



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

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STAFF REPORT AND RECOMMENDATION TO THE LANDMARKS COMMISSION

CASE FILE: LU 19-206924 HR
PC # 19-189520
New Apartments in Alphabet Historic District
REVIEW BY: Landmarks Commission
WHEN: December 16, 2019; 1:30pm
WHERE: 1900 SW Fourth Ave., Room 2500A
Portland, OR 97201

Bureau of Development Services Staff: Hannah Bryant 503-823-5353 /
Hannah.Bryant@portlandoregon.gov

This staff report recommends denial of the proposal at this time.

GENERAL INFORMATION

Applicants: Mike Osterman | Osterman Design, Inc.
7158 Mill Ridge Place SE
Salem, OR 97317
(503) 799-2189

Lindsey Jones | Aligned Design, LLC
18505 SE Lincoln St
Portland, OR 97233

Owner: Andrey Koshuba
14237 Bridge Ct
Lake Oswego, OR 97034

Site Address: **NW KEARNEY ST between NW 22nd and NW 23rd (R198600)**

Legal Description: BLOCK 20 LOT 12, KINGS 2ND ADD
Tax Account No.: R452303320
State ID No.: 1N1E33BC 00600
Quarter Section: 2927
Neighborhood: Northwest District, contact John Bradley at 503-313-7574.
Business District: Nob Hill, contact Nob Hill at nobhillportland@gmail.com.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Northwest
Other Designations: Non-contributing lot in the Alphabet Historic District
Zoning: RH, High-Density Residential
Case Type: HR, Historic Resource Review

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

Proposal:

The applicant seeks Historic Resource Review approval for a 15-unit, 9,467 square foot apartment building. The proposal is 3 stories, plus a finished basement, and will include studio, 1- and 2- bedroom units. No affordable housing units or vehicle parking are required or proposed.

Historic Resource Review is required for new, non-exempt development in the Alphabet Historic District.

Relevant Approval Criteria:

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

- *Community Design Guidelines*
- *Alphabet District Addendum to the Community Design Guidelines*

ANALYSIS

Site and Vicinity: The 5,000 square foot site is located midblock at the northern edge of the Alphabet Historic District and within the Northwest Plan District. It is currently a vacant lot, being used as a community garden. The property fronts NW Kearney Street, between NW 23rd and NW 22nd Avenues. At this location, NW Kearney is a local service bikeway, a local service walkway, and a minor emergency response street. The site is located in the Northwest Pedestrian District. The streetcar is located one block to the north, on NW Lovejoy.

Zoning: The High Density Residential (RH) is a high-density multi-dwelling zone which allows the highest density of dwelling units of the residential zones. Density is not regulated by a maximum number of units per acre. Rather, the maximum size of buildings and intensity of use are regulated by floor area ratio (FAR) limits and other site development standards. Generally, the density will range from 80 to 125 units per acre. Allowed housing is characterized by medium to high height and a relatively high percentage of building coverage. The major types of new housing development will be low, medium, and high-rise apartments and condominiums. Generally, RH zones will be well served by transit facilities or be near areas with supportive commercial services. Newly created lots in the RH zone must be at least 10,000 square feet in area for multi-dwelling development. There is no minimum lot area for development with detached or attached houses or for development with duplexes. Minimum lot width and depth standards may apply.

The 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.

The Alphabet Historic District is an area of Portland significant for its concentration of intact late 19th and early 20th Century, mostly middle class, housing stock and small-scale commercial buildings. Of special note are the many mid-sized apartment and institutional buildings. Many of these are in the various Period Revival styles, e.g. Tudor, Spanish Colonial, Byzantine, Jacobean, etc. and this is especially the case in the immediate vicinity of the proposed new development. The area is characterized by a grid of narrower, more tree-lined, east-west residential streets, named alphabetically after prominent Portlanders of the day, which are crossed by generally more robust north-south avenues. Two of these, NW 21st Avenue and NW 23rd Avenue are low-scale business corridors featuring a mix of purpose-built commercial structures and converted houses.

The Historic Resource Protection overlay is comprised of Historic and Conservation Districts, as well as Historic and Conservation Landmarks and protects certain historic resources in the region and preserves significant parts of the region's heritage. The regulations implement Portland's Comprehensive Plan policies that address historic preservation. These policies recognize the role historic resources have in promoting the education and enjoyment of those living in and visiting the region. The regulations foster pride among the region's citizens in their city and its heritage. Historic preservation beautifies the city, promotes the city's economic health, and helps to preserve and enhance the value of historic properties.

Land Use History: City records indicate there are no relevant or approved prior land use reviews for this site.

Agency Review: A "Notice of proposal in Your Neighborhood" was mailed **November 26, 2019**. The following Bureaus have responded with no issue or concerns:

- Site Development (E.1)
- Urban Forestry (E.2)
- Water Bureau (E.3)
- Life Safety (E.4)
- Fire (E.5)
- Bureau of Environmental Services (E.6)
- Portland Bureau of Transportation

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **November 26, 2019**.

No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

Chapter 33.846.060 - Historic Resource Review

Purpose of Historic Resource Review

Historic Resource Review ensures the conservation and enhancement of the special characteristics of historic resources.

Historic Resource Review Approval Criteria

Requests for Historic Resource Review will be approved if the review body finds the applicant has shown that all of the approval criteria have been met.

Findings: The site is located within the Alphabet Historic District and the proposal is for a non-exempt treatment. Therefore, Historic Resource Review

approval is required. The approval criteria are the *Community Design Guidelines* and the *Historic Alphabet District Community Design Guidelines Addendum*.

Staff has considered all guidelines and addressed only those applicable to this proposal. To facilitate review, Staff has included page references in parentheses.

Historic Alphabet District - Community Design Guidelines Addendum

2. Differentiate New from Old. New additions, exterior alterations, or related new construction will retain historic materials that characterize a property to the extent practicable. Replacement materials should be reasonable facsimiles of the historic materials they replace. The design of new construction will be compatible with the historic qualities of the district as identified in the Historic Context Statement.

3. Hierarchy of Compatibility. Exterior alterations and additions will be designed to be compatible primarily with the original resource, secondarily with adjacent properties, and finally, if located within a historic or conservation district, with the rest of the District. Where practical, compatibility will be pursued on all three levels. New development will seek to incorporate design themes characteristic of similar buildings in the Historic Alphabet District.

Findings for 2 and 3: The proposed massing is comparable in height and width to numerous other large homes and historic multi-dwelling buildings designed to look like large single-family homes. The wide side dormers are not typical of this typology but exist as alterations to contributing resources in the district. The multiple bay-like elements on side facades were supported by the Commission at the previous DARs, although most Commissioners felt the bays should overhang a regular, rectangular foundation wall, rather than having the foundation jog in and out beneath the bay elements as is proposed (A1.0). Commission also suggested that angled bays might be more contextually appropriate than the proposed rectangular bays and would allow additional glazing on the sidewalls, without creating privacy concerns.

Exterior materials, window styles, trim detailing and proportions are critical elements to determine the compatibility of the proposed development with the historic qualities of the district. At this time, the primary materials include Hardie Artisan smooth lap siding with a 6" exposure on the main building walls; cedar shingles at the dormers; fiberglass windows; wood columns, and metal railings.

Siding Reveal

Staff has concerns that the proposed 6" smooth lap siding reveal is noticeably wider than the reveals of the surrounding contributing resources. At the DAR, the Commission indicated that it is particularly important for new development at the edge of the district to strongly reinforce the district's identity. Therefore, Staff recommends a reveal of 4-5" to better match the proximate residential contributing resources. The adjacent home to the west is noted in the National Register Nomination as having asbestos siding, and therefore should not inform the contextual response.

Details Needed

Staff did not receive adequate information to determine whether trim details, proportions or materials of many elements are compatible with the historic district context. Additional information needed includes but is not limited to: column details; window trim/window section; how lap siding is treated at corners; front door/side lite/transom details; gate details; basement entrance

plan, elevation and cutsheet; venting details; mechanical conduit detail, and fence details.

Due to the lack of detail drawings and cutsheets, and the need to demonstrate how proposed materials and application is compatible with the adjacent properties and the conservation district, these guidelines are not met.

Community Design Guidelines

P1. Plan Area Character. Enhance the sense of place and identity by incorporating site and building design features that respond to the area's desired characteristics and traditions.

P2. Historic and Conservation Districts. Enhance the identity of historic and conservation districts by incorporating site and building design features that reinforce the area's historic significance. Near historic and conservation districts, use such features to reinforce and complement the historic areas.

D7. Blending into the Neighborhood. Reduce the impact of new development on established neighborhoods by incorporating elements of nearby, quality buildings such as building details, massing, proportions, and materials.

D8. Interest, Quality, and Composition. All parts of a building should be interesting to view, of long-lasting quality, and designed to form a cohesive composition.

Findings: The two and a half story massing and the wide front porch and wide front entrance set above the street like adjacent historic properties is an appropriate contextual response. The 7:12 roofline is similar to other nearby contributing resources and is steep enough to not stand out as dramatically different. The 2'-6" eaves are a strong response to the historic district, although the eaves are reduced to six inches at all protruding sidewall bays (A1.4).

The overall massing is strong and contextually responsive to the plan area character and historic district context, however numerous details need further resolution or documentation to be comprehensively reviewed. These are detailed below:

Cladding

The proposed primary cladding material is Hardie Artisan, smooth finish, fiber cement lap siding. This material has a comparable thickness to the wood lap siding that is traditional in the Alphabet Historic District and has been deemed by the Landmarks Commission to be a reasonable facsimile of the historic wood material it replaces when used on new primary buildings in historic districts and applied in a comparable manner to traditional wood lap siding. Additional information is needed to demonstrate how this material is joined at the corners of the building. Since the sidewalls have numerous bay elements and recesses, the treatment of the many corners is a highly visible and impactful design detail. As noted earlier, Staff also suggests that a reveal of 4-5" would be more compatible with the surrounding historic district than the proposed 6" reveal.

The four attic-level dormers are proposed to be clad with cedar shingles. It is not clear what the proposed finish is for these shingles. Staff suggests that a shingle painted to match the primary lap siding would add the desired differentiation at the attic level while maintaining a cohesive design. The large contributing resource directly across the street from this property utilizes wood lap siding and shingles, all painted the same color, so replicating this pattern would enhance compatibility with adjacent historic resources.

Windows

Windows are proposed to be fiberglass. It is not clear from the drawings what the window punch is, and whether the proposed windows will have the deep shadow lines typical of historic properties or whether they will create a flat façade (5.3). Previously, this Commission has indicated that fiberglass windows are not appropriate for new primary structures in Historic Districts. Therefore, Staff suggests that wood windows, set deep within the wall section to create a punch of at least 3” between face of top sash and face of wall would be more compatible with the district and with previous staff-level and Landmarks Commission decisions of approval.

Mechanical + Meters

The proposal includes sixteen wall-mounted mechanical units on the rear façade (A2.0). This is a highly visible façade, as it fronts the balconies and units of dozens of apartments. The current proposal does not include a fence at the rear property line or any landscaping to serve as screening for this large expanse of mechanical units that rise more than 11’ above grade. It also does not show the conduit associated with these units that is likely to wrap around the sidewalls to reach each individual unit. This highly visible bank of mechanical units is not compatible with the thoughtful design and care given to all facades of buildings in the historic district. It also does not serve to define the district at this significant edge location, as emphasized by the Commission at a Design Advice Request. Therefore, Staff suggests that to ensure *all* parts of the building are interesting to view, and have a cohesive composition, the mechanical should be oriented as low as possible on the building wall and screened by a solid fence or wall. All conduit should be run directly into the building and should not wrap around the exterior.

A similar bank of service elements exists beside the basement-entry, where fifteen electric meters are proposed adjacent to the entry door (A2.1). As discussed previously, this door serves as the sole entry for residents and guests of the four basement level units and only accessible units, as well as a primary entrance for upper story residents accessing the mail room and bike rooms located at the basement level. The building lacks an elevator or lift to access upper floors, so this basement level entrance is the only access point for people unable to climb the flights of stairs. These conditions necessitate enhanced treatment of this basement level door. It is not merely a service or secondary entrance, but rather a second main entrance. The bank of meters should be moved away from the entry, located out of sight of residents and the public.

Basement Level Windows

While upper stories have primarily paired windows, at the basement level the windows are single lites. It is unclear from the elevation how tall they are (A2.1). In this historic context, buildings typically have a small palette of window sizes and styles. While designed to replicate a 2 ½ story large house, this proposal has at least seven sizes of windows. Staff suggests that replicating the layout and size of the second story windows at the basement level, and vertically aligning the windows, would strengthen the composition of the side facades, create a more equitable living condition for basement-level residents, and reduce the quantity of disparate window sizes to increase compatibility with nearby historic resources.

Attic Level Windows

The attic-level casement windows are spread far apart and appear to be mulled units rather than separated by framing and trim, as is typical of the district.

Staff suggests that adding more windows to the side dormers to create a band of windows would significantly enhance the composition of this level. Separating the windows into individually framed elements would allow the band of windows to be separated by interior walls to maintain the attic floorplan. The floorplans indicate that a single closet may require reorientation at the attic level but there would be no other floorplan impacts as a result of adding more windows to these side dormers.

Trim

Trim details are not labeled with a material (5.3). It is unclear if trim is proposed to be wood, or another composite material such as fiber cement or PVC. More information is needed to determine whether the proposed materials are of long-lasting quality, form a cohesive composition, and are compatible with the historic district.

Railings, Gates and Fences

Railings are proposed to be metal but appear to have the dimensions and proportions of typical wood railings (A2.0). A metal railing could be a durable, long-lasting element. Maintaining the traditional proportions of wood railings helps to create a cohesive, compatible façade. However, no cut sheets are included for the railing, and details lack finish and material callouts (5.5). It appears that the proposed gate at the sidewalk level is of a different style than the railings on the same façade (A2.0). Staff suggests that these elements should match, and that the fence panel at the top of the retaining wall could be this same open metal design, which would allow more light into basement-level units and enhance the coherency of this proposal.

Retaining Walls

As discussed further below, the steep grade of the front yard warrants a retaining wall rather than an attempt to plant the steep hillside. Throughout the district, it is typical of properties set above the sidewalk to utilize attractive, landscaped retaining walls to facilitate successful, level planting areas that soften and enhance the pedestrian realm. Guideline P1: Plan Area Character notes that in the Northwest Plan District, proposals shall incorporate residential design elements such as landscaped setbacks. With approximately 11' of elevation between the front porch deck and the sidewalk, it is critical that this proposal mitigate its impact on the pedestrian realm with thoughtful, successful plantings. Terraced retaining walls, each no more than 3' high, can mitigate the elevation change with opportunities for successful garden area.

Due to numerous unresolved details, lack of cutsheets or detailed callouts, and necessary revisions and enhancements to the window patterning, landscaping, and basement level, these guidelines are not met.

E3. The Sidewalk Level of Buildings. Create a sense of enclosure and visual interest to buildings along sidewalks and pedestrian areas by incorporating small scale building features, creating effective gathering places, and differentiating street level facades.

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

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

Findings for E3, E5 and D2: While planting is shown in elevations, no landscape plan was submitted for review. Since the height of the porch slab is

over 11' above sidewalk grade, plantings are the only element proposed to screen the tall exposed concrete walls and to mitigate their fortress-like impact on the pedestrian realm. Therefore, a planting plan demonstrating irrigated, attractive, year-round landscaping is critical to determine whether this guideline is met.

While less visible from the sidewalk, Staff has significant concerns about the livability and equitable conditions of the basement level units. Since the proposal lacks an elevator or other ADA accommodations, the basement level is the only accessible space for residents and guests who cannot climb stairs. Further, with all bike parking and mail located at this level, it is likely to serve as the primary entrance for many residents who live on upper floors. Therefore, it is important that this entrance be designed with the same level of care, proportion and quality of experience as the front porch entrance.

Title 33 requires a minimum of 5' wide pedestrian connections to entrances. At 3'-8" wide, the proposed path would require a Modification to this standard; a Modification has not been requested. Staff suggests that the basement-level path from the sidewalk to the basement unit entrance should be wider than 5', and that the retaining wall could be terraced down to the basement entrance path to reduce the tunnel effect of tall concrete walls and to allow for more landscaping at this level. Additional suggestions include increasing the scale of the basement entry overhang roof, to better provide protection and gathering space for residents and guests. The electric meters (A1.0 and A2.1) should be moved away from this entrance, or recessed and screened, so this entrance does not feel like a service entry. The short-term bicycle racks should be relocated to facilitate the required 5' clear path all the way to the entrance (L1.0).

Staff notes that the grade is removed to the property line on the east side, so these basement level units are not below grade. Therefore, there is an opportunity for large windows into the basement units, and a replication of the paired windows used on upper level units. Maintaining consistent window dimensions and patterning at the basement level would create a more equitable living condition for those who cannot access upper story units.

Due to a lack of information about landscape treatment, not meeting pedestrian standards, and necessary improvements to the basement-level entry and units, these guidelines are not met.

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

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

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

Findings for D1, D3 & D5: The proposal includes a wide front porch. At over 7' deep, the porch is adequately sized to provide usable, pleasant and safe outdoor areas. The front of the porch is set back almost 19' from the sidewalk (A0.1). This deep front yard offers ample opportunity for landscaping. A detailed landscape and planting plan have not yet been provided for review. It is not clear from the plans submitted whether the open space meets the required landscaping standards. A Modification has not been requested to this standard.

It appears that a sloped planted area is proposed for the front yard (A4.0). Given the southern exposure and significant grade change, it is difficult to plant, irrigate and maintain sloped gardens of this size. Staff suggests that terraced retaining walls at the sidewalk wrap around to the east, to extend a more gracious entry experience at the basement entry. Using retaining walls here would better tie into the adjacent property to the east and would help to ensure successful plantings. Widening the basement level path and reducing the height of retaining walls here would enhance safety and visibility of this area. To further enhance safety, staff suggests that an open metal fence panel or gate could be added between the fire riser room and the units to the north, to prevent access to these at-grade unit windows.

The grade is proposed to be lowered to be street level along the east property line. A retaining wall at the property line will require a fence on top, which exacerbates the moat-like effect of this space. As proposed, basement-level residents and visitors will look out at a 6' tall concrete wall, with a 3' fence above it (A4.2). The ground is proposed to be paved, rather than planted (L0.0). Staff suggests that if thoughtfully designed with lush, layered plantings, this space could contribute layered landscaping views that would benefit both the residents of these lower level units and enhance the entry experience and views from the street.

Due to a lack of information regarding the landscaping, and a narrow, deep, entry path to the basement entrance, these guidelines are not yet 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 Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. The proposal to add fifteen new dwelling units to a vacant non-contributing parcel will provide additional needed housing without displacement or demolition of existing structures. However, additional information is necessary to determine compatibility with the Alphabet Historic District. A multi-dwelling proposal at this site could ultimately meet the applicable Historic Resource Review criteria and therefore warrant approval however the current proposal does not yet warrant approval.

TENTATIVE STAFF RECOMMENDATION

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

Denial.

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Procedural Information. The application for this land use review was submitted on August 8, 2019 and was determined to be complete on October 18, 2019.

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 August 8, 2019.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant waived the 120-day review period, as stated with Exhibit A.2. Unless further extended by the applicant, **the 120 days will expire on: October 17, 2020.**

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

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

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. Your comments to the Landmarks Commission can be mailed, c/o the Landmarks Commission, 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201 or faxed to 503-823-5630.

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. You may review the file on this case by appointment at our office at 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201. Please call the file review line at 503-823-7617 to schedule an appointment.

Appeal of the decision. The decision of the Landmarks Commission may be appealed to City Council, who will hold a public hearing. If you or anyone else appeals the decision of the Landmarks Commission, City Council will hold an evidentiary hearing, one in which new evidence can be submitted to them. Upon submission of their application, the applicant for this land use review chose to waive the 120-day time frame in which the City must render a decision. This additional time allows for any appeal of this proposal to be held as an evidentiary hearing.

Who can appeal: You may appeal the decision only if you write a letter which is 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 \$5000.00 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 in the Development Services Center, 1900 SW Fourth Ave., First Floor. Neighborhood associations

recognized by the Office of Neighborhood Involvement 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 Chair person 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 after **December 31, 2019** 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:

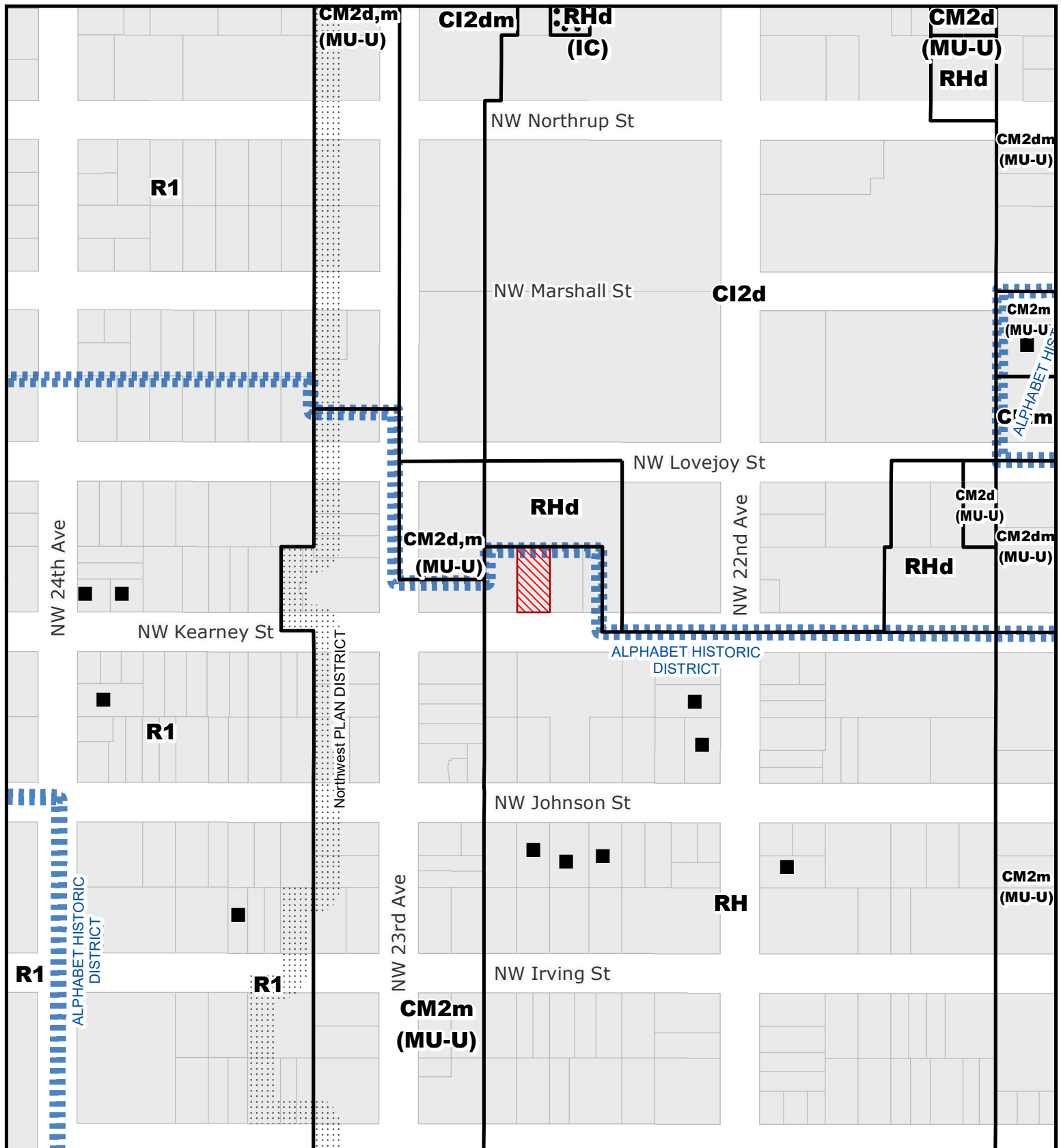
- All conditions imposed here.
- All applicable development standards, unless specifically exempted as part of this land use review.
- All requirements of the building code.
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

Hannah Bryant
November 26, 2019

EXHIBITS – NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submittals
 - 1. Original Submittal
 - 2. 120-Day Waiver
- B. Zoning Map (attached)
- C. Plan & Drawings
 - 1. Existing Site Plan
 - 2. Proposed Site Plan (attached)
 - 3. Utility Plan
 - 4. Basement Plan
 - 5. First Level Plan
 - 6. Second Level Plan
 - 7. Third Level Plan
 - 8. Roof Plan
 - 9. Front/Rear Elevations
 - 10. East Elevation
 - 11. West Elevation
 - 12. North/South Section
 - 13. North/South Section
 - 14. East/West Sections (two sheets)
 - 15. Building Details (three sheets)
 - 16. Landscape Plan
 - 17. Lighting Plan
 - 18. Window Cutsheets (two sheets)
 - 19. Door Cutsheet
 - 20. Moulding Profiles (five sheets)
 - 21. Railing Profile (two sheets)
- D. Notification information:
 - 1. Request for response
 - 2. Posting letter sent to applicant
 - 3. Notice to be posted
 - 4. Applicant's statement certifying posting
 - 5. Mailed notice
 - 6. Mailing list
- E. Agency Responses:
 - 1. Site Development
 - 2. Urban Forestry
 - 3. Water Bureau
 - 4. Life Safety
 - 5. Fire
 - 6. Bureau of Environmental Services
- F. Letters: None
- G. Other
 - 1. Original LUR Application
 - 2. Incomplete Letter, dated August 28, 2019
- H.



ZONING

↑
NORTH

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



Site



Historic Landmark

File No.	LU 19-206924 HR
1/4 Section	2927
Scale	1 inch = 200 feet
State ID	1N1E33BC 600
Exhibit	B Aug 12, 2019



LV 19-206924: HR

1 Proposed Site Plan
1/16" = 1'-0"