURRENT RESIDENT	2020 NW NORTHUP ST #513	PORTLAND OR 97209
160				CURRENT RESIDENT	2020 NW NORTHUP ST #516	PORTLAND OR 97209
161				CURRENT RESIDENT	2020 NW NORTHUP ST #518	PORTLAND OR 97209
162				CURRENT RESIDENT	2020 NW NORTHUP ST #602	PORTLAND OR 97209
163				CURRENT RESIDENT	2020 NW NORTHUP ST #604	PORTLAND OR 97209
164				CURRENT RESIDENT	2020 NW NORTHUP ST #605	PORTLAND OR 97209
165				CURRENT RESIDENT	2020 NW NORTHUP ST #610	PORTLAND OR 97209
166				CURRENT RESIDENT	2020 NW NORTHUP ST #612	PORTLAND OR 97209
167				CURRENT RESIDENT	2020 NW NORTHUP ST #614	PORTLAND OR 97209
168				CURRENT RESIDENT	2020 NW NORTHUP ST #618	PORTLAND OR 97209
169				CURRENT RESIDENT	2020 NW NORTHUP ST #620	PORTLAND OR 97209
170				CURRENT RESIDENT	2020 NW NORTHUP ST #702	PORTLAND OR 97209
171				CURRENT RESIDENT	2020 NW NORTHUP ST #708	PORTLAND OR 97209
172				CURRENT RESIDENT	2020 NW NORTHUP ST #710	PORTLAND OR 97209
173				CURRENT RESIDENT	2020 NW NORTHUP ST #712	PORTLAND OR 97209
174				CURRENT RESIDENT	2020 NW NORTHUP ST #714	PORTLAND OR 97209
175				CURRENT RESIDENT	2020 NW NORTHUP ST #718	PORTLAND OR 97209
176				CURRENT RESIDENT	2020 NW NORTHUP ST #720	PORTLAND OR 97209
177				CURRENT RESIDENT	2020 NW NORTHUP ST #810	PORTLAND OR 97209
178				CURRENT RESIDENT	2020 NW NORTHUP ST #811	PORTLAND OR 97209
179				CURRENT RESIDENT	2020 NW NORTHUP ST #814	PORTLAND OR 97209
180				CURRENT RESIDENT	2020 NW NORTHUP ST #821	PORTLAND OR 97209
181				CURRENT RESIDENT	2020 NW NORTHUP ST #901	PORTLAND OR 97209
182				CURRENT RESIDENT	2020 NW NORTHUP ST #904	PORTLAND OR 97209
183				CURRENT RESIDENT	2020 NW NORTHUP ST #908	PORTLAND OR 97209
184				CURRENT RESIDENT	2020 NW NORTHUP ST #913	PORTLAND OR 97209
185				CURRENT RESIDENT	2024 NW OVERTON ST #6	PORTLAND OR 97209
186				CURRENT RESIDENT	2034 NW OVERTON ST #F	PORTLAND OR 97209
187				CURRENT RESIDENT	2046 NW OVERTON ST #1	PORTLAND OR 97209
188				CURRENT RESIDENT	2046 NW OVERTON ST #2	PORTLAND OR 97209
189				CURRENT RESIDENT	2046 NW OVERTON ST #5	PORTLAND OR 97209
190				CURRENT RESIDENT	2056 NW OVERTON ST #1	PORTLAND OR 97209
191				CURRENT RESIDENT	2056 NW OVERTON ST #4	PORTLAND OR 97209
192				CURRENT RESIDENT	2069 NW OVERTON ST #A	PORTLAND OR 97209
193				CURRENT RESIDENT	2109 NW NORTHUP ST #7	PORTLAND OR 97210
194				CURRENT RESIDENT	2109 NW NORTHUP ST #8	PORTLAND OR 97210
195				CURRENT RESIDENT	2112 NW QUIMBY ST #313	PORTLAND OR 97210
196				CURRENT RESIDENT	2112 NW QUIMBY ST #335	PORTLAND OR 97210
197				CURRENT RESIDENT	2112 NW QUIMBY ST #342	PORTLAND OR 97210
198				CURRENT RESIDENT	2112 NW QUIMBY ST #345	PORTLAND OR 97210
199				CURRENT RESIDENT	2112 NW QUIMBY ST #424	PORTLAND OR 97210
200				CURRENT RESIDENT	2112 NW QUIMBY ST #430	PORTLAND OR 97210
201				CURRENT RESIDENT	2112 NW QUIMBY ST #440	PORTLAND OR 97210
202				CURRENT RESIDENT	2112 NW QUIMBY ST #503	PORTLAND OR 97210
203				CURRENT RESIDENT	2112 NW QUIMBY ST #527	PORTLAND OR 97210
204				CURRENT RESIDENT	2112 NW QUIMBY ST #535	PORTLAND OR 97210
205				CURRENT RESIDENT	2112 NW QUIMBY ST #539	PORTLAND OR 97210
206				CURRENT RESIDENT	2112 NW QUIMBY ST #622	PORTLAND OR 97210
207				CURRENT RESIDENT	2112 NW QUIMBY ST #721	PORTLAND OR 97210
208				CURRENT RESIDENT	2112 NW QUIMBY ST #730	PORTLAND OR 97210
209				CURRENT RESIDENT	2116 NW QUIMBY ST	PORTLAND OR 97210
210				CURRENT RESIDENT	2120 NW QUIMBY ST	PORTLAND OR 97210
211				CURRENT RESIDENT	2128 NW OVERTON ST	PORTLAND OR 97210
212				CURRENT RESIDENT	2148 NW OVERTON ST	PORTLAND OR 97210
213				CURRENT RESIDENT	1133 NW 21ST AVE	PORTLAND OR 97209
214				CURRENT RESIDENT	1215 NW 21ST AVE #4	PORTLAND OR 97209
215				CURRENT RESIDENT	1215 NW 21ST AVE #5	PORTLAND OR 97209
216				CURRENT RESIDENT	1215 NW 21ST AVE #6	PORTLAND OR 97209
217				CURRENT RESIDENT	1215 NW 21ST AVE #9	PORTLAND OR 97209
218				CURRENT RESIDENT	1226 NW 20TH AVE #3	PORTLAND OR 97209
219				CURRENT RESIDENT	1230 NW 21ST AVE #207	PORTLAND OR 97209

	A	B	C	D	E	F
220				CURRENT RESIDENT	1230 NW 21ST AVE #309	PORTLAND OR 97209
221				CURRENT RESIDENT	1318 NW 20TH AVE #5	PORTLAND OR 97209
222				CURRENT RESIDENT	1318 NW 20TH AVE #A	PORTLAND OR 97209
223				CURRENT RESIDENT	1966 NW PETTYGROVE ST	PORTLAND OR 97209
224				CURRENT RESIDENT	1976 NW PETTYGROVE ST #215	PORTLAND OR 97209
225				CURRENT RESIDENT	1976 NW PETTYGROVE ST #501	PORTLAND OR 97209
226				CURRENT RESIDENT	1976 NW PETTYGROVE ST #507	PORTLAND OR 97209
227				CURRENT RESIDENT	1976 NW PETTYGROVE ST #509	PORTLAND OR 97209
228				CURRENT RESIDENT	1976 NW PETTYGROVE ST #514	PORTLAND OR 97209
229				CURRENT RESIDENT	1984 NW OVERTON ST #3	PORTLAND OR 97209
230				CURRENT RESIDENT	2009 NW OVERTON ST #8	PORTLAND OR 97209
231				CURRENT RESIDENT	2010 NW PETTYGROVE ST #205	PORTLAND OR 97209
232				CURRENT RESIDENT	2010 NW PETTYGROVE ST #207	PORTLAND OR 97209
233				CURRENT RESIDENT	2010 NW PETTYGROVE ST #310	PORTLAND OR 97209
234				CURRENT RESIDENT	2010 NW PETTYGROVE ST #502	PORTLAND OR 97209
235				CURRENT RESIDENT	2010 NW PETTYGROVE ST #512	PORTLAND OR 97209
236				CURRENT RESIDENT	2014 NW OVERTON ST	PORTLAND OR 97209
237				CURRENT RESIDENT	2020 NW NORTHROP ST #202	PORTLAND OR 97209
238				CURRENT RESIDENT	2020 NW NORTHROP ST #204	PORTLAND OR 97209
239				CURRENT RESIDENT	2020 NW NORTHROP ST #206	PORTLAND OR 97209
240				CURRENT RESIDENT	2020 NW NORTHROP ST #208	PORTLAND OR 97209
241				CURRENT RESIDENT	2020 NW NORTHROP ST #210	PORTLAND OR 97209
242				CURRENT RESIDENT	2020 NW NORTHROP ST #310	PORTLAND OR 97209
243				CURRENT RESIDENT	2020 NW NORTHROP ST #312	PORTLAND OR 97209
244				CURRENT RESIDENT	2020 NW NORTHROP ST #318	PORTLAND OR 97209
245				CURRENT RESIDENT	2020 NW NORTHROP ST #319	PORTLAND OR 97209
246				CURRENT RESIDENT	2020 NW NORTHROP ST #322	PORTLAND OR 97209
247				CURRENT RESIDENT	2020 NW NORTHROP ST #403	PORTLAND OR 97209
248				CURRENT RESIDENT	2020 NW NORTHROP ST #406	PORTLAND OR 97209
249				CURRENT RESIDENT	2020 NW NORTHROP ST #410	PORTLAND OR 97209
250				CURRENT RESIDENT	2020 NW NORTHROP ST #413	PORTLAND OR 97209
251				CURRENT RESIDENT	2020 NW NORTHROP ST #415	PORTLAND OR 97209
252				CURRENT RESIDENT	2020 NW NORTHROP ST #417	PORTLAND OR 97209
253				CURRENT RESIDENT	2020 NW NORTHROP ST #418	PORTLAND OR 97209
254				CURRENT RESIDENT	2020 NW NORTHROP ST #419	PORTLAND OR 97209
255				CURRENT RESIDENT	2020 NW NORTHROP ST #420	PORTLAND OR 97209
256				CURRENT RESIDENT	2020 NW NORTHROP ST #503	PORTLAND OR 97209
257				CURRENT RESIDENT	2020 NW NORTHROP ST #505	PORTLAND OR 97209
258				CURRENT RESIDENT	2020 NW NORTHROP ST #512	PORTLAND OR 97209
259				CURRENT RESIDENT	2020 NW NORTHROP ST #515	PORTLAND OR 97209
260				CURRENT RESIDENT	2020 NW NORTHROP ST #522	PORTLAND OR 97209
261				CURRENT RESIDENT	2020 NW NORTHROP ST #607	PORTLAND OR 97209
262				CURRENT RESIDENT	2020 NW NORTHROP ST #608	PORTLAND OR 97209
263				CURRENT RESIDENT	2020 NW NORTHROP ST #611	PORTLAND OR 97209
264				CURRENT RESIDENT	2020 NW NORTHROP ST #613	PORTLAND OR 97209
265				CURRENT RESIDENT	2020 NW NORTHROP ST #617	PORTLAND OR 97209
266				CURRENT RESIDENT	2020 NW NORTHROP ST #621	PORTLAND OR 97209
267				CURRENT RESIDENT	2020 NW NORTHROP ST #704	PORTLAND OR 97209
268				CURRENT RESIDENT	2020 NW NORTHROP ST #717	PORTLAND OR 97209
269				CURRENT RESIDENT	2020 NW NORTHROP ST #721	PORTLAND OR 97209
270				CURRENT RESIDENT	2020 NW NORTHROP ST #801	PORTLAND OR 97209
271				CURRENT RESIDENT	2020 NW NORTHROP ST #804	PORTLAND OR 97209
272				CURRENT RESIDENT	2020 NW NORTHROP ST #816	PORTLAND OR 97209
273				CURRENT RESIDENT	2020 NW NORTHROP ST #818	PORTLAND OR 97209
274				CURRENT RESIDENT	2020 NW NORTHROP ST #822	PORTLAND OR 97209
275				CURRENT RESIDENT	2020 NW NORTHROP ST #903	PORTLAND OR 97209
276				CURRENT RESIDENT	2020 NW NORTHROP ST #912	PORTLAND OR 97209
277				CURRENT RESIDENT	2020 NW NORTHROP ST #915	PORTLAND OR 97209
278				CURRENT RESIDENT	2020 NW NORTHROP ST #919	PORTLAND OR 97209
279				CURRENT RESIDENT	2020 NW NORTHROP ST #922	PORTLAND OR 97209
280				CURRENT RESIDENT	2035 NW OVERTON ST	PORTLAND OR 97209
281				CURRENT RESIDENT	2044 NW PETTYGROVE ST	PORTLAND OR 97209
282				CURRENT RESIDENT	2046 NW OVERTON ST #4	PORTLAND OR 97209
283				CURRENT RESIDENT	2046 NW OVERTON ST #6	PORTLAND OR 97209
284				CURRENT RESIDENT	2049 NW OVERTON ST #1	PORTLAND OR 97209
285				CURRENT RESIDENT	2049 NW OVERTON ST #7	PORTLAND OR 97209
286				CURRENT RESIDENT	2053 NW OVERTON ST	PORTLAND OR 97209
287				CURRENT RESIDENT	2056 NW OVERTON ST #2	PORTLAND OR 97209
288				CURRENT RESIDENT	2058 NW QUIMBY ST	PORTLAND OR 97209
289				CURRENT RESIDENT	2060 NW QUIMBY ST	PORTLAND OR 97209
290				CURRENT RESIDENT	2087 NW OVERTON ST #202	PORTLAND OR 97209
291				CURRENT RESIDENT	2087 NW OVERTON ST #404	PORTLAND OR 97209
292				CURRENT RESIDENT	2109 NW NORTHROP ST #4	PORTLAND OR 97210

	A	B	C	D	E	F
293				CURRENT RESIDENT	2112 NW QUIMBY ST #316	PORTLAND OR 97210
294				CURRENT RESIDENT	2112 NW QUIMBY ST #323	PORTLAND OR 97210
295				CURRENT RESIDENT	2112 NW QUIMBY ST #327	PORTLAND OR 97210
296				CURRENT RESIDENT	2112 NW QUIMBY ST #412	PORTLAND OR 97210
297				CURRENT RESIDENT	2112 NW QUIMBY ST #419	PORTLAND OR 97210
298				CURRENT RESIDENT	2112 NW QUIMBY ST #443	PORTLAND OR 97210
299				CURRENT RESIDENT	2112 NW QUIMBY ST #444	PORTLAND OR 97210
300				CURRENT RESIDENT	2112 NW QUIMBY ST #508	PORTLAND OR 97210
301				CURRENT RESIDENT	2112 NW QUIMBY ST #510	PORTLAND OR 97210
302				CURRENT RESIDENT	2112 NW QUIMBY ST #532	PORTLAND OR 97210
303				CURRENT RESIDENT	2112 NW QUIMBY ST #542	PORTLAND OR 97210
304				CURRENT RESIDENT	2113 NW NORTHRUP ST	PORTLAND OR 97210
305				CURRENT RESIDENT	2129 NW NORTHRUP ST #10	PORTLAND OR 97210
306				CURRENT RESIDENT	2129 NW NORTHRUP ST #5	PORTLAND OR 97210
307				CURRENT RESIDENT	2131 NW PETTYGROVE ST	PORTLAND OR 97210
308				CURRENT RESIDENT	2140 NW OVERTON ST	PORTLAND OR 97210
309				CURRENT RESIDENT	1122 NW MARSHALL ST	PORTLAND OR 97209
310				CURRENT RESIDENT	1204 NW 21ST AVE	PORTLAND OR 97209
311				CURRENT RESIDENT	1215 NW 21ST AVE #1	PORTLAND OR 97209
312				CURRENT RESIDENT	1215 NW 21ST AVE #8	PORTLAND OR 97209
313				CURRENT RESIDENT	1219 NW 20TH AVE	PORTLAND OR 97209
314				CURRENT RESIDENT	1226 NW 20TH AVE #1	PORTLAND OR 97209
315				CURRENT RESIDENT	1230 NW 21ST AVE #203	PORTLAND OR 97209
316				CURRENT RESIDENT	1318 NW 20TH AVE #1	PORTLAND OR 97209
317				CURRENT RESIDENT	1318 NW 20TH AVE #4	PORTLAND OR 97209
318				CURRENT RESIDENT	1976 NW PETTYGROVE ST #202	PORTLAND OR 97209
319				CURRENT RESIDENT	1976 NW PETTYGROVE ST #312	PORTLAND OR 97209
320				CURRENT RESIDENT	1976 NW PETTYGROVE ST #317	PORTLAND OR 97209
321				CURRENT RESIDENT	1976 NW PETTYGROVE ST #410	PORTLAND OR 97209
322				CURRENT RESIDENT	1976 NW PETTYGROVE ST #515	PORTLAND OR 97209
323				CURRENT RESIDENT	1976 NW PETTYGROVE ST #518	PORTLAND OR 97209
324				CURRENT RESIDENT	1976 NW PETTYGROVE ST #603	PORTLAND OR 97209
325				CURRENT RESIDENT	1976 NW PETTYGROVE ST #605	PORTLAND OR 97209
326				CURRENT RESIDENT	1976 NW PETTYGROVE ST #606	PORTLAND OR 97209
327				CURRENT RESIDENT	1976 NW PETTYGROVE ST #610	PORTLAND OR 97209
328				CURRENT RESIDENT	1976 NW PETTYGROVE ST #614	PORTLAND OR 97209
329				CURRENT RESIDENT	1976 NW PETTYGROVE ST #615	PORTLAND OR 97209
330				CURRENT RESIDENT	1977 NW OVERTON ST	PORTLAND OR 97209
331				CURRENT RESIDENT	1984 NW OVERTON ST #1	PORTLAND OR 97209
332				CURRENT RESIDENT	2009 NW OVERTON ST #3	PORTLAND OR 97209
333				CURRENT RESIDENT	2009 NW OVERTON ST #5	PORTLAND OR 97209
334				CURRENT RESIDENT	2010 NW OVERTON ST	PORTLAND OR 97209
335				CURRENT RESIDENT	2010 NW PETTYGROVE ST #201	PORTLAND OR 97209
336				CURRENT RESIDENT	2010 NW PETTYGROVE ST #203	PORTLAND OR 97209
337				CURRENT RESIDENT	2010 NW PETTYGROVE ST #311	PORTLAND OR 97209
338				CURRENT RESIDENT	2010 NW PETTYGROVE ST #312	PORTLAND OR 97209
339				CURRENT RESIDENT	2010 NW PETTYGROVE ST #401	PORTLAND OR 97209
340				CURRENT RESIDENT	2010 NW PETTYGROVE ST #508	PORTLAND OR 97209
341				CURRENT RESIDENT	2020 NW NORTHRUP ST #201	PORTLAND OR 97209
342				CURRENT RESIDENT	2020 NW NORTHRUP ST #203	PORTLAND OR 97209
343				CURRENT RESIDENT	2020 NW NORTHRUP ST #205	PORTLAND OR 97209
344				CURRENT RESIDENT	2020 NW NORTHRUP ST #207	PORTLAND OR 97209
345				CURRENT RESIDENT	2020 NW NORTHRUP ST #209	PORTLAND OR 97209
346				CURRENT RESIDENT	2020 NW NORTHRUP ST #217	PORTLAND OR 97209
347				CURRENT RESIDENT	2020 NW NORTHRUP ST #301	PORTLAND OR 97209
348				CURRENT RESIDENT	2020 NW NORTHRUP ST #303	PORTLAND OR 97209
349				CURRENT RESIDENT	2020 NW NORTHRUP ST #305	PORTLAND OR 97209
350				CURRENT RESIDENT	2020 NW NORTHRUP ST #306	PORTLAND OR 97209
351				CURRENT RESIDENT	2020 NW NORTHRUP ST #307	PORTLAND OR 97209
352				CURRENT RESIDENT	2020 NW NORTHRUP ST #311	PORTLAND OR 97209
353				CURRENT RESIDENT	2020 NW NORTHRUP ST #317	PORTLAND OR 97209
354				CURRENT RESIDENT	2020 NW NORTHRUP ST #411	PORTLAND OR 97209
355				CURRENT RESIDENT	2020 NW NORTHRUP ST #412	PORTLAND OR 97209
356				CURRENT RESIDENT	2020 NW NORTHRUP ST #421	PORTLAND OR 97209
357				CURRENT RESIDENT	2020 NW NORTHRUP ST #422	PORTLAND OR 97209
358				CURRENT RESIDENT	2020 NW NORTHRUP ST #501	PORTLAND OR 97209
359				CURRENT RESIDENT	2020 NW NORTHRUP ST #504	PORTLAND OR 97209
360				CURRENT RESIDENT	2020 NW NORTHRUP ST #509	PORTLAND OR 97209
361				CURRENT RESIDENT	2020 NW NORTHRUP ST #510	PORTLAND OR 97209
362				CURRENT RESIDENT	2020 NW NORTHRUP ST #511	PORTLAND OR 97209
363				CURRENT RESIDENT	2020 NW NORTHRUP ST #514	PORTLAND OR 97209
364				CURRENT RESIDENT	2020 NW NORTHRUP ST #520	PORTLAND OR 97209
365				CURRENT RESIDENT	2020 NW NORTHRUP ST #609	PORTLAND OR 97209

	A	B	C	D	E	F
366				CURRENT RESIDENT	2020 NW NORTHROP ST #615	PORTLAND OR 97209
367				CURRENT RESIDENT	2020 NW NORTHROP ST #619	PORTLAND OR 97209
368				CURRENT RESIDENT	2020 NW NORTHROP ST #622	PORTLAND OR 97209
369				CURRENT RESIDENT	2020 NW NORTHROP ST #703	PORTLAND OR 97209
370				CURRENT RESIDENT	2020 NW NORTHROP ST #705	PORTLAND OR 97209
371				CURRENT RESIDENT	2020 NW NORTHROP ST #706	PORTLAND OR 97209
372				CURRENT RESIDENT	2020 NW NORTHROP ST #715	PORTLAND OR 97209
373				CURRENT RESIDENT	2020 NW NORTHROP ST #722	PORTLAND OR 97209
374				CURRENT RESIDENT	2020 NW NORTHROP ST #803	PORTLAND OR 97209
375				CURRENT RESIDENT	2020 NW NORTHROP ST #805	PORTLAND OR 97209
376				CURRENT RESIDENT	2020 NW NORTHROP ST #807	PORTLAND OR 97209
377				CURRENT RESIDENT	2020 NW NORTHROP ST #809	PORTLAND OR 97209
378				CURRENT RESIDENT	2020 NW NORTHROP ST #815	PORTLAND OR 97209
379				CURRENT RESIDENT	2020 NW NORTHROP ST #817	PORTLAND OR 97209
380				CURRENT RESIDENT	2020 NW NORTHROP ST #820	PORTLAND OR 97209
381				CURRENT RESIDENT	2020 NW NORTHROP ST #906	PORTLAND OR 97209
382				CURRENT RESIDENT	2020 NW NORTHROP ST #907	PORTLAND OR 97209
383				CURRENT RESIDENT	2020 NW NORTHROP ST #910	PORTLAND OR 97209
384				CURRENT RESIDENT	2020 NW NORTHROP ST #911	PORTLAND OR 97209
385				CURRENT RESIDENT	2020 NW NORTHROP ST #914	PORTLAND OR 97209
386				CURRENT RESIDENT	2020 NW NORTHROP ST #918	PORTLAND OR 97209
387				CURRENT RESIDENT	2020 NW NORTHROP ST #920	PORTLAND OR 97209
388				CURRENT RESIDENT	2020 NW NORTHROP ST #921	PORTLAND OR 97209
389				CURRENT RESIDENT	2020 NW PETTYGROVE ST	PORTLAND OR 97209
390				CURRENT RESIDENT	2024 NW OVERTON ST #1	PORTLAND OR 97209
391				CURRENT RESIDENT	2024 NW OVERTON ST #4	PORTLAND OR 97209
392				CURRENT RESIDENT	2046 NW OVERTON ST #3	PORTLAND OR 97209
393				CURRENT RESIDENT	2046 NW OVERTON ST #7	PORTLAND OR 97209
394				CURRENT RESIDENT	2049 NW OVERTON ST #6	PORTLAND OR 97209
395				CURRENT RESIDENT	2062 NW QUIMBY ST	PORTLAND OR 97209
396				CURRENT RESIDENT	2066 NW OVERTON ST #2	PORTLAND OR 97209
397				CURRENT RESIDENT	2066 NW OVERTON ST #4	PORTLAND OR 97209
398				CURRENT RESIDENT	2069 NW OVERTON ST #B	PORTLAND OR 97209
399				CURRENT RESIDENT	2070 NW QUIMBY ST	PORTLAND OR 97209
400				CURRENT RESIDENT	2087 NW OVERTON ST #203	PORTLAND OR 97209
401				CURRENT RESIDENT	2109 NW NORTHROP ST #2	PORTLAND OR 97210
402				CURRENT RESIDENT	2109 NW NORTHROP ST #3	PORTLAND OR 97210
403				CURRENT RESIDENT	2109 NW NORTHROP ST #5	PORTLAND OR 97210
404				CURRENT RESIDENT	2112 NW QUIMBY ST #310	PORTLAND OR 97210
405				CURRENT RESIDENT	2112 NW QUIMBY ST #319	PORTLAND OR 97210
406				CURRENT RESIDENT	2112 NW QUIMBY ST #321	PORTLAND OR 97210
407				CURRENT RESIDENT	2112 NW QUIMBY ST #336	PORTLAND OR 97210
408				CURRENT RESIDENT	2112 NW QUIMBY ST #411	PORTLAND OR 97210
409				CURRENT RESIDENT	2112 NW QUIMBY ST #420	PORTLAND OR 97210
410				CURRENT RESIDENT	2112 NW QUIMBY ST #425	PORTLAND OR 97210
411				CURRENT RESIDENT	2112 NW QUIMBY ST #428	PORTLAND OR 97210
412				CURRENT RESIDENT	2112 NW QUIMBY ST #507	PORTLAND OR 97210
413				CURRENT RESIDENT	2112 NW QUIMBY ST #512	PORTLAND OR 97210
414				CURRENT RESIDENT	2112 NW QUIMBY ST #521	PORTLAND OR 97210
415				CURRENT RESIDENT	2112 NW QUIMBY ST #531	PORTLAND OR 97210
416				CURRENT RESIDENT	2112 NW QUIMBY ST #540	PORTLAND OR 97210
417				CURRENT RESIDENT	2112 NW QUIMBY ST #543	PORTLAND OR 97210
418				CURRENT RESIDENT	2112 NW QUIMBY ST #621	PORTLAND OR 97210
419				CURRENT RESIDENT	2112 NW QUIMBY ST #722	PORTLAND OR 97210
420				CURRENT RESIDENT	2112 NW QUIMBY ST #726	PORTLAND OR 97210
421				CURRENT RESIDENT	2115 NW PETTYGROVE ST	PORTLAND OR 97210
422				CURRENT RESIDENT	2119 NW PETTYGROVE ST	PORTLAND OR 97210
423				CURRENT RESIDENT	2129 NW NORTHROP ST #2	PORTLAND OR 97210
424				CURRENT RESIDENT	2129 NW NORTHROP ST #3	PORTLAND OR 97210
425				CURRENT RESIDENT	2129 NW NORTHROP ST #6	PORTLAND OR 97210
426				CURRENT RESIDENT	1216 NW 21ST AVE	PORTLAND OR 97209
427				CURRENT RESIDENT	1223 NW 20TH AVE	PORTLAND OR 97209
428				CURRENT RESIDENT	1230 NW 21ST AVE #103	PORTLAND OR 97209
429				CURRENT RESIDENT	1230 NW 21ST AVE #205	PORTLAND OR 97209
430				CURRENT RESIDENT	1230 NW 21ST AVE #206	PORTLAND OR 97209
431				CURRENT RESIDENT	1230 NW 21ST AVE #406	PORTLAND OR 97209
432				CURRENT RESIDENT	1230 NW 21ST AVE #407	PORTLAND OR 97209
433				CURRENT RESIDENT	1233 NW 20TH AVE	PORTLAND OR 97209
434				CURRENT RESIDENT	1318 NW 20TH AVE #3	PORTLAND OR 97209
435				CURRENT RESIDENT	1331 NW 21ST AVE	PORTLAND OR 97209
436				CURRENT RESIDENT	1415 NW 21ST AVE	PORTLAND OR 97209
437				CURRENT RESIDENT	1971 NW OVERTON ST	PORTLAND OR 97209
438				CURRENT RESIDENT	1976 NW PETTYGROVE ST #207	PORTLAND OR 97209

	A	B	C	D	E	F
439				CURRENT RESIDENT	1976 NW PETTYGROVE ST #208	PORTLAND OR 97209
440				CURRENT RESIDENT	1976 NW PETTYGROVE ST #216	PORTLAND OR 97209
441				CURRENT RESIDENT	1976 NW PETTYGROVE ST #217	PORTLAND OR 97209
442				CURRENT RESIDENT	1976 NW PETTYGROVE ST #304	PORTLAND OR 97209
443				CURRENT RESIDENT	1976 NW PETTYGROVE ST #307	PORTLAND OR 97209
444				CURRENT RESIDENT	1976 NW PETTYGROVE ST #308	PORTLAND OR 97209
445				CURRENT RESIDENT	1976 NW PETTYGROVE ST #310	PORTLAND OR 97209
446				CURRENT RESIDENT	1976 NW PETTYGROVE ST #318	PORTLAND OR 97209
447				CURRENT RESIDENT	1976 NW PETTYGROVE ST #403	PORTLAND OR 97209
448				CURRENT RESIDENT	1976 NW PETTYGROVE ST #406	PORTLAND OR 97209
449				CURRENT RESIDENT	1976 NW PETTYGROVE ST #414	PORTLAND OR 97209
450				CURRENT RESIDENT	1976 NW PETTYGROVE ST #416	PORTLAND OR 97209
451				CURRENT RESIDENT	1976 NW PETTYGROVE ST #517	PORTLAND OR 97209
452				CURRENT RESIDENT	1976 NW PETTYGROVE ST #608	PORTLAND OR 97209
453				CURRENT RESIDENT	2008 NW OVERTON ST	PORTLAND OR 97209
454				CURRENT RESIDENT	2009 NW OVERTON ST #10	PORTLAND OR 97209
455				CURRENT RESIDENT	2009 NW OVERTON ST #2	PORTLAND OR 97209
456				CURRENT RESIDENT	2009 NW OVERTON ST #4	PORTLAND OR 97209
457				CURRENT RESIDENT	2009 NW OVERTON ST #6	PORTLAND OR 97209
458				CURRENT RESIDENT	2010 NW PETTYGROVE ST #403	PORTLAND OR 97209
459				CURRENT RESIDENT	2010 NW PETTYGROVE ST #501	PORTLAND OR 97209
460				CURRENT RESIDENT	2010 NW PETTYGROVE ST #509	PORTLAND OR 97209
461				CURRENT RESIDENT	2010 NW PETTYGROVE ST #510	PORTLAND OR 97209
462				CURRENT RESIDENT	2020 NW NORTHROP ST #211	PORTLAND OR 97209
463				CURRENT RESIDENT	2020 NW NORTHROP ST #213	PORTLAND OR 97209
464				CURRENT RESIDENT	2020 NW NORTHROP ST #215	PORTLAND OR 97209
465				CURRENT RESIDENT	2020 NW NORTHROP ST #219	PORTLAND OR 97209
466				CURRENT RESIDENT	2020 NW NORTHROP ST #221	PORTLAND OR 97209
467				CURRENT RESIDENT	2020 NW NORTHROP ST #302	PORTLAND OR 97209
468				CURRENT RESIDENT	2020 NW NORTHROP ST #308	PORTLAND OR 97209
469				CURRENT RESIDENT	2020 NW NORTHROP ST #309	PORTLAND OR 97209
470				CURRENT RESIDENT	2020 NW NORTHROP ST #313	PORTLAND OR 97209
471				CURRENT RESIDENT	2020 NW NORTHROP ST #315	PORTLAND OR 97209
472				CURRENT RESIDENT	2020 NW NORTHROP ST #316	PORTLAND OR 97209
473				CURRENT RESIDENT	2020 NW NORTHROP ST #321	PORTLAND OR 97209
474				CURRENT RESIDENT	2020 NW NORTHROP ST #405	PORTLAND OR 97209
475				CURRENT RESIDENT	2020 NW NORTHROP ST #407	PORTLAND OR 97209
476				CURRENT RESIDENT	2020 NW NORTHROP ST #408	PORTLAND OR 97209
477				CURRENT RESIDENT	2020 NW NORTHROP ST #409	PORTLAND OR 97209
478				CURRENT RESIDENT	2020 NW NORTHROP ST #502	PORTLAND OR 97209
479				CURRENT RESIDENT	2020 NW NORTHROP ST #507	PORTLAND OR 97209
480				CURRENT RESIDENT	2020 NW NORTHROP ST #517	PORTLAND OR 97209
481				CURRENT RESIDENT	2020 NW NORTHROP ST #519	PORTLAND OR 97209
482				CURRENT RESIDENT	2020 NW NORTHROP ST #521	PORTLAND OR 97209
483				CURRENT RESIDENT	2020 NW NORTHROP ST #601	PORTLAND OR 97209
484				CURRENT RESIDENT	2020 NW NORTHROP ST #603	PORTLAND OR 97209
485				CURRENT RESIDENT	2020 NW NORTHROP ST #606	PORTLAND OR 97209
486				CURRENT RESIDENT	2020 NW NORTHROP ST #616	PORTLAND OR 97209
487				CURRENT RESIDENT	2020 NW NORTHROP ST #701	PORTLAND OR 97209
488				CURRENT RESIDENT	2020 NW NORTHROP ST #707	PORTLAND OR 97209
489				CURRENT RESIDENT	2020 NW NORTHROP ST #709	PORTLAND OR 97209
490				CURRENT RESIDENT	2020 NW NORTHROP ST #711	PORTLAND OR 97209
491				CURRENT RESIDENT	2020 NW NORTHROP ST #713	PORTLAND OR 97209
492				CURRENT RESIDENT	2020 NW NORTHROP ST #716	PORTLAND OR 97209
493				CURRENT RESIDENT	2020 NW NORTHROP ST #719	PORTLAND OR 97209
494				CURRENT RESIDENT	2020 NW NORTHROP ST #802	PORTLAND OR 97209
495				CURRENT RESIDENT	2020 NW NORTHROP ST #806	PORTLAND OR 97209
496				CURRENT RESIDENT	2020 NW NORTHROP ST #808	PORTLAND OR 97209
497				CURRENT RESIDENT	2020 NW NORTHROP ST #812	PORTLAND OR 97209
498				CURRENT RESIDENT	2020 NW NORTHROP ST #813	PORTLAND OR 97209
499				CURRENT RESIDENT	2020 NW NORTHROP ST #819	PORTLAND OR 97209
500				CURRENT RESIDENT	2020 NW NORTHROP ST #902	PORTLAND OR 97209
501				CURRENT RESIDENT	2020 NW NORTHROP ST #905	PORTLAND OR 97209
502				CURRENT RESIDENT	2020 NW NORTHROP ST #909	PORTLAND OR 97209
503				CURRENT RESIDENT	2020 NW NORTHROP ST #916	PORTLAND OR 97209
504				CURRENT RESIDENT	2020 NW NORTHROP ST #917	PORTLAND OR 97209
505				CURRENT RESIDENT	2025 NW NORTHROP ST	PORTLAND OR 97209
506				CURRENT RESIDENT	2034 NW OVERTON ST #A	PORTLAND OR 97209
507				CURRENT RESIDENT	2046 NW OVERTON ST #8	PORTLAND OR 97209
508				CURRENT RESIDENT	2049 NW OVERTON ST #8	PORTLAND OR 97209
509				CURRENT RESIDENT	2056 NW OVERTON ST #3	PORTLAND OR 97209
510				CURRENT RESIDENT	2056 NW QUIMBY ST	PORTLAND OR 97209
511				CURRENT RESIDENT	2064 NW QUIMBY ST	PORTLAND OR 97209

	A	B	C	D	E	F
512				CURRENT RESIDENT	2066 NW OVERTON ST #1	PORTLAND OR 97209
513				CURRENT RESIDENT	2066 NW OVERTON ST #3	PORTLAND OR 97209
514				CURRENT RESIDENT	2069 NW OVERTON ST #C	PORTLAND OR 97209
515				CURRENT RESIDENT	2087 NW OVERTON ST #101	PORTLAND OR 97209
516				CURRENT RESIDENT	2087 NW OVERTON ST #304	PORTLAND OR 97209
517				CURRENT RESIDENT	2106 NW QUIMBY ST	PORTLAND OR 97210
518				CURRENT RESIDENT	2109 NW NORTHROP ST #1	PORTLAND OR 97210
519				CURRENT RESIDENT	2109 NW NORTHROP ST #6	PORTLAND OR 97210
520				CURRENT RESIDENT	2112 NW QUIMBY ST #304	PORTLAND OR 97210
521				CURRENT RESIDENT	2112 NW QUIMBY ST #307	PORTLAND OR 97210
522				CURRENT RESIDENT	2112 NW QUIMBY ST #309	PORTLAND OR 97210
523				CURRENT RESIDENT	2112 NW QUIMBY ST #311	PORTLAND OR 97210
524				CURRENT RESIDENT	2112 NW QUIMBY ST #334	PORTLAND OR 97210
525				CURRENT RESIDENT	2112 NW QUIMBY ST #338	PORTLAND OR 97210
526				CURRENT RESIDENT	2112 NW QUIMBY ST #340	PORTLAND OR 97210
527				CURRENT RESIDENT	2112 NW QUIMBY ST #343	PORTLAND OR 97210
528				CURRENT RESIDENT	2112 NW QUIMBY ST #401	PORTLAND OR 97210
529				CURRENT RESIDENT	2112 NW QUIMBY ST #403	PORTLAND OR 97210
530				CURRENT RESIDENT	2112 NW QUIMBY ST #517	PORTLAND OR 97210
531				CURRENT RESIDENT	2112 NW QUIMBY ST #519	PORTLAND OR 97210
532				CURRENT RESIDENT	2112 NW QUIMBY ST #520	PORTLAND OR 97210
533				CURRENT RESIDENT	2112 NW QUIMBY ST #526	PORTLAND OR 97210
534				CURRENT RESIDENT	2112 NW QUIMBY ST #528	PORTLAND OR 97210
535				CURRENT RESIDENT	2112 NW QUIMBY ST #534	PORTLAND OR 97210
536				CURRENT RESIDENT	2112 NW QUIMBY ST #536	PORTLAND OR 97210
537				CURRENT RESIDENT	2112 NW QUIMBY ST #538	PORTLAND OR 97210
538				CURRENT RESIDENT	2112 NW QUIMBY ST #544	PORTLAND OR 97210
539				CURRENT RESIDENT	2127 NW PETTYGROVE ST	PORTLAND OR 97210
540				CURRENT RESIDENT	2139 NW PETTYGROVE ST	PORTLAND OR 97210
541	RETURN SERVICE REQUESTED		OWNER/APPLICANT	NICHOLS TONYA & WALTERS RONALD	290 SW BIRDSHILL RD	PORTLAND OR 97219
542	RETURN SERVICE REQUESTED		NEIGHBORS WEST-NORTHWEST	GARRETT DARLENE URBAN	2257 NW RALEIGH ST	PORTLAND OR 97210
543	RETURN SERVICE REQUESTED		LAND USE CONTACT	NW PORTLAND BUSINESS ASSOCIATION	25 NW 23RD AVE #6-FMB 217	PORTLAND OR 97210
544	RETURN SERVICE REQUESTED		NORTHWEST DISTRICT ASSOCIATION	THEISEN GREG	2257 NW RALEIGH ST	PORTLAND OR 97210
545	RETURN SERVICE REQUESTED		PORTLAND METRO REGIONAL SOLUTIONS	C/O DLCD REGIONAL REPRESENTATIVE	1600 SW FOURTH AVE #109	PORTLAND OR 97201
546	RETURN SERVICE REQUESTED		LAND USE CONTACT	PORT OF PORTLAND PLANNING	PO BOX 3529	PORTLAND OR 97208
547	RETURN SERVICE REQUESTED		LAND USE CONTACT	TRANSIT DEVELOPMENT	1800 SW FIRST AVE #300	PORTLAND OR 97201
548	RETURN SERVICE REQUESTED			KARLA MOORE-LOVE (CITY HALL)	1221 SW 4TH AVE #130	PORTLAND OR 97204
549	RETURN SERVICE REQUESTED		RISK & LAND DEPARTMENT	NW NATURAL	250 SW TAYLOR ST	PORTLAND OR 97204-3038
550	RETURN SERVICE REQUESTED		LAND USE CONTACT	PACIFIC POWER & LIGHT	7544 NE 33RD DR	PORTLAND OR 97211
551	RETURN SERVICE REQUESTED			JUDY PETERS	6916 NE 40TH ST	VANCOUVER WA 98661
552	RETURN SERVICE REQUESTED		PORTLAND SCHOOL DISTRICT	LAND USE NOTICE CONTACT	501 N DIXON	PORTLAND OR 97227
553				LAND USE CONTACT	PROSPER PORTLAND	129/PROSPER
554				PORTLAND PARK TRAIL	TATE WHITE	B106/R1302
555					HEARINGS CLERK	299/3100
556					DAWN KRANTZ	B299/R5000



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

Carmen Rubio, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7310
TTY: (503) 823-6868
www.portland.gov/bds

Date: May 1, 2023
To: Interested Person
From: Megan Sita Walker, Land Use Services
503-865-6515 / MeganSita.Walker@portlandoregon.gov

**NOTICE OF A PUBLIC HEARING ON A PROPOSAL
IN YOUR NEIGHBORHOOD**

CASE FILE: LU 23-017670 HDR – Landmark Designation
REVIEW BY: Historic Landmarks Commission
WHEN: May 22, 2023 @ 1:30pm
Remote Access: Historic Landmarks Commission Agenda
<https://www.portlandoregon.gov/bds/HLCagenda>

This land use hearing will be limited to remote participation via Zoom. Please refer to the instructions included with this notice to observe and participate remotely.

It is important to submit all evidence to the Historic Landmarks Commission. City Council will not accept additional evidence if there is an appeal of this proposal.

Development has been proposed in your neighborhood requiring a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map are attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

Owner/Applicant: Tonya Nichols & Ronald Walters
290 SW Birdshill Rd
Portland, OR 97219
503-593-3102, ronaldjwalters@hotmail.com

Site Address: 2069 NW OVERTON ST

Legal Description: BLOCK 289 LOT 13, COUCHS ADD
Tax Account No.: R180229770
State ID No.: 1N1E33BA 01000
Quarter Section: 2927

Neighborhood: Northwest District, contact Greg Theisen at

planningchair@northwestdistrictassociation.org

Business District: Northwest Portland, contact at nobhillportland@gmail.com

District Coalition: Neighbors West/Northwest, contact Darlene Urban Garrett at darlene@nwnw.org

Plan District: Northwest

Zoning: RM4d – residential Multi-Dwelling 4 with Design overlay

Case Type: HDR – Historic Designation Review

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

Proposal:

The applicant proposes to designate the property at 2069 NW Overton Street as a Conservation Landmark. The proposed resource is a 2 ½ story wood framed structure constructed in 1902 in the Craftsman style sited on a 5,000 SF lot in the Northwest Plan District. A Conservation Landmark is a type of historic resource designation to signify a building, portion of a building, structure, object, landscape, tree, site, or place that the City has designated for its special archaeological, architectural, cultural, or historical merit.

Historic Designation Review is required to designate the resource as a Conservation Landmark.

Relevant Approval Criteria:

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

- Portland Zoning Code 33.846.030.D Approval criteria

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. This application was submitted on February 28, 2023 and determined to be complete on April 17, 2023.

DECISION MAKING PROCESS

The Bureau of Development Services will be making a recommendation on this proposal; our report and recommendation will be available 10 days before the hearing. The Staff report will be posted on the Bureau of Development Services website at <http://www.portlandoregon.gov/bds/35625>. Land use review notices are listed on the website by the District Coalition in which the site is located; the District Coalition for this site is identified at the beginning of this notice. The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the City's website at <http://www.portlandoregon.gov>.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

APPEAL PROCESS

You can appeal the Historic Landmarks Commission decision to City Council. However, the appeal to City Council will be conducted as an on-the-record review of the Historic Landmarks Commission decision. The City Council will consider legal arguments (for example arguments pointing out ways the Historic Landmarks Commission decision improperly interprets or applies relevant approval criteria). The City Council will also consider arguments that the Historic Landmarks Commission findings are not supported by the evidence submitted to the Historic

Landmarks Commission. However, the City Council will not accept or consider new evidence that was not submitted to the Historic Landmarks Commission.

A fee is charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver. City Council's decision may be appealed to the Oregon Land Use Board of Appeals (LUBA).

Failure to raise an issue, in person or by letter, by the close of the record by the Historic Landmarks Commission in this case may preclude an appeal to LUBA on that issue. Also, if you do not provide enough detailed information to the Historic Landmarks Commission, they may not be able to respond to the issue you are trying to raise. In such a situation, an appeal to LUBA on that issue may not be allowed.

We are seeking your comments on this proposal. To comment, you may write or testify at the remote hearing. Please refer to the file number when seeking information or submitting testimony. In your comments, you must address the approval criteria as stated in the administrative report and decision which you previously received. Please note that all correspondence and testimony received will become part of the public record.

Written comments must be received by the close of the record and should include the case file number. Any new written testimony should be emailed to Megan Walker at MeganSita.Walker@portlandoregon.gov.

Please note regarding USPS mail: Testimony must be received before the close of the record. Therefore, please mail testimony well in advance of the hearing date.

Thank you for any information you can provide regarding this case. Note: If you have already written, it is not necessary to write again; your correspondence will be given to the Historic Landmarks Commission.

If you plan to testify at the hearing, please refer to instructions included with this notice.

The applicant and proponents have the burden of proof to show that each and every element of the approval criteria are satisfied. In order to prevail, the opponents must persuade the Historic Landmarks Commission to find that the applicant has not carried the burden of proof with regard to one or more of the approval criteria. The opponents may also explain to the Historic Landmarks Commission how or why the facts asserted by the applicant are not supported by evidence in the record. Opponents may wish to recommend conditions of approval which will make the proposal more acceptable, if approved.

Prior to the conclusion of the hearing before the Historic Landmarks Commission, any participant may request an opportunity to present additional evidence or testimony regarding the application. If such a request is made, the record will be held open for seven days to receive the new evidence and the record shall be held open for at least an additional seven days to provide the other parties an opportunity to respond to that new evidence.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

HEARING CANCELLATION

This public hearing will be cancelled due the inclement weather or other similar emergency.

- Hearings Officer: This public hearing will be cancelled if the City of Portland is closed. Check local television or the City of Portland website (www.portlandoregon.gov) for closures. Contact the Hearings Office at 503-823-7307, for immediate information regarding cancellations or rescheduling.

- Design Commission, Historic Landmarks Commission or Adjustment Committee: This public hearing will be cancelled if Portland Public Schools close due to inclement weather or other similar emergency. Check local television and radio reports for school closures. Please call the Bureau of Development Services at 503-823-7617, for information regarding cancellations or rescheduling.

The hearing will be rescheduled for the earliest possible date. A renotification notice will not be sent.

To attend the hearing, public transportation is available. Tri-Met buses stop near the BDS building at SW Fifth or Sixth Ave. at SW Hall St. and SW Harrison St. Call Tri-Met at 503-238-7433 (or www.trimet.org) for routes and times. Hourly rated public parking is available a half block south of the building on Fourth Ave.

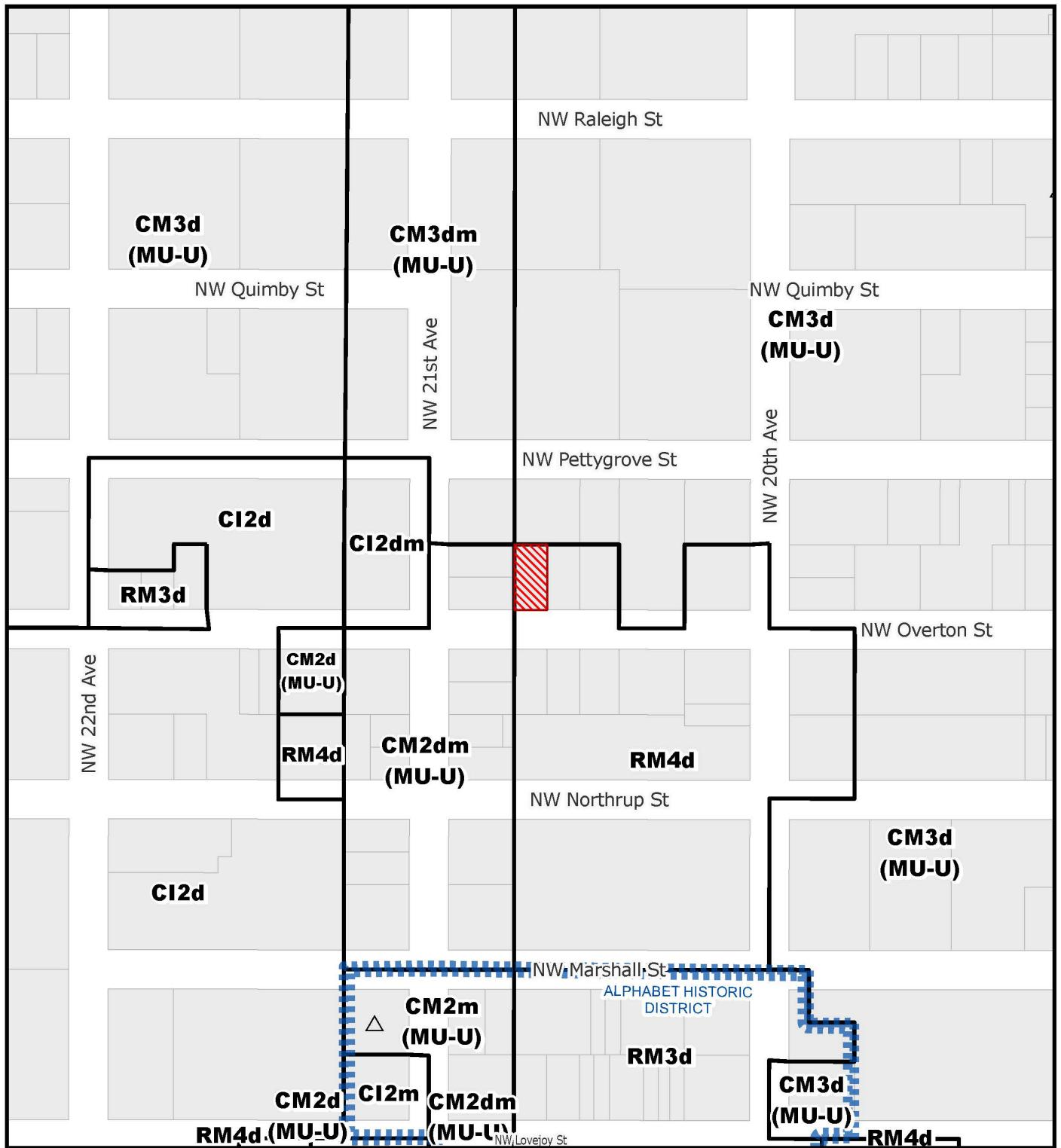
The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

Enclosures:

Zoning Map

Contemporary Photo

Instructions for Observing or Testifying at the Portland Design Commission, Historic Landmarks Commission, or Adjustment Committee Webinar Hearings



For Zoning Code in Effect Post October 1, 2022

ZONING

THIS SITE LIES WITHIN THE:
NORTHWEST PLAN DISTRICT

-  Site
-  Historic District
-  Historic Landmark

File No.	<u>LU 23 - 017670 HDR</u>
1/4 Section	<u>2927</u>
Scale	<u>1 inch = 200 feet</u>
State ID	<u>1N1E33BA 1000</u>
Exhibit	<u>B</u> <u>Mar 01, 2023</u>



LU 23-017670 HDR

Observing or Testifying at the Portland Design Commission, Historic Landmarks Commission, or Adjustment Committee Webinar Hearings

Thank you for your interest in attending a land use public hearing. All hearings are currently held virtually, via Zoom. The information below will help you get connected.

***If you do not have access to the internet from a home computer or mobile phone, please see the end of this document for instructions on how to participate from a City building at 1900 SW 4th Avenue in downtown Portland.

Preparing for the Hearing:

1. To access the Zoom Webinar, please go to the online hearing Agenda, and click the link under the hearing date you are interested in participating: <https://www.portlandoregon.gov/bds/42441>
2. In advance of the hearing, please review documents and drawings in the project link within the Online Agenda.
 - Please also provide comments to the planner assigned in advance of the hearing.

Getting into the Hearing [Registering in Zoom to observe or participate in Hearing]:

1. In order to observe or testify in the hearing, please be sure to Register for the Webinar as soon as possible.
 - The Webinar Link is posted to the Online Agenda typically one week prior to the hearing date.
2. Once you register you will receive an email notification of how to log-in or access the Webinar.
3. You can enter the Webinar no sooner than ten minutes before the start of the hearing.
4. You will be held in the Zoom waiting room until the Webinar begins. (Please note each individual agenda item has an estimated start time.)
5. If using a smartphone or tablet, download the Zoom app for easy entry into the Webinar.

Public participation in the Hearing:

1. After Staff and Applicant presentations, the Chair will announce public testimony is open, and will ask if anyone else would like to testify.
2. You can provide public comment in this Webinar in several ways:
 - If during registration you indicated you would like to testify, we will put your name in order of request. Once in the hearing, testifiers will be renamed "Testifier 1 – (Your Name)"
 - Members of the public will be automatically muted except for when they are called by the Hearings Clerk for their public comment. During the Webinar, the Hearings Clerk will promote participants to "Panelists" in the order of Webinar Registrations received. When it is your turn to provide testimony, please accept the Clerk's invitation to be promoted to Panelist.
 - If you indicated in your registration that you did not want to testify but later changed your mind, when testimony is open:
 - Click the "raise your hand" function in ZOOM, and the Hearings Clerk will add you to the list of testifiers.
 - If you will be participating by call-in, raise your hand by pressing *9 - the Webinar host will see this notification.
 - When you are moved to Panelist position for your testimony, your name will be announced by the Chair or Hearings Clerk. Please be prepared to provide testimony.
 - Each testifier is allotted 2 minutes of testimony unless the Chair grants additional time.
 - Please manage your time when testifying. As a courtesy to other testifiers and our volunteer Commissions, please do not attempt to exceed the allotted amount of time.
3. We will enable screen sharing of presentations only for Design and Landmarks Commission members, project teams, and staff participating in the Webinar.
4. Testifiers who engage in inappropriate behavior or language will be promptly removed from the hearing.

Follow-up:

1. The Webinar will be recorded and uploaded to the City of Portland Auditors website, under the Case File Number, here: <https://efiles.portlandoregon.gov/Search>.

If you do not have access to the internet from a home computer or mobile phone, we can provide accommodations for you to view a live video display of the hearing from 1900 SW 4th Avenue in downtown Portland. This option for participation requires you to travel to a City building where we will provide a computer for viewing the hearing. City staff will not be present at this viewing location. If you require such accommodation, please contact the BDS Hearings Clerk at 503-865-6525 before 8 AM on the day of the hearing.

2069 NW. Overton

Mark Stromme <mstromme@aol.com>

Sun 4/23/2023 8:33 AM

To: Walker, Megan <MeganSita.Walker@portlandoregon.gov>

Hello Megan,

I would like to provide a comment of support for the land-use review, allowing this property owned by Ron Walters, to be returned to a single family status.

As a neighborhood, property, owner, and former SAC member, I know that Ron has the greater neighborhood good in mind with his thinking.

Diversity of structures is key to a neighborhood health, and having nothing but high density multi family would be abhorrent. Most of the structures in the adjoining neighborhood are rental, and having vested owners within this fabric of a community is key to its overall well-being

Ron has also given a great deal of his time and energy for the benefit of this neighborhood. His thinking is good.

Thank you for supporting this return to single-family, which is consistent I believe with other city goals.

Sincerely,

Mark Stromme

Owner Alvarado apartments and Flanders professional building

Sent from Mark's iPhone

From: selingep@gmail.com
To: [Walker, Megan](#)
Subject: LU 23-017670HDR 2069 NW Overton Landmark Status
Date: Sunday, April 23, 2023 11:21:42 AM

Hello Megan –

I am a long-time Northwest Portland neighbor residing at 2466 NW Thurman Street – an 1892 home that I saved from demolition in the 1990's. I'm a retired urban (transportation) planner and am among the many who value the historic fabric of our communities. I do most errands on foot and frequently walk on NW Overton Street and have admired over the years the mid-block pair of homes including 2069 NW Overton Street. I understand that home was built in 1902 as a single family home but at one time was poorly converted into a tri-plex (perhaps during the WW II housing shortage?). While I certainly appreciate the need for more affordable housing, I believe it is important that this architectural gem be preserved as designed and constructed, which the present owners have sought to do. Carving up our architectural heritage is not going to resolve the housing shortage.

I thus support this property's Conservation Landmark designation and retention as a single-family home and preservation of its unique and significant architectural qualities.
Thank you for this consideration!

Best regards –
Philip R. Selinger
503-224-5122

From: [DONALD L SINGER](#)
To: [Walker, Megan](#)
Subject: RE: 2069 NW Overton
Date: Monday, April 24, 2023 11:58:46 AM

Hi Ms. Walker:

Just a note of support for the conversion of 2069 NW Overton back into a Single Family residence.

It is important that the neighborhood keep it's few single-family homes, especially of those of Historic significance, to make it easier for families to live and work in NW Portland.

Cordially,
Don Singer
Portland, OR

LU 123-017670 HDR - Conservation Landmark designation of the historic home at 2069 NW Overton St

Dan Anderson <danderso@q.com>

Wed 5/10/2023 4:35 PM

To: Adam, Hillary <Hillary.Adam@portlandoregon.gov>

Dear Ms. Adam,

I understand that Ms. Walker is out with an injury and that you are now the lead BDS staff person on this matter.

Please accept this resubmission of comments previously offered late last month.

From: Dan Anderson <danderso@q.com>

Sent: Saturday, April 29, 2023 11:48 AM

To: 'MeganSita.Walker@portlandoregon.gov' <MeganSita.Walker@portlandoregon.gov>

Subject: LU 123-017670 HDR - Conservation Landmark designation of the historic home at 2069 NW Overton St

April 28, 2023

City of Portland
Bureau of Development Services
ATTN: Megan Sita Walker, City Planner
1900 SW 4th Ave – Suite 5000
Portland, OR 97201

Dear Ms. Walker,

I write relative to LU 123-017670 HDR, the proposed Conservation Landmark designation of the historic home at 2069 NW Overton St. I support the proposed designation for the following reasons:

- The home is associated with historically significant individuals, specifically Captain John Couch, his daughter Clementine F. Lewis and her husband, Cicero Hunt Lewis, a Portland pioneer and prominent merchant of the late 19th century. The house was constructed for Mrs. Lewis immediately prior to the Lewis and Clark Centennial Exhibition of 1905. Other historic figures associated with the property include the son of Henry Pittock and his family. All of these individuals were historically significant in late 19th And early 20th century Portland.
- The property is a good representative of a construction style and of materials commonly found in the Slabtown portion of NW Portland in the early 20th century. The house remains at its original location adjacent a “twin” of its design. The house remains relatively well preserved in part due to restoration work undertaken by the owners of the property over the past six years. The house today is a good expression of craft from the period of its construction. Most of the house’s design elements from the early 20th century remain intact displaying significant historical integrity.
- Designation of this property as a Conservation Landmark is appropriate because the designation would meet approval criteria as outlined above and because the regulatory consequences of the proposed designation are nominal, being limited to a possible 120 day demolition delay should a future owner elect to demolish the property. The proposed designation as a Conservation Landmark will not affect any other properties. However, the proposed designation will contribute to the City’s

LU 23-017670 HDR F4

inventory of historic resources and these resources' role in fostering awareness pride among the region's current and future residents of the city's diverse architecture, culture, and history.

Thank you for the opportunity to address this matter,

Sincerely,

Daniel Anderson
1930 NW Irving St – Unit 504
Portland, 97209

Fwd: Delivery Status Notification (Failure)

Cheri Ceridwen <cheri.ceridwen@gmail.com>

Sat 5/6/2023 1:13 PM

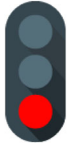
To: Adam, Hillary <Hillary.Adam@portlandoregon.gov>

----- Forwarded message -----

From: **Mail Delivery Subsystem** <mailer-daemon@googlemail.com>

Date: Sat, May 6, 2023 at 1:06 PM

Subject: Delivery Status Notification (Failure)

To: <cheri.ceridwen@gmail.com>**Message blocked**

Your message to **Hillay.Adam@portlandoregon.gov** has been blocked. See technical details below for more information.

The response from the remote server was:

550 5.7.1 Unable to deliver to <Hillay.Adam@portlandoregon.gov>

----- Forwarded message -----

From: Cheri Ceridwen <cheri.ceridwen@gmail.com>To: Hillay.Adam@portlandoregon.gov

Cc:

Bcc:

Date: Sat, 6 May 2023 13:05:57 -0700

Subject: Fwd: Case File: LU 23-017670 HDR--Landmark Designation

----- Forwarded message -----

From: **Cheri Ceridwen** <cheri.ceridwen@gmail.com>

Date: Sat, May 6, 2023 at 12:52 PM

Subject: Case File: LU 23-017670 HDR--Landmark Designation

To: <megansita.walker@portlandoregon.gov>

I favor making the property at 2069 NW Overton Street a Conservation Landmark.

Cheri Ceridwen

2020 NW Northrup St. # 806

Portland, OR 97209

Julius and Kristi Woythaler

2057 NW Overton Street

Portland, Oregon 97209

(818) 425-4790

May 10, 2023

Historic Landmarks Commission

City Council

Megan Sita Walker, Land Use Services

MeganSita.Walker@portlandoregon.gov

Re: Case file LU23-017670 HDR Landmark Designation

Dear Ms. Walker:

Thank you for notifying us of the upcoming hearing regarding Historical Landmark designation. We are the proud owners of the Victorian home (2057) next door to the subject property at 2069 NW Overton, Portland, its twin sister.

Our home, which is nearly identical to the subject property, was also built in 1902, over 120 years ago, and has remained a single-family dwelling ever since.

Both our home and the subject property have historical and architectural significance as original Victorian homes dating back to the Captain Couch era in Portland. They were built as wedding gifts for Clementine Couch Lewis, Capt. Couch's daughter. We therefore support the Historical Landmark designation this case requests. We respectfully request historical landmark status because of its relevance to Portland where there are a dwindling number of such amazing Victorian homes

In the 1980s the subject property was divided into a triplex and remained such until just last year, when the owners lovingly restored it to its original grandeur as a single residence. Unfortunately, in the interests of construction and increased density in our neighborhood, zoning for this type of lot now requires a minimum of 4 units, meaning if this beautiful Victorian were removed, a multifamily dwelling of at least 4 units would be built on its site.

Since the subject property is now restored to a single residence, we also request, if possible, that the home be restored to its zoning for a single-family dwelling.

And after all, we cherish our home next door. These majestic twin sisters have kept watch over our street for over 120 years!

Thank you for the important job you do and your consideration in this matter.

Sincerely,

Julius Woythaler

Kristi Elong-Woythaler

Homeowners, 2057 NW Overton Street, Portland, OR



City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 | 503-823-7300 | www.portland.gov/bds



Land Use Review Application

File Number: _____

FOR INTAKE, STAFF USE ONLY

Date Rec _____ by _____

☐ Type I ☐ Type Ix ☐ Type II ☐ Type Iix ☐ Type III ☐ Type IV ☐ ELD

LU Reviews _____

[Y] [N] Unincorporated MC

[Y] [N] Flood Hazard Area (LD & PD only)

[Y] [N] Potential Landslide Hazard Area (LD & PD only)

[Y] [N] 100-year Flood Plain [Y] [N] DOGAMI

Qtr Sec Map(s) _____ Zoning _____

Plan District _____

Historic and/or Design District _____

Neighborhood _____

District Coalition _____

Business Assoc _____

Related File # _____

APPLICANT: Complete all sections below that apply to the proposal. Please print legibly.
Email this application and supporting documents to: LandUseIntake@portlandoregon.gov

Development Site

Address or Location _____

Cross Street _____ Sq. ft./Acreage _____

Site tax account number(s)

R _____ R _____ R _____

R _____ R _____ R _____

Describe project (attach additional page if necessary)

Describe proposed stormwater disposal methods

Identify requested land use reviews

- **Design & Historic Reviews** - For **new development**, provide project valuation.

For **renovation**, provide exterior alteration value.

AND provide total project valuation.

\$ _____

\$ _____

\$ _____

- **Land Divisions** - Identify number of lots (include lots for existing development).

New street (public or private)?

☐ yes ☐ no

☐ yes ☐ no ☐ N/A

- **Affordable Housing** - For buildings containing five or more dwelling units, will 50% or more of the units be affordable to households with incomes equal to or less than 60% of the median family income for the county or state, whichever is greater?

continued / over

Applicant Information

- Identify the primary contact person, applicant, property owner and contract purchaser. Include any person that has an interest in your property or anyone you want to be notified. Information provided, including telephone numbers and e-mail addresses, will be included in public notices.
- For all reviews, the applicant must sign the Responsibility Statement.
- For land divisions, all property owners must sign the application.

PRIMARY CONTACT:

Typed Full Name _____ I acknowledge this typed name as my signature

Company/Organization _____

Mailing Address _____

City _____ State _____ Zip Code _____

Day Phone _____ FAX _____ email _____

Check all that apply ☐ Applicant ☐ Owner ☐ Other

Typed Full Name _____ I acknowledge this typed name as my signature

Company/Organization _____

Mailing Address _____

City _____ State _____ Zip Code _____

Day Phone _____ FAX _____ email _____

Check all that apply ☐ Applicant ☐ Owner ☐ Other

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Check all that apply ☐ Applicant ☐ Owner ☐ Other

Typed Full Name _____ I acknowledge this typed name as my signature

Company/Organization _____

Mailing Address _____

City _____ State _____ Zip Code _____

Day Phone _____ FAX _____ email _____

Check all that apply ☐ Applicant ☐ Owner ☐ Other

Responsibility Statement As the applicant submitting this application for a land use review, I am responsible for the accuracy of the information submitted. The information being submitted includes a description of the site conditions. I am also responsible for gaining the permission of the owner(s) of the property listed above in order to apply for this review and for reviewing the responsibility statement with them. If the proposal is approved, the decision and any conditions of the approval must be recorded in the County Deed Records for the property. The City of Portland is not liable if any of these actions are taken without the consent of the owner(s) of the property. In order to process this review, City staff may visit the site, photograph the property, or otherwise document the site as part of the review. I understand that the completeness of this application is determined by the Director. By my signature, I indicate my understanding and agreement to the Responsibility Statement.

Name of person submitting this application agrees to the above Responsibility Statement and acknowledges typed name as signature:

Date: _____

Phone number: _____

Email this application and supporting documents to
LandUseIntake@portlandoregon.gov

Submittal of locked or password protected documents will delay intake of your application. 2



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

Dan Ryan, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portland.gov/bds

March 23, 2023

Ronald Walters

290 SW Birdhill Rd
Portland, OR 97219

Re: Land Use Review LU 23-017670 HDR – *Conservation Landmark Designation*

Dear Ronald Walters:

The Bureau of Development Services received your application for a Historic Designation Review located at 2069 NW OVERTON ST on February 28, 2023. Your case has been assigned to me, Megan Sita Walker. In order to continue to review your application, additional information is needed. Once you submit this information, your application will be considered complete, and I will proceed with a full review of your proposal. Up to this point, your application has been reviewed only to determine if all required information has been submitted. The application has not been fully reviewed to determine if it meets the relevant approval criteria, however some issues you may want to consider are identified in Section II below.

I. Information Necessary to Complete Application

The following information must be submitted before your proposal can be evaluated:

- a. Additional Documentation.** Additional documentation is needed to be able to adequately review the proposal for designation as a Conservation Landmark relative to the applicable approval criteria. Please see below for the additional information needed relative to the approval criteria listed in [Portland Zoning Code, 33.846.030.D Approval Criteria](#).
- 1. Significance.** The narrative provided states that all of the criteria for this section are met. Yet, the responses provided do not explicitly share how the criteria are met nor provide supporting documentation or sources. Seeing as this is for a proposed Conservation Landmark Designation, “at least one” of the criteria listed in 33.846.030.D.1.a through f must be shown to be met.

- **Updated narrative with supporting documentation and sources.** Please clarify which is the criterion that is met, how it is met (with documentation and sources), and then clarify if and how the other criteria in this section are met.

For example, criterion 33.846.030.D.1.a states:

The resource is associated with at least one event that has made a significant contribution to one or more broad patterns of local, regional, state, or national history;

The response provided states that the property was developed in 1902, “in the leadup to the Lewis & Clark Centennial Exposition in the summer of 1905. The property was located just blocks from main entrance of the

Exposition, which attracted 1.6 million paying visitors to NW Portland. The resource was part of Portland's explosive growth that followed the Exposition. It was the residence for members of several influential Portland families in the early 1900's".

Please expand on how the subject property is associated with the event Lewis & Clark Centennial Exposition and how the event has made a significant contribution to one or more broad patterns of local, regional, state, or national history.

- Please also clarify the **proposed period of significance** of the resource and the **proposed boundary** of the resource and how this relates to its significance.

2. Integrity. Three exterior photos of the existing condition and one photo from 1980 accompanied the application as well as a relatively short narrative describing the resource. Additional information is needed to for review to document the integrity of the property.

- **Photos of existing original architectural detailing** as well as **photos showing all elevations** of the building would be helpful to be able to document the integrity of the property as well as its architectural significance.
- **An in-depth narrative** describing what alterations have made to the building, when they occurred, and their impact (or lack thereof) on the integrity of the building would be helpful to documenting the integrity of the building and how it has changed over time.
- **Relationship to the Rank III HRI property to the east (2057 NW Overton).** It is noted in the Historic Resource Inventory (HRI) form for this property and the property immediately to the east that they are "almost identical" to one another and were built in the same year. Providing more information about the relationship of this property and the property to the east might be helpful.
- **Historic Photos.** Please provide at least one historic photo of the property that is closer to the proposed period of significance than the 1980 photo from the HRI listing if possible.

3. Appropriate level of protection. Additional information is needed to make the case that the proposed designation is the appropriate level of protection for the property. Specifically, given that the narrative provided states that "The purpose of the protection is to provide an exemption to the minimum density requirement for the resource", it will be important to cite and consider Housing related goals in addition to Preservation, and Neighborhood Character related goals of the 2035 Comprehensive Plan.

Applications for additional reviews will not be accepted unless accompanied by the required fees. Please note that failure to submit the needed application with the required fee may result in a denial of your proposal.

II. Issues to Consider

While not necessary to determine the application complete, additional information may be needed to show that your proposal meets the applicable approval criteria. You are encouraged to address the following issues regarding the approvability of your proposal:

- a. Appropriate level of protection.** As mentioned above, some additional consideration and documentation is needed to be able to successfully make a case that the criterion 33.846.030.D.3 is met. Staff has some concerns relative to the proposal being able to adequately address criterion based on the limited information provided to-date to document the significance and integrity of this specific property and the stated purpose of the designation in the narrative.

This Historic Designation Review is processed as a Type III review with a posting requirement, and a public hearing with the Portland Historic Landmarks Commission (the decision-making body) which could potentially be appealed to City Council.

Given the increased noticing requirements and public hearing associated with the Type III process, the applicable approval criteria that speak to consideration of Comprehensive Plan Goals (e.g., Housing Goals), and the stated purpose of the designation to be exempt from minimum density requirements, it is expected that this request could receive opposition.

Staff recommends revisiting the approval criteria and application submittal to better demonstrate that the designation of the property as a Conservation Landmark is indeed the appropriate level of protection.

- b. Alterations completed without permit or review (as applicable).** Based on the information provided, and by comparing 2019 Streetview images of the property to the images provided, the work to convert the property from a triplex to a single-family residence has already been completed without permits or Design Review (as applicable). It will be helpful to better understand the work that has been completed and the current configuration of the property so that staff can provide information on what Land Use Procedures would be required **if** the Historic Designation Review is not approved.

III. Time to Complete Application

The Portland Zoning Code allows you up to 180 days to complete your application. Since the 180-day period began on the day we received the application, the deadline to make your application complete is **Monday August 28, 2023**.

IV. Determination of a Complete Application

The application will be determined complete when you have submitted:

1. All of the requested information included in Section I, above. If you cannot provide all of the requested information at one time and intend to submit additional information, please include a written statement with each separate submittal indicating that you still intend to provide the additional missing information by the **Monday August 28, 2023** deadline, **or**
2. Some of the requested information included in Section I, above, and a written statement that no additional information will be provided; **or**
3. A written statement that none of the requested information included in Section I, above, will be provided.

Please be aware that not submitting the requested information may result in your application being denied. The information is needed to demonstrate the approval criteria

are met. Once the application is deemed complete, review of your application can proceed using the information you have provided.

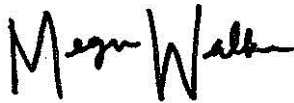
Your application will be approved if it meets the relevant land use review approval criteria. It is your responsibility to document how the approval criteria are met. The items listed above will help provide that documentation.

Voiding of Application

If your application is not complete by **Monday August 28, 2023**, it will be voided, and the application fee will not be refunded. The City's land use review procedures are outlined in Chapter 33.730 of the Portland Zoning Code.

Please contact me if you have any questions about this letter. My telephone number is **503-865-6515**, and my e-mail address is MeganSita.Walker@portlandoregon.gov. Requested information noted above should be emailed to me. Please e-mail me for file dropbox instructions if document or drawing file sizes are greater than 5MB. Please label all correspondence and materials you submit with the case number LU 23-017670 HDR.

Sincerely,

A handwritten signature in black ink that reads "Megan Walker". The signature is written in a cursive, flowing style.

Megan Sita Walker, Planner
Land Use Services Division

cc: Tonya Nichols | 290 SW Birdhill Rd Portland, OR 97219
Application Case File



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

Carmen Rubio, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7310
TTY: (503) 823-6868
www.portland.gov/bds

STAFF REPORT AND RECOMMENDATION TO THE HISTORIC LANDMARKS COMMISSION

CASE FILE: LU 23-017670 HDR
Proposed Conservation Landmark
REVIEW BY: Historic Landmarks Commission
WHEN: May 22, 2023 @ 1:30pm
REMOTE
ACCESS: Historic Landmarks Commission Agenda
<https://www.portlandoregon.gov/bds/HLCagenda>

This land use hearing will be limited to remote participation via Zoom. Please refer to the instructions included with this notice to observe and participate remotely.

It is important to submit all evidence to the Historic Landmarks Commission. City Council will not accept additional evidence if there is an appeal of this proposal.

Bureau of Development Services Staff: Hillary Adam 503-823-8953 /
Hillary.Adam@portlandoregon.gov

GENERAL INFORMATION

Applicant: Tonya Nichols & Ronald Walters
290 SW Birdshill Rd
Portland, OR 97219

Owner: Tonya Nichols
290 SW Birdshill Rd
Portland, OR 97219

Site Address: 2069 NW OVERTON ST

Legal Description: BLOCK 289 LOT 13, COUCHS ADD
Tax Account No.: R180229770
State ID No.: 1N1E33BA 01000
Quarter Section: 2927

Neighborhood: Northwest District, contact Greg Theisen at
planningchair@northwestdistrictassociation.org
Business District: Northwest Portland, contact at nobhillportland@gmail.com.
District Coalition: Neighbors West/Northwest, contact at admin@nwnw.org

Plan District: Northwest
Other Designations: None

Zoning: RM4d – Residential Multi-Dwelling 4 with Design overlay

Case Type: HDR – Historic Designation Review
Procedure: Type III, with a public hearing before the Historic Landmarks Commission. The decision of the Historic Landmarks Commission can be appealed to City Council.

Proposal:

Type III Historic Designation Review to designate the property at 2069 NW Overton Street as a Conservation Landmark at the request of the owner. The proposed resource is a 2 1/2 story wood framed structure constructed in 1902 in Craftsman Style sited on a 5,000 SF lot in the Northwest Plan District. A Conservation Landmark is a type of historic resource designation to signify a building, portion of a building, structure, object, landscape, tree, site, or place that the City has designated for its special archaeological, architectural, cultural, or historical merit.

Historic Designation Review is required to designate the property as a Conservation Landmark.

Relevant Approval Criteria:

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

- 33.846.030.D Approval Criteria

ANALYSIS

Site and Vicinity: The subject property is located on the north side of NW Overton Street, just east of NW 21st Avenue, and is oriented south. The property is 5,000sf and contains a 2-½-story structure constructed in 1902 as a residence in the American Tudor style and features gabled roofs and mock half-timbering. Other features include a projecting front gable end with bargeboards, pendant and finial, as well as polygonal bays on the front and side elevations. Some alterations have been made to the property since its construction including the addition of dormers and a fire escape in 1924, a partial enclosure of the front porch in 1930, and internal conversion to three units as well as a recent reversion back to a single dwelling. The neighboring house at 2057 NW Overton is an almost identical twin of this building, built at the same time. The subject property and its twin are both identified as Significant Resources on the City's Historic Resources Inventory (HRI).

To the immediate west of the site is a small surface parking lot and 3-½-story 1914 apartment building designed by Clausen & Clausen meeting the corner of NW Overton and NW 21st, also listed as a Significant Resource on the HRI. North of that is a surface parking lot surrounding a 2-story mixed-use building that includes Joe's Cellar Bar which holds the corner. Immediately east, beyond the twin residence, is a 2-story 8-unit condo building built in 1925. North of the subject property are some converted 1-story warehouse spaces that include creative offices and Cycle Dog, a dog park and tavern. To the north, beyond NW Pettygrove, is the Con-way Master Plan area – a large multi-block area that has been redeveloped with residential and mixed-use buildings over the past ten years. Across NW Overton, to the south, are 1-½- and 2-story residential buildings with 4-8 units and a larger 4-story apartment building built in 1911 that is also on the HRI. The overall surrounding area is a mix of residential, mixed-use, retail, creative office, and institutional uses of various scales and vintages.

Zoning: The RM4 zone is a high density, urban-scale multi-dwelling zone applied near the Central City, and in town centers, station areas, and along civic corridors that are served by frequent transit and are close to commercial services. It is intended to be an intensely urban zone with a high percentage of building coverage and a strong building

orientation to the pedestrian environment of streets, with buildings located close to sidewalks with little or no front setback. This is a mid-rise to high-rise zone with buildings of up to seven or more stories. The Design overlay zone is applied to this zone.

The Design overlay zone ensures that Portland is both a city designed for people and a city in harmony with nature. The Design overlay zone supports the city's evolution within current and emerging centers of civic life. The overlay promotes design excellence in the built environment through the application of additional design standards and design guidelines that:

- Build on context by enhancing the distinctive physical, natural, historic and cultural qualities of the location while accommodating growth and change;
- Contribute to a public realm that encourages social interaction and fosters inclusivity in people's daily experience; and
- Promotes quality and long-term resilience in the face of changing demographics, climate and economy.

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 prior land use reviews for this site:

- LU 84-001800/ LU 84-100066 (ref. file: CU 041-84) – Conditional Use approval to use the first floor of the existing residential structure for classrooms.
- LU 86-003700 (ref. file: CU 109-86) – Conditional Use approval amending condition of prior approval to increase number of students.

Agency Review: A "Notice of proposal in Your Neighborhood" was mailed **May 1, 2023**. The following Bureaus have not yet responded:

- Bureau of Transportation Engineering
- Water Bureau

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **May 1, 2023**.

Four written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

1. Mark Stromme, on April 23, 2023, wrote in support.
2. Philip R. Selinger, on April 23, 2023, wrote in support.
3. Don Singer, on April 24, 2023, wrote in support.
4. Dan Anderson, on April 28, 2023, wrote in support.
5. Cheri Ceridwen, on May 6, 2023, wrote in support.
6. Julius Woythaler & Kristi Elong-Woythaler, on May 10, 2023, wrote in support.

ZONING CODE APPROVAL CRITERIA

33.846.030 Historic Designation Review

Purpose of Historic Designation Review

Historic Designation Review allows the City of Portland to designate Historic Landmarks or Conservation Landmarks, expand the boundaries of Historic Landmarks, Conservation Landmarks, Historic Districts, or Conservation Districts, and to designate resources as contributing resources within a Historic Landmark, Conservation Landmark, Historic District, or Conservation District. This review does not affect a resource's listing on the National Register of Historic Places. These provisions promote the protection of historic resources by:

- Enhancing the city's identity through the protection of the region's significant historic resources;
- Ensuring underrepresented histories are recognized and protected;
- Fostering preservation and reuse of historic artifacts, structures, sites, objects, places, and districts as important parts of the region's fabric;
- Encouraging new development to sensitively incorporate historic resources and artifacts; and
- Applying an appropriate level of protection to historic resources at the time of City designation.

Findings: The applicant has applied for Historic Designation Review to designate the site as a Conservation Landmark.

Historic Designation Review Approval Criteria

Proposals to designate a historic resource as a Conservation Landmark will be approved if the review body finds that all of the following approval criteria are met.

1. **Significance.** The resource has significant archaeological, cultural, historical, or architectural value. For proposals to designate a Historic Landmark or Conservation Landmark, designate a resource as a contributing resource in an existing Historic District or Conservation District, or expand the boundary of an existing Historic Landmark, Conservation Landmark, Historic District or Conservation District, at least one of the following must be met.
 - a. The resource is associated with at least one event that has made a significant contribution to one or more broad patterns of local, regional, state, or national history;
 - b. The resource is associated with the life of at least one person significant to local, regional, state, or national history;
 - c. The resource possesses at least one distinctive characteristic of a type, period, or method of construction, or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components may lack individual distinction;
 - d. There is a high likelihood that, if preserved, the resource would yield information important in local, regional, state, or national history;
 - e. If the proposal is to designate a Conservation Landmark or Conservation District, the resource is associated with at least one event or pattern that is architecturally, culturally, or historically significant to the neighborhood or community with which the resource is associated; or
 - f. The resource has a significant association with at least one underrepresented community, cultural, or ethnic group.

Findings: The applicants have chosen to respond to criteria “b” and “c”.

With regard to criterion “b”, the applicants have stated the following:

The resource is associated with several people and families significant to Portland’s history. The property was built by Clementine Freeman Lewis, daughter of famed Captain John H. Couch, a prominent Portland pioneer for whom NW Couch Street and Couch Park are named in the NW Alphabet District. Mrs. Lewis was the wife of Cicero Hunt Lewis, also a Portland pioneer, who lived to be one of Oregon’s best-known and wealthiest Portland merchants and citizens of the time.

In 1872, Caroline E. Flanders Couch, wife of Captain Couch, deeded lots 1-18 on Block 289 to Mrs. Lewis, her second daughter. In 1902, Mrs. Lewis, began construction of the resource (originally 667 Overton Street) in the lead-up to the Lewis & Clark Centennial Exposition in the summer of 1905. The resource was part of Portland’s explosive growth that followed the Exposition.

In addition to the close association with Captain and Mrs. Couch and Mr. and Mrs. Cicero Lewis, the resource had direct ties to other persons significant to local history during its time of historical relevance in the early 1900’s. According [to] advertisements and articles in the Oregonian, from 1905 to 1907, the property was occupied by Alfred J. Bingham and his wife Kate Bingham. At the time, Mr. Bingham was a well-known building contractor whose firm helped build parts of nearby Good Samaritan Hospital, the Portland Armory, and the Hotel Portland.

A decade later, in 1915, the property was occupied by Mr. and Mrs. Fred F. Pittock, the son of Henry Pittock, the long-time publisher of the Portland Oregonian and the builder of the now famous Pittock Mansion. According [to] the birth announcement printed in the Oregonian, Henry Pittock’s grandson was born while the Pittocks lived at the property.

With regard to criterion “c” the applicants have stated the following:

The property is representative of the construction style and materials prevalent in the Slabtown neighborhood in the late 1800’s and early 1900’s. The resource exhibits a classic American Tudor style, with distinctive half timbering. It displays a steep, gabled 12/12 roof with barge boards and large decorative pendant and finial at the gable end. It is stylistically consistent with other homes designed by prolific NW Portland architect Emil Schacht but the architect for the resource is unknown.

The construction materials are predominantly fir, cedar, and other milled woods available locally when the resource was built in 1902. The joists are actual 2x12 boards that extend the entire width of the house, or more than 24 feet. Some of the original lath and plaster walls and ceilings remain in use.

The resource was built at the same time as its “twin” at 2057 NW Overton Street. The design is a mirror image of the neighboring property.

Clementine Freeman Lewis was one of the first 1000 pioneers of European descent to arrive in Portland in the year 1852, having traveled by train, boat, and mule. Per her obituary she was a generous philanthropist with various recipients, notably Good Samaritan Hospital which received funds from Mrs. Lewis to build an addition

as a memorial to her husband Cicero Hunt Lewis. With him she had eleven children.

It appears the house was built for investment purposes and as early as 1913 was advertised with boarding rooms for rent, thus it is representative of the density and general popularity of this neighborhood following the Lewis & Clark Centennial Exposition and throughout the following decades. With the property serving as multi-dwelling housing for over a hundred years, additional significance could be discovered via association through its multitude of tenants beyond those already known to have inhabited here; however, it is significant primarily for its association with Clementine Freeman (Couch) Lewis, one of Portland's early pioneers. The applicants have proposed that the period of significance be 1902-1915 to capture the time that the Pittocks lived on the property, however, staff suggests that the period of significance could be limited to 1902 to place extra significance on Mrs. Lewis's association and her initiative to build, not one but, two adjacent homes in the style of the day at this location.

This criterion is met.

- 2. Integrity.** The resource has retained physical and associative features from the period of historic significance. For proposals to designate a Conservation Landmark or Conservation District, at least three of the following must be met.
- The resource remains in the exact location as during the period of historic significance;
 - The resource retains sufficient design elements to convey an association with the period of historic significance;
 - The overall configuration of the resource and its surroundings is generally unchanged since the period of historic significance;
 - The resource's materials are generally unchanged since the period of historic significance or, if changed, have been replaced in kind;
 - The resource retains expressions of craft from the period of historic significance;
 - Sufficient artistic, spatial, or intangible elements from the period of historic significance remain to convey the significance of the resource; or
 - The cumulative features of the resource, as described by D.2.a through f, are together sufficient to convey an association with the resource's significance.

Findings: The applicants have chosen to respond to criteria "a", "b", "c", "e", "f", and "g".

With regard to criterion "a", the applicants have stated:

The resource remains in the exact location it was built in 1902. In addition, its location is immediately adjacent to its "twin" property at 2057 NW Overton Street, which was also built by Clementine Lewis in 1902. The two properties were originally identical and retain many of their design and construction similarities. In NW Portland, it is rare to have two identical historically significant properties together.

With regard to criterion "b", the applicants have stated:

The resource's design is representative of the construction style of single-family homes built in the Slabtown neighborhood in the early 1900's, at the time of the Lewis & Clark Centennial Exposition in 1905. It exhibits a classic American Tudor style, with distinctive half timbering. It displays a steep, gabled 12/12 roof with barge boards and large decorative pendant and finial at the gable end. The third-floor attic extends over a polygonal

bay window. Another bay window appears on the east elevation. The interior retains many of its original design features including stair spindles and railings, decorative arches with oversized trim, large French doors, and a brick fireplace in the living room. The property remains nearly identical to the neighboring “twin” property at 2057 NW Overton Street.

Some alterations were made to the resource over the years. In 1930, part of the front porch was enclosed to add a bathroom and sitting area. In the early 1980’s, previous owners, a church group, converted the property into a triplex for their congregants. The most significant alteration was the addition of a visually obtrusive but functional exterior wood fire escape that provided secondary egress to the second and third floor units. Near the back of the west elevation, they added a bump-out to provide a second bathroom for the first-floor unit. At the same time, the owner added a full kitchen to the second-floor unit. On the third floor, they added a dormer to the rear of the building to facilitate the addition of a bedroom.

From the 1980’s until 2017, the property changed ownership multiple times but no significant alterations were made. In 2017, the current owners purchased the property, which continued to serve as a tri-plex until 2021. In 2021, when several tenants moved out at the same time, the current owners hired a contractor to make significant structural repairs to the building. As part of the project, the contractor removed the exterior fire escape and rebuilt part of the front porch, effectively reversing two of the major alterations made in the 1980’s.

In 2022, after the structural repairs were made, the current owners personally lived at the property for several months. They made several additions to the exterior of the property. They added a cedar fence, restored the existing cedar deck, and added a wooden deck in the back yard to enhance the safe, security, and livability of the property.

As one can see in current photos of the resource, the property is now visually very similar to its neighboring twin at 2057 NW Overton.

With regard to criterion “c”, the applicants have stated:

Obviously, NW Portland has changed dramatically since the resource was built in 1902. However, the resource and its immediate surroundings are generally unchanged since it was built. Though the resource has been slightly modified and modernized over time, the appearance and configuration of the building is largely unchanged from the time it was built. Wood fencing, gates, and decking were added to the rear of the property to improve privacy, security, and livability.

The neighboring single-family residence to the east (2057 NW Overton Street) was built at the same time, with the same design and materials, and is visually compatible with and structurally nearly identical to the resource property.

With regard to criterion “e”, the applicants have stated:

The property is representative of the construction style prevalent in the Slabtown neighborhood in the late 1800’s and early 1900’s. As previously

mentioned, it exhibits a classic American Tudor style, with distinctive half timbering. It displays a steep, gabled 12/12 roof with barge boards and large decorative pendant and finial at the gable end. The interior retains many of its design features including original stair spindles and railings, decorative arches with oversized trim, large French doors, and a brick fireplace in the living room. The property remains nearly identical to the neighboring property at 2057 NW Overton Street.

With regard to criterion “f”, the applicants have stated:

For the reasons described above, most of the design elements from the early 1900’s remain intact and convey the significance of the resource. Current photos of the property show a strong similarity to its neighboring property at 2057 NW Overton Street. The resource has a steep pitched roof with a decorative finial, common in the late 1800’s and early 1900’s. It displays significant half timbering, which was representative of American [T]udor-style single-family homes built in NW Portland in the early 1900’s. The porch includes painted white wood balusters, railings, posts, and spandrels that are representative of the resource’s period of historic significance in the early 1900’s.

With regard to criterion “g”, the applicants have stated:

For the reasons described above, the individual and cumulative features of the resource are sufficient to convey a strong association with the resource’s significance.

Staff agrees that criteria “a”, “b”, “c”, “e”, and “f”, and therefore “g” are met. As is noted, the building has been altered since its original construction, with some of those alterations since removed in an attempt to return the building to a closer approximation of its original character. Later alterations that have since been corrected include the egress stair on the east façade, and alterations made to the porch that partially enclosed the west side and removed original decorative elements. Some later alterations remain, including enclosure of the east side of the front porch, the addition of a small first floor bumpout at the northwest corner, dormers at the east and north slopes of the roof, and removal of original windows and their replacement with vinyl windows. Some restorative elements have been added including the decorative porch detailing which matches the detailing on the twin building at 2057 NW Overton, though it is unclear what the original porch detailing on this building looked like as no historic photos have yet been discovered.

While alterations have been made to the original design, the building is still located in its original location and in its original position on the site, it still retains sufficient design elements from its historic period, and it still retains expressions of the craft from its period of significance, specifically the American Tudor aesthetic which was popular at the time of its construction. For these reasons, the resource retains sufficient integrity to meet this criterion for designation as a Conservation Landmark.

This criterion is met.

- 3. Appropriate level of protection.** The proposed City designation is appropriate considering the following. Levels of protection for City designation are Historic Landmark designation, Conservation Landmark designation, Historic District designation, Conservation District designation, contributing resource in a Historic District, contributing resource in a Conservation District, and no City designation:

- a. The significance and integrity of the resource proposed for designation;
- b. The regulatory effects of the proposed level of protection; and
- c. Other values, such as relevant goals and policies in the Comprehensive Plan.

Findings: Conservation Landmarks are defined in the Portland Zoning Code as “*a building, portion of a building, structure, object, landscape, tree, site, or place that the City has designated for its special archaeological, architectural, cultural, or historical merit.*” This description is the same for resources designated as Historic Landmarks, however, there are differences in these two designations. Conservation Landmarks are currently few in number and all are solely City-designated resources, whereas Historic Landmarks are greater in number with some being City-designated and some receiving the City designation following listing on the National Register of Historic Places, which resulted in automatic Historic Landmark designation prior to January 27, 2017; after this date the state administrative rules changed requiring a local process to designate National Register-listed resources as landmarks.

One primary distinction between Historic and Conservation Landmarks is that alterations to the interiors of Historic Landmarks can be reviewed through Historic Resource Review if the interior is specifically landmarked; the applicant does not propose to landmark the interior of the resource so this would not be a factor in the Conservation Landmark designation. The same exemptions to Historic Resource Review apply to both Historic and Conservation Landmarks.

Another primary distinction between Historic and Conservation Landmarks is the level of review applied to each type of resource for certain projects. Most project types have the same level of review, but a new accessory structure requires only a Type 1x land use review for a Conservation Landmark versus a Type 2 land use review for a Historic Landmark. Likewise, any exterior alteration project, other than a relocation, will never exceed the staff-level Type 2 land use review for a Conservation Landmark, whereas for a Historic Landmark, the review could reach the Commission-level Type 3 land use review, depending on valuation.

Lastly, the final primary distinction between a Conservation Landmark and a Historic Landmark is that, if demolition is proposed, Conservation Landmarks are subject to a Type 3 Demolition Review, whereas a Historic Landmark is subject to a Type 4 Demolition Review. A Type 3 is reviewed by the Historic Landmarks Commission, appealable to City Council and a Type 4 is reviewed by City Council, appealable to the Land Use Board of Appeals.

Because the subject property is worthy of protection, based on the findings above under 1 and 2, and juxtaposed with the continued popularity of this part of town as evidenced in the provided photos which show continued construction of large apartment buildings in the vicinity, landmarking the resource is appropriate and will help ensure its preservation. Because the Historic Landmark designation and the regulations that come with it may be slightly excessive for this particular resource, Conservation Landmark designation is more appropriate than Historic Landmark designation.

Lastly, the applicants have proposed that the boundary of the Conservation Landmark shall be limited to the footprint of the building, which is atypical of the City’s landmarks. Typically, the boundary is the site as denoted by the property lines, with the building noted as the significant resource. Staff suggests that the boundary be identified as the property for consistency within our records. Staff has added a suggested condition of approval to clarify this in the records.

With the condition that the boundary is noted as the site (or property lines) with the existing building identified as the significant resource, this criterion is met.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all 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 Designation Review process is to promote the protection of historic resources by:

- Enhancing the city's identity through the protection of the region's significant historic resources;
- Ensuring underrepresented histories are recognized and protected;
- Fostering preservation and reuse of historic artifacts, structures, sites, objects, places, and districts as important parts of the region's fabric;
- Encouraging new development to sensitively incorporate historic resources and artifacts; and
- Applying an appropriate level of protection to historic resources at the time of City designation.

This proposal meets the applicable Historic Designation Review criteria and therefore warrants approval.

TENTATIVE STAFF RECOMMENDATION

(May be revised upon receipt of new information at any time to the Historic Landmarks Commission decision)

Staff recommends approval of Historic Designation Review to designate the property at 2069 NW Overton Street as a Conservation Landmark, with the following condition of approval.

- A. The boundary of the landmark shall be noted as the site (or property lines) with the existing building identified as the significant resource.

=====

Procedural Information. The application for this land use review was submitted on February 28, 2023, and was determined to be complete on April 17, 2023.

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 February 28, 2023.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120 days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case,

the applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: August 15, 2023.**

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the recommendation of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to specific conditions of approval, listed above. These conditions of approval run with the land, unless modified by future land use reviews.

This report is not a decision. The review body for this proposal is the Landmarks Commission who will make the decision on this case. This report is a recommendation to the Landmarks Commission by the Bureau of Development Services. The review body may adopt, modify, or reject this recommendation. The Landmarks Commission will make a decision about this proposal at the hearing or will grant a continuance. Any new written testimony should be emailed to Hillary Adam at Hillary.Adam@PortlandOregon.gov. If you cannot email comments and must mail comments via USPS mail, your comments to the Landmarks Commission can be mailed c/o the Landmarks Commission, 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201.

If you are interested in viewing information in the file, please contact the planner listed on this decision. The planner can provide information over the phone or via email. Please note only digital copies of material in the file are available for viewing. A digital copy of the Portland Zoning Code is available on the internet at <http://www.portlandoregon.gov/zoningcode>.

You will receive mailed notice of the decision if you write a letter received before the hearing or testify at the hearing, or if you are the property owner or applicant. This Staff Report will be posted on the Bureau of Development Services website. Look at www.portlandonline.com. On the left side of the page use the search box to find Development Services, then click on the Zoning/Land Use section, select Notices and Hearings. Land use review notices are listed by the District Coalition shown at the beginning of this document.

Appeal of the decision. The decision of the Historic Landmarks Commission may be appealed to City Council, who will hold a public hearing. If you or anyone else appeals the decision of the review body, only evidence previously presented to the review body will be considered by the City Council.

Who can appeal: You may appeal the decision only if you submit written comments which are received before the close of the record for the hearing, if you testify at the hearing, or if you are the property owner/applicant. **Appeals must be filed within 14 days of the decision. An appeal fee of \$5,250.00 will be charged.**

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 website: <https://www.portland.gov/bds/zoning-land-use/land-use-review-fees-and->

[types/appeals-fees-and-fee-waivers](#). Neighborhood associations recognized by the Office of Community & Civic Life may qualify for a waiver of the appeal fee provided that the association has standing to appeal. The appeal must contain the signature of the Chairperson or other person authorized by the association, confirming the vote to appeal was done in accordance with the organization's bylaws.

Neighborhood associations, who wish to qualify for a fee waiver, must complete the Type III Appeal Fee Waiver Request for Organizations Form and submit it prior to the appeal deadline. The Type III Appeal Fee Waiver Request for Organizations Form contains instructions on how to apply for a fee waiver, including the required vote to appeal.

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 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:

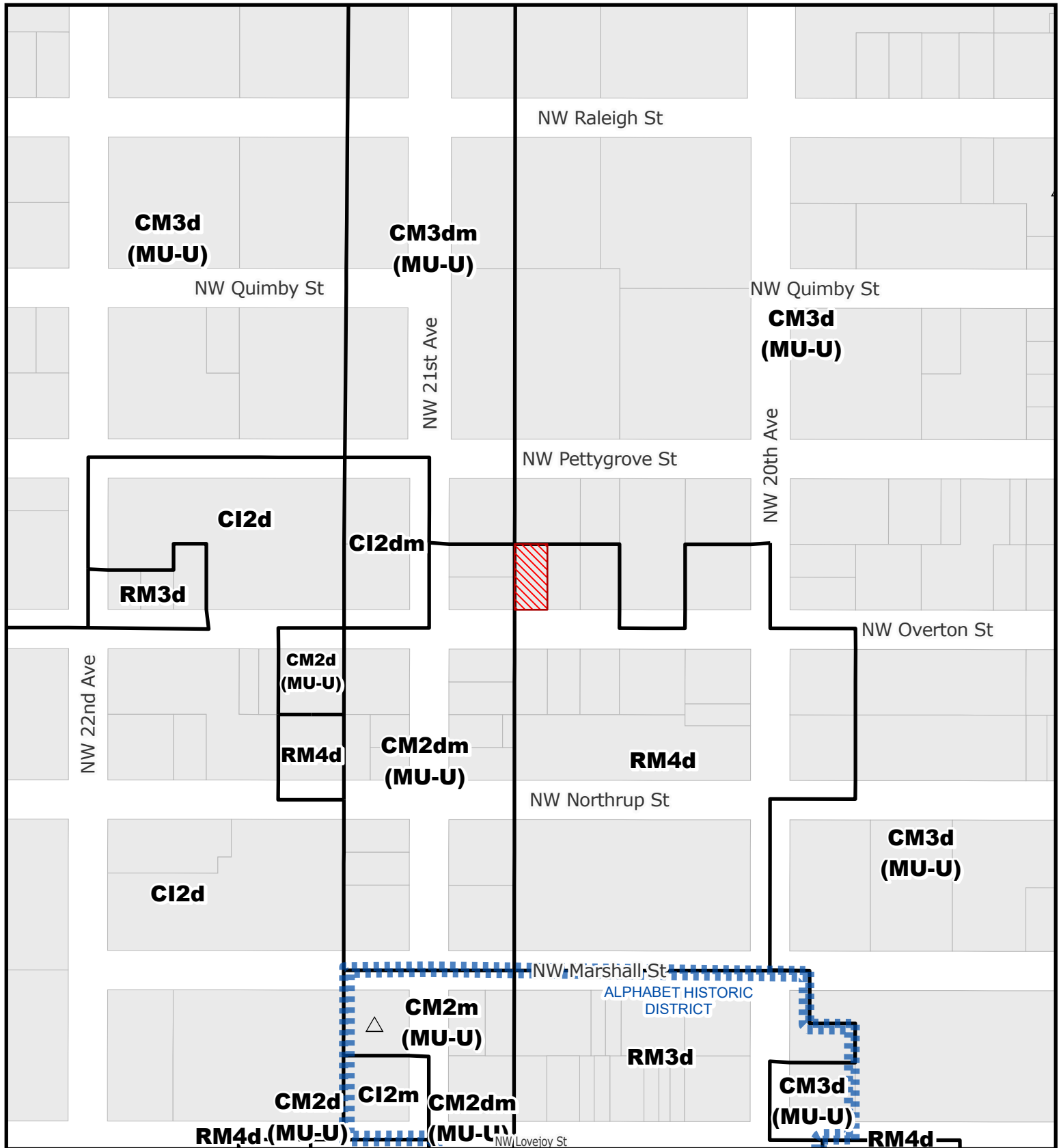
- All conditions imposed here.
- All applicable development standards, unless specifically exempted as part of this land use review.
- All requirements of the building code.
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

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).

Hillary Adam
May 12, 2023

EXHIBITS – NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Narrative
 - 2. Consent Letter
 - 3. Site Plan Overview
 - 4. Site Plan
 - 5. 1980 Photo
 - 6. Photo – Exterior Front 1
 - 7. Photo – Exterior Front 2
 - 8. Photo – Exterior Rear
 - 9. Photo – Kitchen
 - 10. Photo – Living Room and Entry
 - 11. Updated Narrative
 - 12. Completeness Response
 - 13. Photos
- B. Zoning Map (attached)
- C. Plan & Drawings
 - 1. Site Plan (attached)
 - 2. Exterior Photo (attached)
- D. Notification information:
 - 1. Posting letter sent to applicant
 - 2. Notice to be posted
 - 3. Applicant's statement certifying posting
 - 4. Mailed notice
 - 5. Mailing list
- E. Agency Responses: none
- F. Letters
 - 1. Mark Stromme, on April 23, 2023, wrote in support.
 - 2. Philip R. Selinger, on April 23, 2023, wrote in support.
 - 3. Don Singer, on April 24, 2023, wrote in support.
 - 4. Dan Anderson, on April 28, 2023, wrote in support.
 - 5. Cheri Ceridwen, on May 6, 2023, wrote in support.
 - 6. Julius Woythaler & Kristi Elong-Woythaler, on May 10, 2023, wrote in support.
- G. Other
 - 1. Original LUR Application
 - 2. Incomplete Letter, dated March 23, 2023
- H.



For Zoning Code in Effect Post October 1, 2022

ZONING



THIS SITE LIES WITHIN THE:
NORTHWEST PLAN DISTRICT



Site



Historic District



Historic Landmark

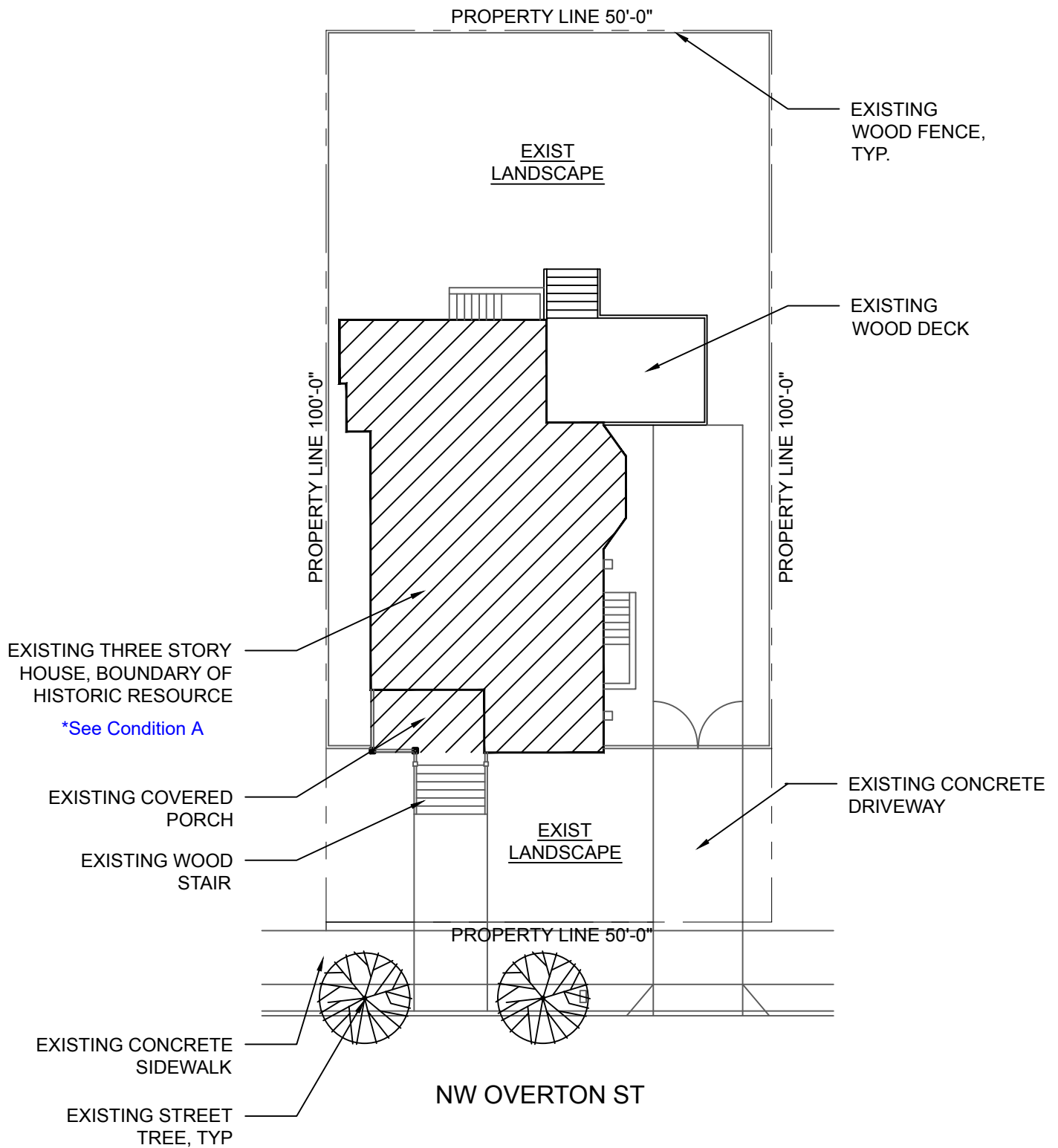
File No. LU 23 - 017670 HDR

1/4 Section 2927

Scale 1 inch = 200 feet

State ID 1N1E33BA 1000

Exhibit B Mar 01, 2023

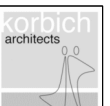


PROJECT: HISTORIC RESIDENCE
2069 NW OVERTON ST
PORTLAND, OR 97209

DATE:
02.27.2023

DRAWING NUMBER:

Korbich Architects
2235 NE Klickitat Street
Portland, OR 97212
T: 503-750-9367
E: skorbich@korbicharchitects.com



LU 23-017670 HDR G3
LU 23-017670 HDR





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

Carmen Rubio, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7310
TTY: (503) 823-6868
www.portland.gov/bds

Type III Land Use Review

MEMORANDUM

Date: May 12, 2023
To: Historic Landmarks Commission
From: Hillary Adam, Design / Historic Review Team
503-823-8953 | Hillary.Adam@portlandoregon.gov
Re: LU 23-017670 HDR – Proposed Conservation Landmark
Type III Landmark Designation Review– May 22, 2023

This memo is regarding the upcoming Type III hearing on May 22, 2023 for Proposed Conservation Landmark. The following supporting documents are available as follows:

- Staff Report - attached and accessed here:
<https://efiles.portlandoregon.gov/Record/16073189/>
- Drawings – accessed <https://efiles.portlandoregon.gov/Record/16073191/>. Note, Commissioners who requested hard copies will receive the drawing set via standard US mail.

I. PROGRAM OVERVIEW

Type III Historic Designation Review to designate the property at 2069 NW Overton Street as a Conservation Landmark at the request of the owner. The proposed resource is a 2 1/2 story wood framed structure constructed in 1902 in Craftsman Style sited on a 5,000 SF lot in the Northwest Plan District. A Conservation Landmark is a type of historic resource designation to signify a building, portion of a building, structure, object, landscape, tree, site, or place that the City has designated for its special archaeological, architectural, cultural, or historical merit.

II. DEVELOPMENT TEAM BIO

Applicant	Ron Walters and Tonya Nichols
Owner	Tonya Nichols

III. HISTORIC REVIEW APPROVAL CRITERIA – 33.846.030.D Approval Criteria

IV. STAFF RECOMMENDATION

Staff found that the proposal meets the applicable Historic Designation Review criteria, therefore, the Staff Report recommends approval. From the SR conclusion:

The purpose of the Historic Designation Review process is to promote the protection of historic resources by:

- *Enhancing the city's identity through the protection of the region's significant historic resources;*
- *Ensuring underrepresented histories are recognized and protected;*
- *Fostering preservation and reuse of historic artifacts, structures, sites, objects, places, and districts as important parts of the region's fabric;*
- *Encouraging new development to sensitively incorporate historic resources and artifacts; and*
- *Applying an appropriate level of protection to historic resources at the time of City designation.*

This proposal meets the applicable Historic Designation Review criteria and therefore warrants approval.

V. CONDITIONS OF APPROVAL

Staff has suggested one condition of approval for consistency among the City's designated resources:

- A. *The boundary of the landmark shall be noted as the site (or property lines) with the existing building identified as the significant resource.*

VI. PROCEDURAL NOTES

- The application was deemed complete on April 17, 2023.
- The 120th day (and deadline to issue a decision is August 15, 2023).

Attachments: Site Plan and Photo
 Staff Report



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

Carmen Rubio, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7310
TTY: (503) 823-6868
www.portland.gov/bds

Revised STAFF REPORT AND RECOMMENDATION TO THE HISTORIC LANDMARKS COMMISSION

CASE FILE: LU 23-017670 HDR
Proposed Conservation Landmark
REVIEW BY: Historic Landmarks Commission
WHEN: May 22, 2023 @ 1:30pm
REMOTE
ACCESS: Historic Landmarks Commission Agenda
<https://www.portlandoregon.gov/bds/HLCagenda>

This land use hearing will be limited to remote participation via Zoom. Please refer to the instructions included with this notice to observe and participate remotely.

It is important to submit all evidence to the Historic Landmarks Commission. City Council will not accept additional evidence if there is an appeal of this proposal.

Note: Additional findings have been added to Approval Criterion #3. This is the only substantial change in this revised staff report. The changes are shown as boxed.

Bureau of Development Services Staff: Hillary Adam 503-823-8953 /
Hillary.Adam@portlandoregon.gov

GENERAL INFORMATION

Applicant: Tonya Nichols & Ronald Walters
290 SW Birdshill Rd
Portland, OR 97219

Owner: Tonya Nichols
290 SW Birdshill Rd
Portland, OR 97219

Site Address: 2069 NW OVERTON ST

Legal Description: BLOCK 289 LOT 13, COUCHS ADD
Tax Account No.: R180229770
State ID No.: 1N1E33BA 01000
Quarter Section: 2927

Neighborhood: Northwest District, contact Greg Theisen at
planningchair@northwestdistrictassociation.org

Business District: Northwest Portland, contact at nobhillportland@gmail.com.

District Coalition: Neighbors West/Northwest, contact at admin@nwnw.org

Plan District: Northwest
Other Designations: None

Zoning: RM4d – Residential Multi-Dwelling 4 with Design overlay
Case Type: HDR – Historic Designation Review
Procedure: Type III, with a public hearing before the Historic Landmarks Commission. The decision of the Historic Landmarks Commission can be appealed to City Council.

Proposal:

Type III Historic Designation Review to designate the property at 2069 NW Overton Street as a Conservation Landmark at the request of the owner. The proposed resource is a 2 1/2 story wood framed structure constructed in 1902 in Craftsman Style sited on a 5,000 SF lot in the Northwest Plan District. A Conservation Landmark is a type of historic resource designation to signify a building, portion of a building, structure, object, landscape, tree, site, or place that the City has designated for its special archaeological, architectural, cultural, or historical merit.

Historic Designation Review is required to designate the property as a Conservation Landmark.

Relevant Approval Criteria:

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

- 33.846.030.D Approval Criteria

ANALYSIS

Site and Vicinity: The subject property is located on the north side of NW Overton Street, just east of NW 21st Avenue, and is oriented south. The property is 5,000sf and contains a 2-½-story structure constructed in 1902 as a residence in the American Tudor style and features gabled roofs and mock half-timbering. Other features include a projecting front gable end with bargeboards, pendant and finial, as well as polygonal bays on the front and side elevations. Some alterations have been made to the property since its construction including the addition of dormers and a fire escape in 1924, a partial enclosure of the front porch in 1930, and internal conversion to three units as well as a recent reversion back to a single dwelling. The neighboring house at 2057 NW Overton is an almost identical twin of this building, built at the same time. The subject property and its twin are both identified as Significant Resources on the City's Historic Resources Inventory (HRI).

To the immediate west of the site is a small surface parking lot and 3-½-story 1914 apartment building designed by Clausen & Clausen meeting the corner of NW Overton and NW 21st, also listed as a Significant Resource on the HRI. North of that is a surface parking lot surrounding a 2-story mixed-use building that includes Joe's Cellar Bar which holds the corner. Immediately east, beyond the twin residence, is a 2-story 8-unit condo building built in 1925. North of the subject property are some converted 1-story warehouse spaces that include creative offices and Cycle Dog, a dog park and tavern. To the north, beyond NW Pettygrove, is the Con-way Master Plan area – a large multi-block area that has been redeveloped with residential and mixed-use buildings over the past ten years. Across NW Overton, to the south, are 1-½- and 2-story residential buildings with 4-8 units and a larger 4-story apartment building built in 1911 that is also on the HRI. The overall surrounding area is a mix of residential, mixed-use, retail, creative office, and institutional uses of various scales and vintages.

Zoning: The RM4 zone is a high density, urban-scale multi-dwelling zone applied near the Central City, and in town centers, station areas, and along civic corridors that are served by frequent transit and are close to commercial services. It is intended to be an intensely urban zone with a high percentage of building coverage and a strong building orientation to the pedestrian environment of streets, with buildings located close to sidewalks with little or no front setback. This is a mid-rise to high-rise zone with buildings of up to seven or more stories. The Design overlay zone is applied to this zone.

The Design overlay zone ensures that Portland is both a city designed for people and a city in harmony with nature. The Design overlay zone supports the city's evolution within current and emerging centers of civic life. The overlay promotes design excellence in the built environment through the application of additional design standards and design guidelines that:

- Build on context by enhancing the distinctive physical, natural, historic and cultural qualities of the location while accommodating growth and change;
- Contribute to a public realm that encourages social interaction and fosters inclusivity in people's daily experience; and
- Promotes quality and long-term resilience in the face of changing demographics, climate and economy.

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 prior land use reviews for this site:

- LU 84-001800/ LU 84-100066 (ref. file: CU 041-84) – Conditional Use approval to use the first floor of the existing residential structure for classrooms.
- LU 86-003700 (ref. file: CU 109-86) – Conditional Use approval amending condition of prior approval to increase number of students.

Agency Review: A "Notice of proposal in Your Neighborhood" was mailed **May 1, 2023**. The following Bureaus have not yet responded:

- Bureau of Transportation Engineering
- Water Bureau

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **May 1, 2023**.

Four written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

1. Mark Stromme, on April 23, 2023, wrote in support.
2. Philip R. Selinger, on April 23, 2023, wrote in support.
3. Don Singer, on April 24, 2023, wrote in support.
4. Dan Anderson, on April 28, 2023, wrote in support.
5. Cheri Ceridwen, on May 6, 2023, wrote in support.
6. Julius Woythaler & Kristi Elong-Woythaler, on May 10, 2023, wrote in support.

ZONING CODE APPROVAL CRITERIA

33.846.030 Historic Designation Review

Purpose of Historic Designation Review

Historic Designation Review allows the City of Portland to designate Historic Landmarks or Conservation Landmarks, expand the boundaries of Historic Landmarks, Conservation Landmarks, Historic Districts, or Conservation Districts, and to designate resources as contributing resources within a Historic Landmark, Conservation Landmark, Historic District, or Conservation District. This review does not affect a resource's listing on the National Register of Historic Places. These provisions promote the protection of historic resources by:

- Enhancing the city's identity through the protection of the region's significant historic resources;
- Ensuring underrepresented histories are recognized and protected;
- Fostering preservation and reuse of historic artifacts, structures, sites, objects, places, and districts as important parts of the region's fabric;
- Encouraging new development to sensitively incorporate historic resources and artifacts; and
- Applying an appropriate level of protection to historic resources at the time of City designation.

Findings: The applicant has applied for Historic Designation Review to designate the site as a Conservation Landmark.

Historic Designation Review Approval Criteria

Proposals to designate a historic resource as a Conservation Landmark will be approved if the review body finds that all of the following approval criteria are met.

1. **Significance.** The resource has significant archaeological, cultural, historical, or architectural value. For proposals to designate a Historic Landmark or Conservation Landmark, designate a resource as a contributing resource in an existing Historic District or Conservation District, or expand the boundary of an existing Historic Landmark, Conservation Landmark, Historic District or Conservation District, at least one of the following must be met.
 - a. The resource is associated with at least one event that has made a significant contribution to one or more broad patterns of local, regional, state, or national history;
 - b. The resource is associated with the life of at least one person significant to local, regional, state, or national history;
 - c. The resource possesses at least one distinctive characteristic of a type, period, or method of construction, or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components may lack individual distinction;
 - d. There is a high likelihood that, if preserved, the resource would yield information important in local, regional, state, or national history;
 - e. If the proposal is to designate a Conservation Landmark or Conservation District, the resource is associated with at least one event or pattern that is architecturally, culturally, or historically significant to the neighborhood or community with which the resource is associated; or
 - f. The resource has a significant association with at least one underrepresented community, cultural, or ethnic group.

Findings: The applicants have chosen to respond to criteria “b” and “c”.

With regard to criterion “b”, the applicants have stated the following:

The resource is associated with several people and families significant to Portland’s history. The property was built by Clementine Freeman Lewis, daughter of famed Captain John H. Couch, a prominent Portland pioneer for whom NW Couch Street and Couch Park are named in the NW Alphabet District. Mrs. Lewis was the wife of Cicero Hunt Lewis, also a Portland pioneer, who lived to be one of Oregon’s best-known and wealthiest Portland merchants and citizens of the time.

In 1872, Caroline E. Flanders Couch, wife of Captain Couch, deeded lots 1-18 on Block 289 to Mrs. Lewis, her second daughter. In 1902, Mrs. Lewis, began construction of the resource (originally 667 Overton Street) in the lead-up to the Lewis & Clark Centennial Exposition in the summer of 1905. The resource was part of Portland’s explosive growth that followed the Exposition.

In addition to the close association with Captain and Mrs. Couch and Mr. and Mrs. Cicero Lewis, the resource had direct ties to other persons significant to local history during its time of historical relevance in the early 1900’s. According [to] advertisements and articles in the Oregonian, from 1905 to 1907, the property was occupied by Alfred J. Bingham and his wife Kate Bingham. At the time, Mr. Bingham was a well-known building contractor whose firm helped build parts of nearby Good Samaritan Hospital, the Portland Armory, and the Hotel Portland.

A decade later, in 1915, the property was occupied by Mr. and Mrs. Fred F. Pittock, the son of Henry Pittock, the long-time publisher of the Portland Oregonian and the builder of the now famous Pittock Mansion. According [to] the birth announcement printed in the Oregonian, Henry Pittock’s grandson was born while the Pittocks lived at the property.

With regard to criterion “c” the applicants have stated the following:

The property is representative of the construction style and materials prevalent in the Slabtown neighborhood in the late 1800’s and early 1900’s. The resource exhibits a classic American Tudor style, with distinctive half timbering. It displays a steep, gabled 12/12 roof with barge boards and large decorative pendant and finial at the gable end. It is stylistically consistent with other homes designed by prolific NW Portland architect Emil Schacht but the architect for the resource is unknown.

The construction materials are predominantly fir, cedar, and other milled woods available locally when the resource was built in 1902. The joists are actual 2x12 boards that extend the entire width of the house, or more than 24 feet. Some of the original lath and plaster walls and ceilings remain in use.

The resource was built at the same time as its “twin” at 2057 NW Overton Street. The design is a mirror image of the neighboring property.

Clementine Freeman Lewis was one of the first 1000 pioneers of European descent to arrive in Portland in the year 1852, having traveled by train, boat, and mule. Per her obituary she was a generous philanthropist with various recipients, notably

Good Samaritan Hospital which received funds from Mrs. Lewis to build an addition as a memorial to her husband Cicero Hunt Lewis. With him she had eleven children.

It appears the house was built for investment purposes and as early as 1913 was advertised with boarding rooms for rent, thus it is representative of the density and general popularity of this neighborhood following the Lewis & Clark Centennial Exposition and throughout the following decades. With the property serving as multi-dwelling housing for over a hundred years, additional significance could be discovered via association through its multitude of tenants beyond those already known to have inhabited here; however, it is significant primarily for its association with Clementine Freeman (Couch) Lewis, one of Portland's early pioneers. The applicants have proposed that the period of significance be 1902-1915 to capture the time that the Pittocks lived on the property, however, staff suggests that the period of significance could be limited to 1902 to place extra significance on Mrs. Lewis's association and her initiative to build, not one but, two adjacent homes in the style of the day at this location.

This criterion is met.

- 2. Integrity.** The resource has retained physical and associative features from the period of historic significance. For proposals to designate a Conservation Landmark or Conservation District, at least three of the following must be met.
- The resource remains in the exact location as during the period of historic significance;
 - The resource retains sufficient design elements to convey an association with the period of historic significance;
 - The overall configuration of the resource and its surroundings is generally unchanged since the period of historic significance;
 - The resource's materials are generally unchanged since the period of historic significance or, if changed, have been replaced in kind;
 - The resource retains expressions of craft from the period of historic significance;
 - Sufficient artistic, spatial, or intangible elements from the period of historic significance remain to convey the significance of the resource; or
 - The cumulative features of the resource, as described by D.2.a through f, are together sufficient to convey an association with the resource's significance.

Findings: The applicants have chosen to respond to criteria "a", "b", "c", "e", "f", and "g".

With regard to criterion "a", the applicants have stated:

The resource remains in the exact location it was built in 1902. In addition, its location is immediately adjacent to its "twin" property at 2057 NW Overton Street, which was also built by Clementine Lewis in 1902. The two properties were originally identical and retain many of their design and construction similarities. In NW Portland, it is rare to have two identical historically significant properties together.

With regard to criterion "b", the applicants have stated:

The resource's design is representative of the construction style of single-family homes built in the Slabtown neighborhood in the early 1900's, at the time of the Lewis & Clark Centennial Exposition in 1905. It exhibits a classic American Tudor style, with distinctive half timbering. It displays a steep, gabled 12/12 roof with barge boards and large decorative pendant

and finial at the gable end. The third-floor attic extends over a polygonal bay window. Another bay window appears on the east elevation. The interior retains many of its original design features including stair spindles and railings, decorative arches with oversized trim, large French doors, and a brick fireplace in the living room. The property remains nearly identical to the neighboring “twin” property at 2057 NW Overton Street.

Some alterations were made to the resource over the years. In 1930, part of the front porch was enclosed to add a bathroom and sitting area. In the early 1980’s, previous owners, a church group, converted the property into a triplex for their congregants. The most significant alteration was the addition of a visually obtrusive but functional exterior wood fire escape that provided secondary egress to the second and third floor units. Near the back of the west elevation, they added a bump-out to provide a second bathroom for the first-floor unit. At the same time, the owner added a full kitchen to the second-floor unit. On the third floor, they added a dormer to the rear of the building to facilitate the addition of a bedroom.

From the 1980’s until 2017, the property changed ownership multiple times but no significant alterations were made. In 2017, the current owners purchased the property, which continued to serve as a tri-plex until 2021. In 2021, when several tenants moved out at the same time, the current owners hired a contractor to make significant structural repairs to the building. As part of the project, the contractor removed the exterior fire escape and rebuilt part of the front porch, effectively reversing two of the major alterations made in the 1980’s.

In 2022, after the structural repairs were made, the current owners personally lived at the property for several months. They made several additions to the exterior of the property. They added a cedar fence, restored the existing cedar deck, and added a wooden deck in the back yard to enhance the safe, security, and livability of the property.

As one can see in current photos of the resource, the property is now visually very similar to its neighboring twin at 2057 NW Overton.

With regard to criterion “c”, the applicants have stated:

Obviously, NW Portland has changed dramatically since the resource was built in 1902. However, the resource and its immediate surroundings are generally unchanged since it was built. Though the resource has been slightly modified and modernized over time, the appearance and configuration of the building is largely unchanged from the time it was built. Wood fencing, gates, and decking were added to the rear of the property to improve privacy, security, and livability.

The neighboring single-family residence to the east (2057 NW Overton Street) was built at the same time, with the same design and materials, and is visually compatible with and structurally nearly identical to the resource property.

With regard to criterion “e”, the applicants have stated:

The property is representative of the construction style prevalent in the Slabtown neighborhood in the late 1800's and early 1900's. As previously mentioned, it exhibits a classic American Tudor style, with distinctive half timbering. It displays a steep, gabled 12/12 roof with barge boards and large decorative pendant and finial at the gable end. The interior retains many of its design features including original stair spindles and railings, decorative arches with oversized trim, large French doors, and a brick fireplace in the living room. The property remains nearly identical to the neighboring property at 2057 NW Overton Street.

With regard to criterion “f”, the applicants have stated:

For the reasons described above, most of the design elements from the early 1900's remain intact and convey the significance of the resource. Current photos of the property show a strong similarity to its neighboring property at 2057 NW Overton Street. The resource has a steep pitched roof with a decorative finial, common in the late 1800's and early 1900's. It displays significant half timbering, which was representative of American [T]udor-style single-family homes built in NW Portland in the early 1900's. The porch includes painted white wood balusters, railings, posts, and spandrels that are representative of the resource's period of historic significance in the early 1900's.

With regard to criterion “g”, the applicants have stated:

For the reasons described above, the individual and cumulative features of the resource are sufficient to convey a strong association with the resource's significance.

Staff agrees that criteria “a”, “b”, “c”, “e”, and “f”, and therefore “g” are met. As is noted, the building has been altered since its original construction, with some of those alterations since removed in an attempt to return the building to a closer approximation of its original character. Later alterations that have since been corrected include the egress stair on the east façade, and alterations made to the porch that partially enclosed the west side and removed original decorative elements. Some later alterations remain, including enclosure of the east side of the front porch, the addition of a small first floor bumpout at the northwest corner, dormers at the east and north slopes of the roof, and removal of original windows and their replacement with vinyl windows. Some restorative elements have been added including the decorative porch detailing which matches the detailing on the twin building at 2057 NW Overton, though it is unclear what the original porch detailing on this building looked like as no historic photos have yet been discovered.

While alterations have been made to the original design, the building is still located in its original location and in its original position on the site, it still retains sufficient design elements from its historic period, and it still retains expressions of the craft from its period of significance, specifically the American Tudor aesthetic which was popular at the time of its construction. For these reasons, the resource retains sufficient integrity to meet this criterion for designation as a Conservation Landmark.

This criterion is met.

- 3. Appropriate level of protection.** The proposed City designation is appropriate considering the following. Levels of protection for City designation are Historic Landmark designation, Conservation Landmark designation, Historic District

designation, Conservation District designation, contributing resource in a Historic District, contributing resource in a Conservation District, and no City designation:

- a. The significance and integrity of the resource proposed for designation;
- b. The regulatory effects of the proposed level of protection; and
- c. Other values, such as relevant goals and policies in the Comprehensive Plan.

Findings: Conservation Landmarks are defined in the Portland Zoning Code as “a building, portion of a building, structure, object, landscape, tree, site, or place that the City has designated for its special archaeological, architectural, cultural, or historical merit.” This description is the same for resources designated as Historic Landmarks, however, there are differences in these two designations. Conservation Landmarks are currently few in number and all are solely City-designated resources, whereas Historic Landmarks are greater in number with some being City-designated and some receiving the City designation following listing on the National Register of Historic Places, which resulted in automatic Historic Landmark designation prior to January 27, 2017; after this date the state administrative rules changed requiring a local process to designate National Register-listed resources as landmarks.

One primary distinction between Historic and Conservation Landmarks is that alterations to the interiors of Historic Landmarks can be reviewed through Historic Resource Review if the interior is specifically landmarked; the applicant does not propose to landmark the interior of the resource so this would not be a factor in the Conservation Landmark designation. The same exemptions to Historic Resource Review apply to both Historic and Conservation Landmarks.

Another primary distinction between Historic and Conservation Landmarks is the level of review applied to each type of resource for certain projects. Most project types have the same level of review, but a new accessory structure requires only a Type 1x land use review for a Conservation Landmark versus a Type 2 land use review for a Historic Landmark. Likewise, any exterior alteration project, other than a relocation, will never exceed the staff-level Type 2 land use review for a Conservation Landmark, whereas for a Historic Landmark, the review could reach the Commission-level Type 3 land use review, depending on valuation.

Lastly, the final primary distinction between a Conservation Landmark and a Historic Landmark is that, if demolition is proposed, Conservation Landmarks are subject to a Type 3 Demolition Review, whereas a Historic Landmark is subject to a Type 4 Demolition Review. A Type 3 is reviewed by the Historic Landmarks Commission, appealable to City Council and a Type 4 is reviewed by City Council, appealable to the Land Use Board of Appeals.

Because the subject property is worthy of protection, based on the findings above under 1 and 2, and juxtaposed with the continued popularity of this part of town as evidenced in the provided photos which show continued construction of large apartment buildings in the vicinity, landmarking the resource is appropriate and will help ensure its preservation. Because the Historic Landmark designation and the regulations that come with it may be slightly excessive for this particular resource, Conservation Landmark designation is more appropriate than Historic Landmark designation.

Goals and policies of the City’s Comprehensive Plan also support the protection of the resource through Landmark designation. These include the following:

Goal 4.B: Historic and cultural resources Historic and cultural resources are identified, protected, and rehabilitated as integral parts of an urban environment that continues to evolve.

Policy 4.28: Historic buildings in centers and corridors. Identify, protect, and encourage the use and rehabilitation of historic resources in centers and corridors.

Policy 4.46: Historic and cultural resource protection. Within statutory requirements for owner consent, identify, protect, and encourage the use and rehabilitation of historic buildings, places, and districts that contribute to the distinctive character and history of Portland’s evolving urban environment.

Policy 4.60: Rehabilitation and adaptive reuse. Encourage rehabilitation and adaptive reuse of buildings, especially those of historic or cultural significance, to conserve natural resources, reduce waste, and demonstrate stewardship of the built environment.

While there are many other goals and policies in the Comprehensive Plan not addressed here, policies related to preservation and building reuse are supported by Landmark designation.

Lastly, the applicants have proposed that the boundary of the Conservation Landmark shall be limited to the footprint of the building, which is atypical of the City’s landmarks. Typically, the boundary is the site as denoted by the property lines, with the building noted as the significant resource. Staff suggests that the boundary be identified as the property for consistency within our records. Staff has added a suggested condition of approval to clarify this in the records.

With the condition that the boundary is noted as the site (or property lines) with the existing building identified as the significant resource, this criterion is met.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all 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 Designation Review process is to promote the protection of historic resources by:

- Enhancing the city’s identity through the protection of the region’s significant historic resources;
- Ensuring underrepresented histories are recognized and protected;
- Fostering preservation and reuse of historic artifacts, structures, sites, objects, places, and districts as important parts of the region’s fabric;
- Encouraging new development to sensitively incorporate historic resources and artifacts; and
- Applying an appropriate level of protection to historic resources at the time of City designation.

This proposal meets the applicable Historic Designation Review criteria and therefore warrants approval.

TENTATIVE STAFF RECOMMENDATION

(May be revised upon receipt of new information at any time to the Historic Landmarks Commission decision)

Staff recommends approval of Historic Designation Review to designate the property at 2069 NW Overton Street as a Conservation Landmark, with the following condition of approval.

- A. The boundary of the landmark shall be noted as the site (or property lines) with the existing building identified as the significant resource.

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Procedural Information. The application for this land use review was submitted on February 28, 2023, and was determined to be complete on April 17, 2023.

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 February 28, 2023.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120 days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: August 15, 2023.**

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the recommendation of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to specific conditions of approval, listed above. These conditions of approval run with the land, unless modified by future land use reviews.

This report is not a decision. The review body for this proposal is the Landmarks Commission who will make the decision on this case. This report is a recommendation to the Landmarks Commission by the Bureau of Development Services. The review body may adopt, modify, or reject this recommendation. The Landmarks Commission will make a decision about this proposal at the hearing or will grant a continuance. Any new written testimony should be emailed to Hillary Adam at Hillary.Adam@PortlandOregon.gov. If you cannot email comments and must mail comments via USPS mail, your comments to the Landmarks Commission can be mailed c/o the Landmarks Commission, 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201.

If you are interested in viewing information in the file, please contact the planner listed on this decision. The planner can provide information over the phone or via email. Please note only digital copies of material in the file are available for viewing. A digital copy of the Portland Zoning Code is available on the internet at <http://www.portlandoregon.gov/zoningcode>.

You will receive mailed notice of the decision if you write a letter received before the hearing or testify at the hearing, or if you are the property owner or applicant. This Staff Report will be posted on the Bureau of Development Services website. Look at www.portlandonline.com. On the left side of the page use the search box to find Development Services, then click on the Zoning/Land Use section, select Notices and Hearings. Land use review notices are listed by the District Coalition shown at the beginning of this document.

Appeal of the decision. The decision of the Historic Landmarks Commission may be appealed to City Council, who will hold a public hearing. If you or anyone else appeals the decision of the review body, only evidence previously presented to the review body will be considered by the City Council.

Who can appeal: You may appeal the decision only if you submit written comments which are received before the close of the record for the hearing, if you testify at the hearing, or if you are the property owner/applicant. **Appeals must be filed within 14 days of the decision. An appeal fee of \$5,250.00 will be charged.**

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 website: <https://www.portland.gov/bds/zoning-land-use/land-use-review-fees-and-types/appeals-fees-and-fee-waivers>. Neighborhood associations recognized by the Office of Community & Civic Life may qualify for a waiver of the appeal fee provided that the association has standing to appeal. The appeal must contain the signature of the Chairperson or other person authorized by the association, confirming the vote to appeal was done in accordance with the organization's bylaws.

Neighborhood associations, who wish to qualify for a fee waiver, must complete the Type III Appeal Fee Waiver Request for Organizations Form and submit it prior to the appeal deadline. The Type III Appeal Fee Waiver Request for Organizations Form contains instructions on how to apply for a fee waiver, including the required vote to appeal.

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 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.

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).

Hillary Adam

May 22, 2023

EXHIBITS – NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Narrative
 - 2. Consent Letter
 - 3. Site Plan Overview
 - 4. Site Plan
 - 5. 1980 Photo
 - 6. Photo – Exterior Front 1
 - 7. Photo – Exterior Front 2
 - 8. Photo – Exterior Rear
 - 9. Photo – Kitchen
 - 10. Photo – Living Room and Entry
 - 11. Updated Narrative
 - 12. Completeness Response
 - 13. Photos
- B. Zoning Map (attached)
- C. Plan & Drawings
 - 1. Site Plan (attached)
 - 2. Exterior Photo (attached)
- D. Notification information:
 - 1. Posting letter sent to applicant
 - 2. Notice to be posted
 - 3. Applicant's statement certifying posting
 - 4. Mailed notice
 - 5. Mailing list
- E. Agency Responses: none
- F. Letters

1. Mark Stromme, on April 23, 2023, wrote in support.
 2. Philip R. Selinger, on April 23, 2023, wrote in support.
 3. Don Singer, on April 24, 2023, wrote in support.
 4. Dan Anderson, on April 28, 2023, wrote in support.
 5. Cheri Ceridwen, on May 6, 2023, wrote in support.
 6. Julius Woythaler & Kristi Elong-Woythaler, on May 10, 2023, wrote in support.
- G. Other
1. Original LUR Application
 2. Incomplete Letter, dated March 23, 2023
- H.



City of Portland
**Historic Landmarks
Commission**

Type III Land Use Review

LU 23-017670 HDR

2069 NW Overton

May 22, 2023

Staff Presentation

Context

Location

Zoning

Approval Criteria

Context

Staff Recommendation

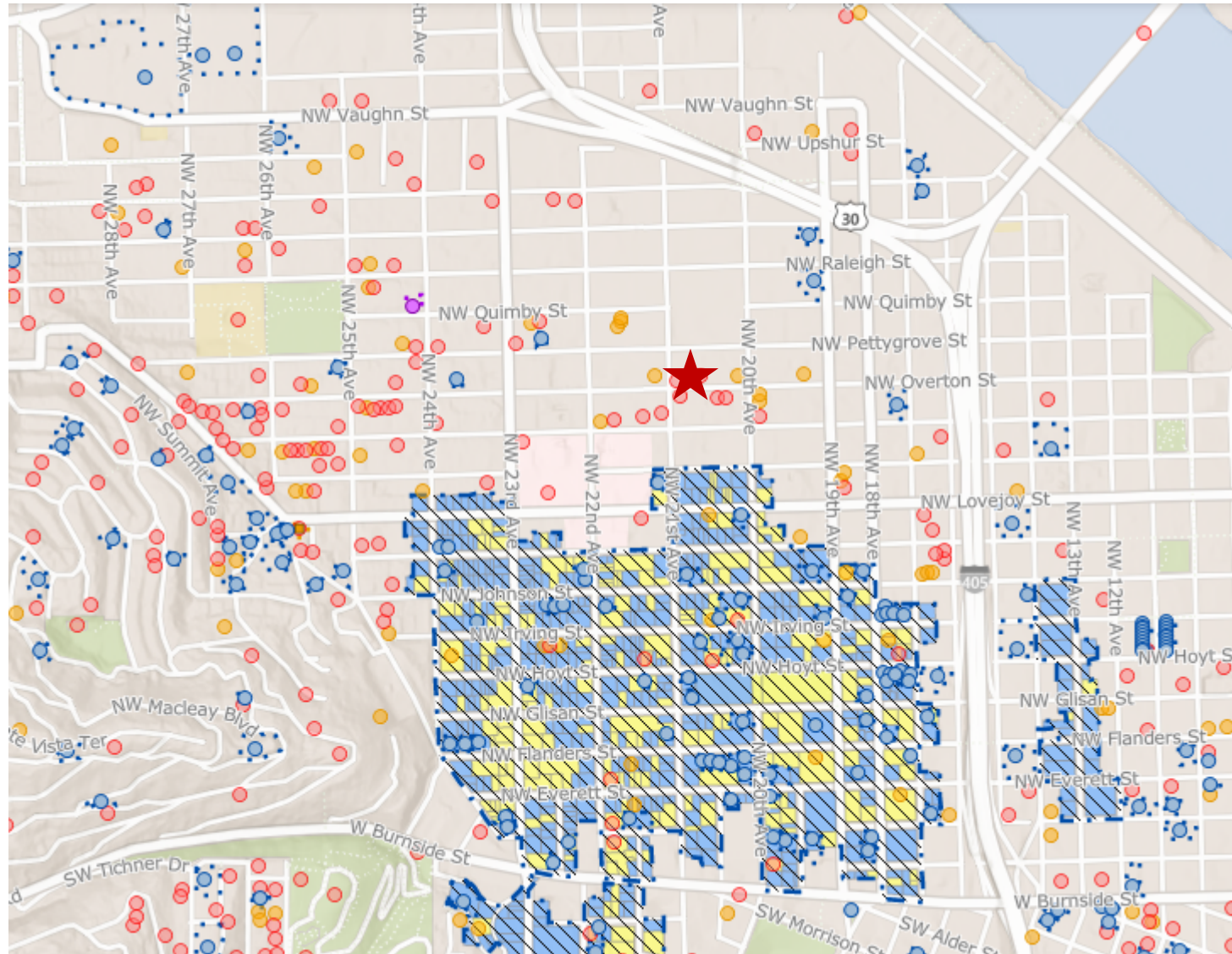
Conditions of Approval

Next Steps

Context

Location

Northwest Plan District



Legend

Historic Landmark



Conservation Landmark



National Register Landmark



Significant Resource



Documented Resource



District Status

Historic, Conservation & National Register District Status



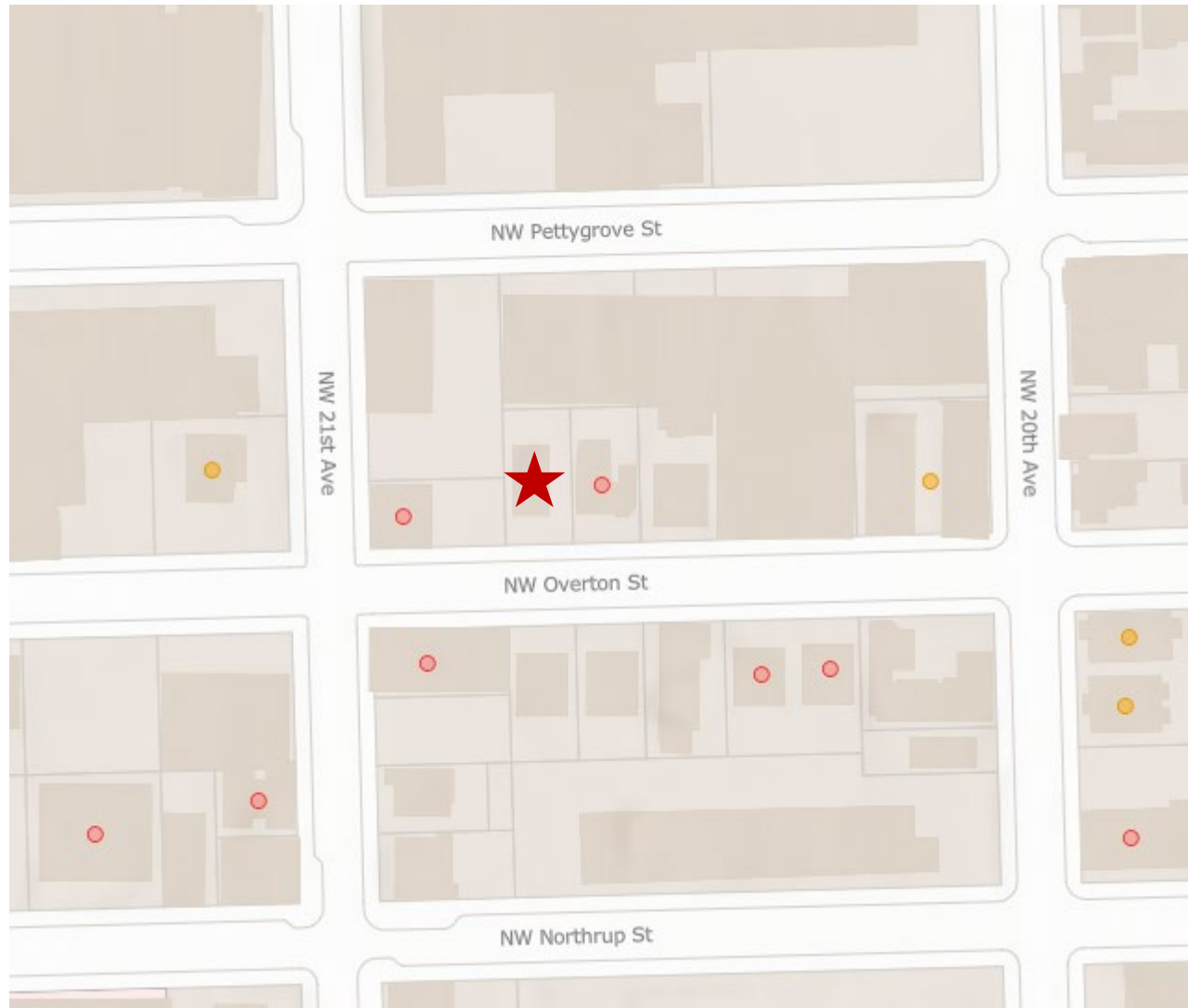
Contributing



Non-contributing

Location

Northwest Plan District



Legend

Historic Landmark



Conservation Landmark



National Register Landmark



Significant Resource



Documented Resource



District Status

Historic, Conservation & National Register District Status



Contributing



Non-contributing

Zoning

Base Zone:

RM4, Multi-Dwelling
Residential 4

Overlay:

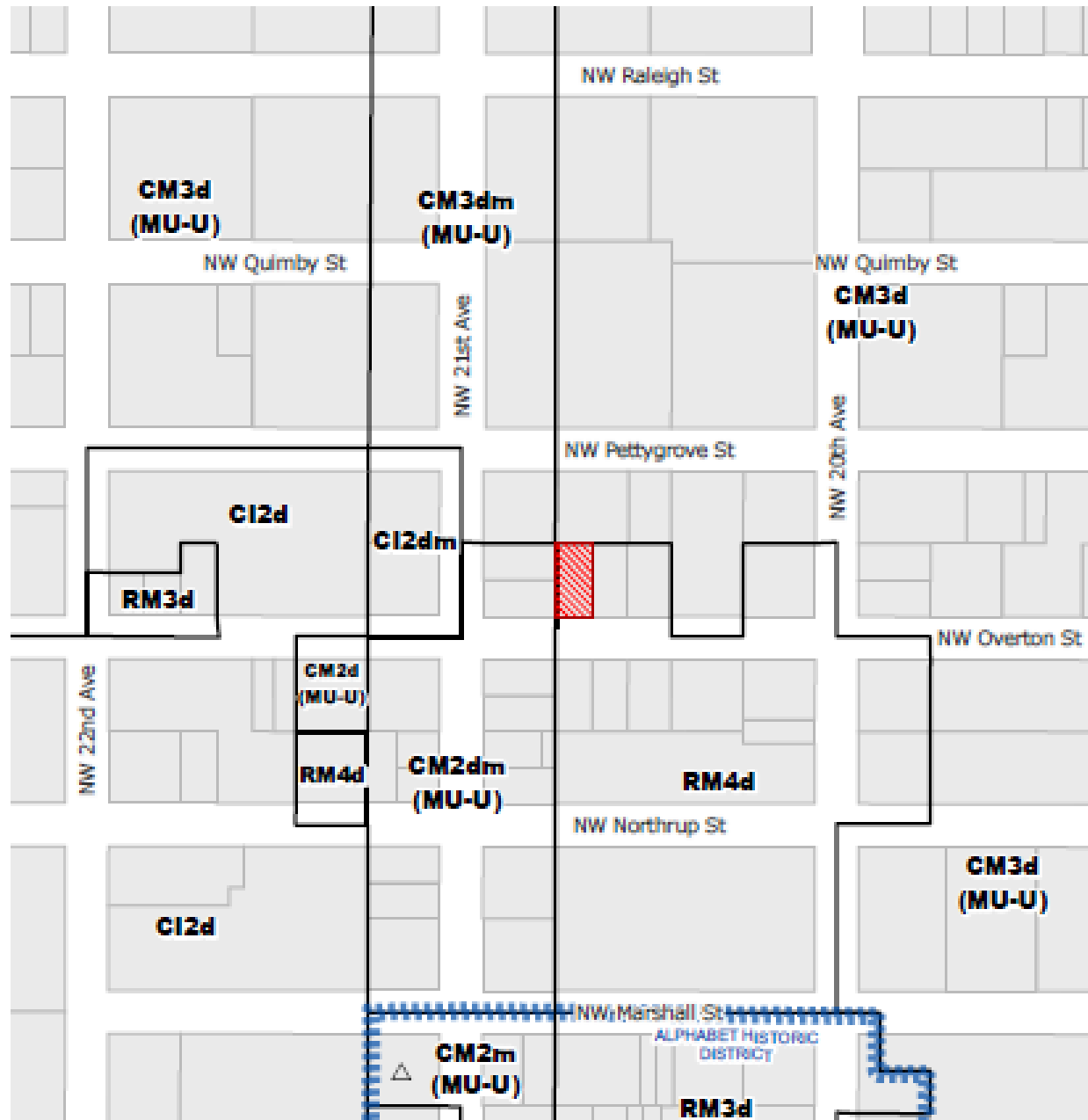
Design “d” Overlay

Floor Area Ratio:

4:1 base (+bonuses)

Height:

75' max (bonus to 100')



Approval Criteria

33.846.030.D

[Designation] Approval criteria

- 1. Significance.** The resource has significant archaeological, cultural, historical, or architectural value. For proposals to designate a Conservation Landmark, at least one Significance criterion must be met.
- 2. Integrity.** The resource has retained physical and associative features from the period of historic significance. For proposals to designate a Conservation Landmark, at least three Integrity criteria must be met.
- 3. Appropriate level of protection.** The proposed City designation is appropriate considering the following. Levels of protection for City designation are Historic Landmark designation, Conservation Landmark designation, Historic District designation, Conservation District designation, contributing resource in a Historic District, contributing resource in a Conservation District, and no City designation:
 - a. The significance and integrity of the resource proposed for designation;
 - b. The regulatory effects of the proposed level of protection; and
 - c. Other values, such as relevant goals and policies in the Comprehensive Plan.

Approval Criteria

33.846.030.D

[Designation] Approval criteria

1. **Significance.** The resource has significant archaeological, cultural, historical, or architectural value. For proposals to designate a Conservation Landmark, at least one Significance criterion must be met.
 - a. The resource is associated with at least one **event** that has made a significant contribution to one or more broad patterns of local, regional, state, or national history;
 - b. The resource is associated with the life of at least one **person** significant to local, regional, state, or national history;
 - c. The resource possesses at least one **distinctive characteristic** of a type, period, or method of construction, or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components may lack individual distinction;
 - d. There is a high likelihood that, if preserved, the resource would **yield information** important in local, regional, state, or national history;
 - e. If the proposal is to designate a Conservation Landmark or Conservation District, the resource is associated with at least one event or pattern that is architecturally, culturally, or historically **significant to the neighborhood** or community with which the resource is associated; or
 - f. The resource has a significant **association with at least one underrepresented community**, cultural, or ethnic group.

Approval Criteria

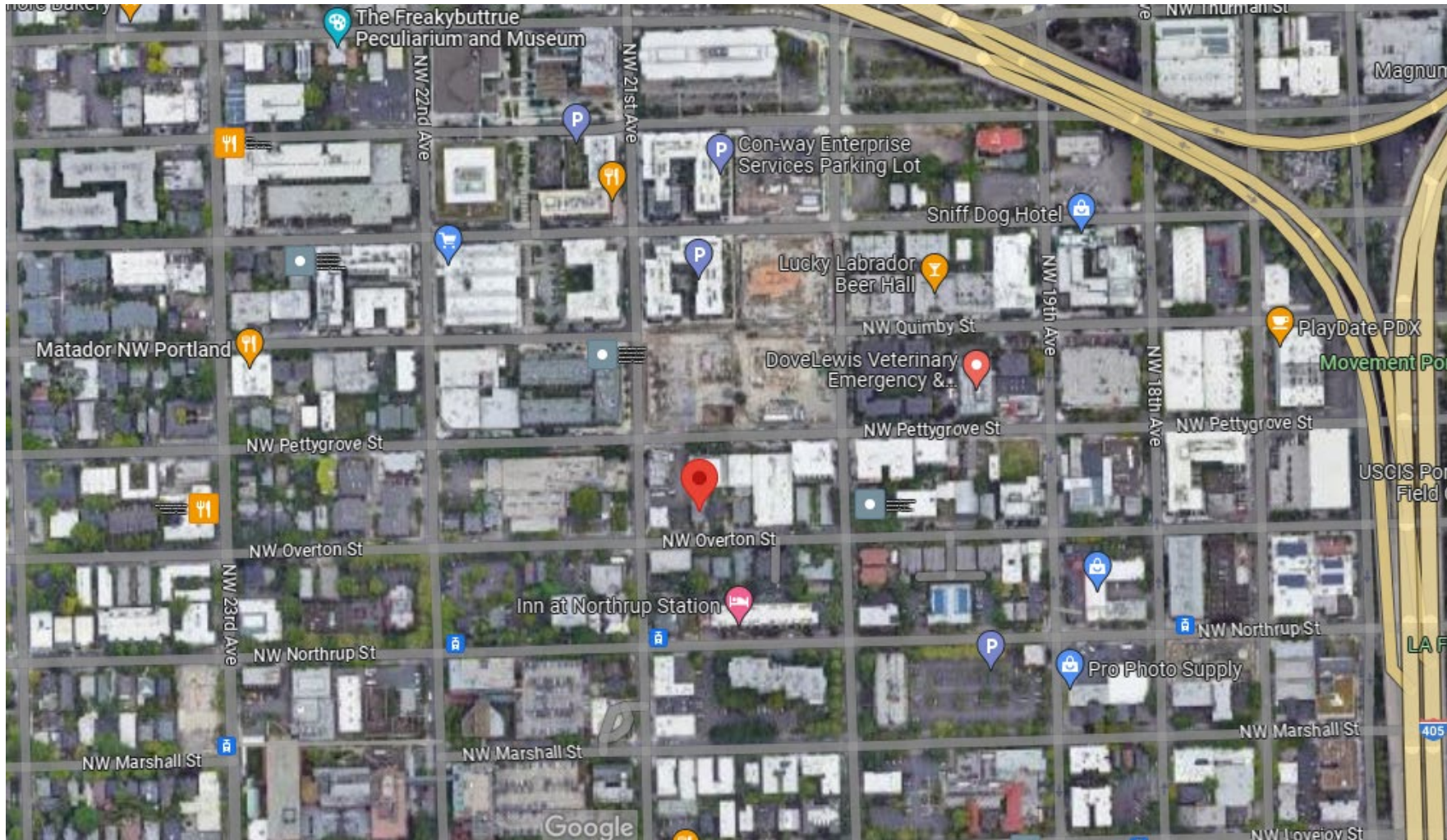
33.846.030.D

[Designation] Approval criteria

2. **Integrity.** The resource has retained physical and associative features from the period of historic significance. For proposals to designate a Conservation Landmark, at least three Integrity criteria must be met.
- a. The resource remains in the **exact location** as during the period of historic significance;
 - b. The resource **retains sufficient design elements** to convey an association with the period of historic significance;
 - c. The **overall configuration** of the resource and its surroundings is generally unchanged since the period of historic significance;
 - d. The resource's **materials are generally unchanged** since the period of historic significance or, if changed, have been replaced in kind;
 - e. The resource **retains expressions of craft** from the period of historic significance;
 - f. Sufficient artistic, spatial, or intangible elements from the period of historic significance remain to **convey the significance** of the resource;
or
 - g. The **cumulative features** of the resource, as described by D.2.a through f, are together sufficient to convey an association with the resource's significance.

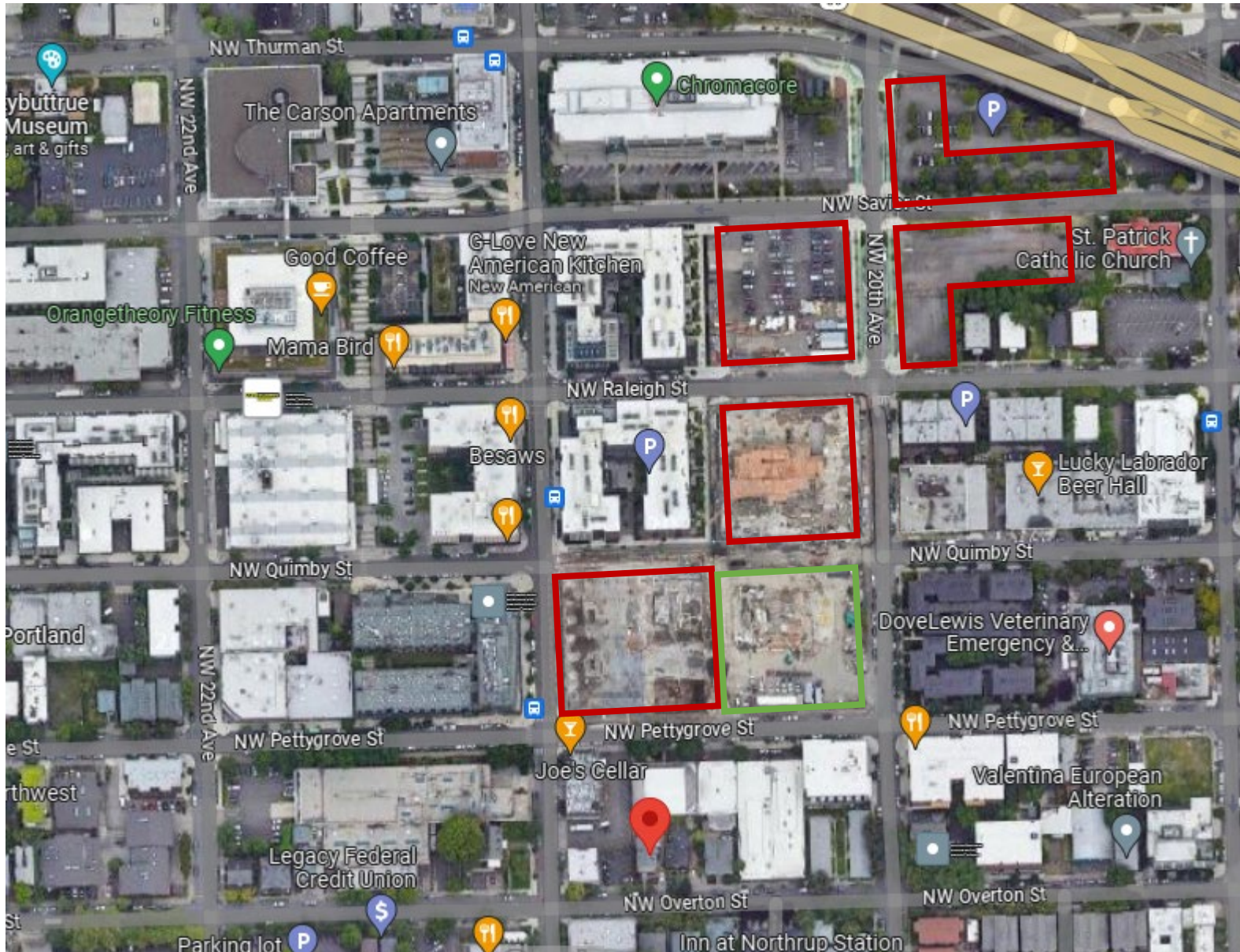
Context

- 2 blocks north of Alphabet Historic District
- 1 block south of Conway
- 100' east of NW 21st Ave



Context

- 1 block south of Conway





Context

- Aerial looking ENE



Context

- Aerial looking NW



Context

- View of twin



Site

- Looking toward twin



Site

- Looking toward twin



Site

- Looking NW



Site

- Looking Seat backside of house

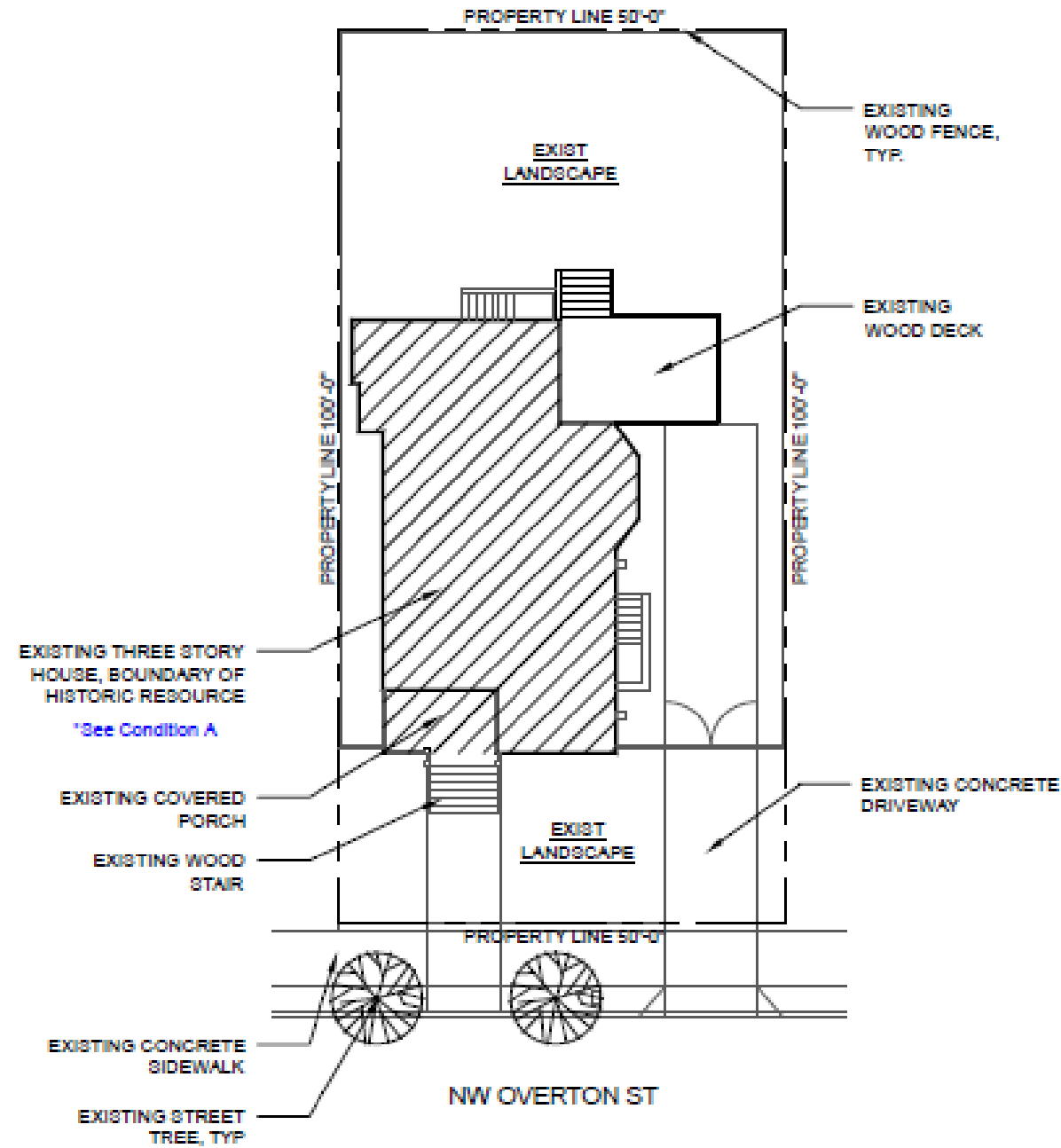


Site

- 1984 HRI Photo

Site

- Existing Site Plan



Staff Recommendation

Staff Findings

33.846.030.D

[Designation] Approval criteria

1. Significance.

Association with **Clementine Freeman Lewis**, one of Portland's first 1000 pioneers of European descent, and daughter of Captain John Couch and Caroline E. Flanders Couch. Wife of Cicero Hunt Lewis, prominent merchant. Property was built in advance of nearby Lewis & Clark Centennial Exposition which created a boom in development and density in the Northwest neighborhood.

2. Integrity.

While modified from its original condition, many characteristics remain including **original location, siting, and architectural detailing** of the American Tudor style which was popular at the time of its construction (1902).

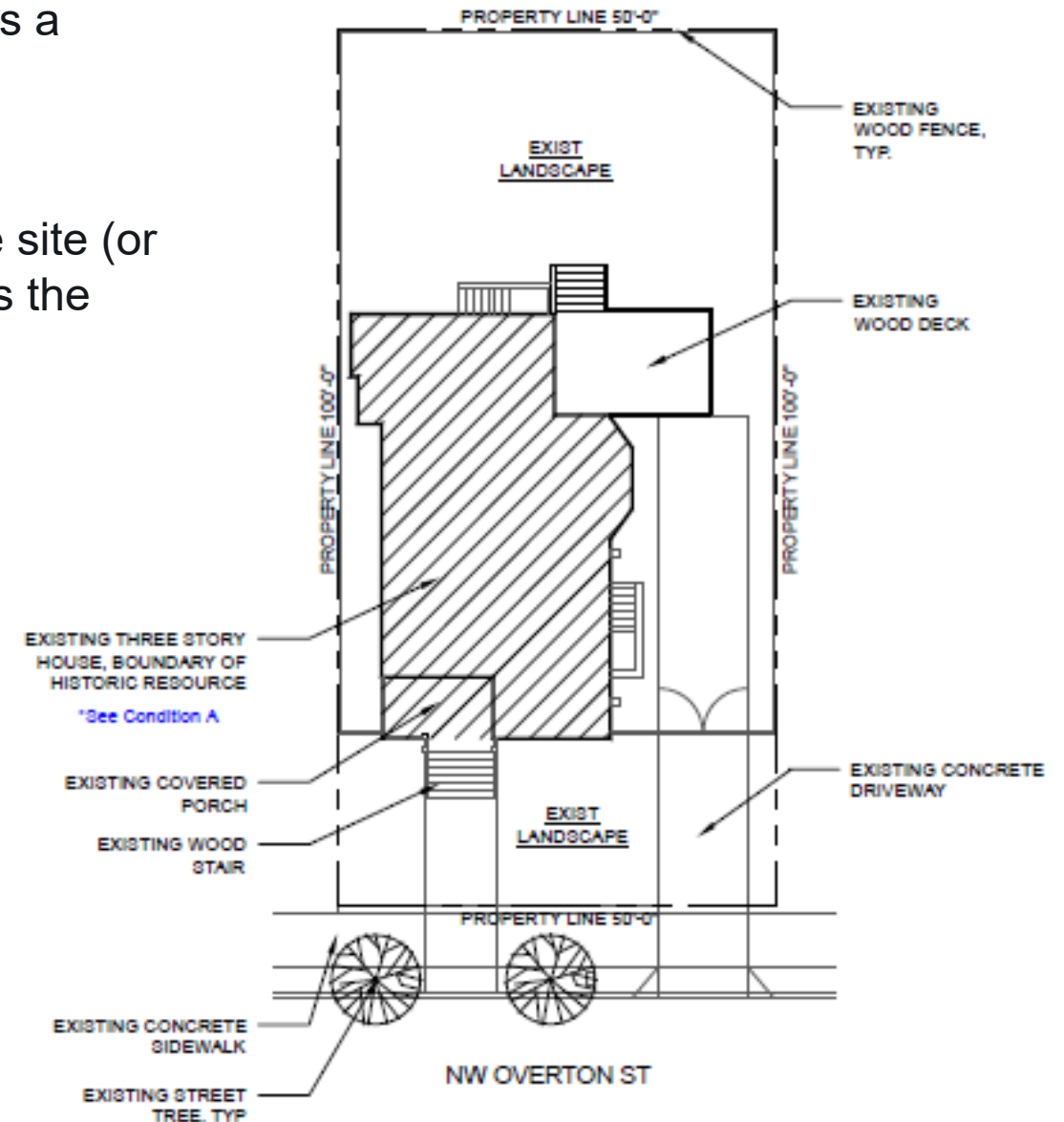
3. Appropriate level of protection.

Significance and Integrity have been demonstrated. Historic Landmark designation seems a bit extreme for the resource while **no designation would leave it susceptible to redevelopment**. Given the development pressure in the area, and the relatively unique significance, designation seems appropriate.

Recommendation

Staff recommends APPROVAL of Historic Designation Review to designate the property at 2069 NW Overton Street as a Conservation Landmark, with the following condition of approval:

- A. The boundary of the landmark shall be noted as the site (or property lines) with the existing building identified as the significant resource.



Commission Options

1. Accept the Staff Report and approve Landmark Designation for 2069 NW Overton;
2. Reject the Staff Report and ask Staff and the Applicant to return with additional findings; or
3. Reject the Staff Report and request Staff to return with a Recommendation of Denial.

Questions