



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

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Type III Land Use Review

MEMORANDUM

Date: July 1, 2022
To: Historic Landmarks Commission
From: Art Graves, Design / Historic Review Team
503-865-6517 | arthur.graves@portlandoregon.gov
Re: LU 22-112912 HR – 17th Avenue Apartments
Type III Design Review – July 11, 2022

This memo is regarding the upcoming Type III hearing on July 11, 2022 for 17th Avenue Apartments. The following supporting documents are available as follows:

- Staff Report (attached)
- Drawings – accessed here:
<https://efiles.portlandoregon.gov/Record?pagesize=200&sortBy=recCreatedOn&q=22-112912> Note, Commissioners who requested hard copies will receive the drawing set via standard US mail.
- Guideline matrix and other documents (attached)

I. PROGRAM OVERVIEW

Design Review for a new 5-story, 19-unit apartment building. Ground floor programming includes, residential units, bike parking, trash room, mail room, and lobby. Materials include: “cast stone veneer” base with thin brick veneer on stories 2-5; and fiberglass windows. No parking is proposed. No Modifications or Adjustments are proposed.

II. DEVELOPMENT TEAM BIO

Architect	James Lawler Milbrandt Architects
Owner	Monte Neil Shelton Shelton Properties LLC
Project Valuation	\$ 6,763,000

III. HISTORIC REVIEW APPROVAL CRITERIA – See attached matrix.

- Alphabet Historic District: Community Design Guidelines Addendum
- Central City Fundamental Design Guidelines
- Goose Hollow District Design Guidelines

IV. STAFF RECOMMENDATION

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

The proposal seeks to infill a vacant parcel, on a corner at the edge of the Alphabet Historic District with a building designed using many of the same design principles of the district's historic buildings. With the added conditions of approval, this proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

V. CONDITIONS OF APPROVAL

The standard three conditions of approval have been added. The following additional conditions have also been included:

- D. The decorative frieze cornice band shall be cast stone.
- E. The proposed windows shall be molded aluminum-clad wood.
- F. The metal grilles covering the vents at the rear façade shall match those on the front façade in design and vertical location.

VI. PROCEDURAL NOTES

- The applicant received early feedback from City bureaus via a Pre-Application Conference, held on January 6, 2022.
- No Design Advice Request was held for this proposal.
- The application was submitted on February 14, 2022, and deemed complete on March 25, 2022.
- The applicant requested the hearing be rescheduled for May 9, 2022, and then later requested the hearing to be rescheduled for June 27, 2022. The hearing was rescheduled by BDS for July 11, 2022 due to lack of quorum.

Attachments: Drawing Set
 Guidelines Matrix