



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 17-171655 HR -Renovation of
Historic Meier and Frank Building
Facades
PC # 17-107025

REVIEW BY: Landmarks Commission

WHEN: July 10, 2016 @1:30pm

WHERE: 2020 SW 4th Ave
CH2M Hill Building Lincoln Room -
Portland, OR 97201

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.

Applicant:

Leslie Cliffe, Bora Architects
720 SW Washington St, Ste 800
Portland OR 97205

Six Twenty One SW Fifth Avenue
7 W 7th St
Cincinnati, OH 45202

Mike Coyle, Faster Permits
14334 NW Eagleridge Lane
Portland, OR 97229

Clint Copulos, Eosii Sb Portland LLC
C/O Kbs Realty Advisors LLC
800 New Port Center Drive,
Suite 700 Newport Beach, CA 92660

Site Address:

621 SW 5TH AVE

Legal Description:

GENERAL COMMON ELEMENTS, SIX TWENTY ONE SW FIFTH
AVENUE BLDG CONDOMINIUM

Tax Account No.:

R771820010

State ID No.:

1S1E03BB 70000

Quarter Section: 3029

Neighborhood: Portland Downtown, contact Rani Boyle at 503-725-9979.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Central City - Downtown
Other Designations: Historic Landmark

Zoning: CXd – Central Commercial with Design overlay and Historic Resource Protection

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 application includes alterations to the first five floors of the historic Meier and Frank department store building, which is listed on the National Register of Historic Places. The proposal is to renovate the floors to allow for office use and ground floor retail tenants. Proposed changes include new entries on 5th and 6th Avenues; rearrangement of louvers, new canopies and the reduction of the canopy on SW Alder. All but one of the new entries would be in a space where doors historically appeared. One entry would be included on the west elevation within a display window of the building. All of the existing cloth canopies would be removed by the project. This project requires Historic Resource Review because the subject property is a Portland Historic Landmark.

An appendix including signage was submitted with the drawings for this project. This is included for the information of staff and the Commission to inform a later Type II administrative review on the site. Signage is not a part of this proposal.

Relevant Approval Criteria:

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

- Central City Fundamental Design Guidelines
- 33.846.060.G Historic Resource Review- Other 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 May 15, 2017 and determined to be complete on June 6, 2017.

ANALYSIS

Site and Vicinity: The site is a significant downtown Portland block – north of the historic Pioneer Courthouse, northeast of Pioneer Courthouse Square, northwest of Pioneer Place, within the glazed Terra Cotta District, and surrounded by major transit- and pedestrian-oriented streets.

The Meier and Frank Building occupies a full 200' x 200' downtown block bound by SW Morrison, Alder, 5th and 6th Avenues. The evolution of development on this block is interesting, starting with the original 5-story 1898 Whidden & Lewis building at the east half of the block. The building as we view it today was, uniquely, built in three sections. The first, completed in 1909, is referred to as the "Annex" because it connected with the now demolished 1898 building. It is located in the northwest corner of the block. The Annex is 10 stories and has 130' of frontage on 6th Avenue and 100' of frontage on Alder. The second portion of today's landmark building was completed in 1915 and replaced the 1898 building. It occupies the east half of the block and is 13 stories with partial 14th and 15th floors. The final portion, at the southwest corner of the block, was completed in 1932; it continues the design of the 1915 building and is also the same height. Albert E. Doyle of Doyle & Patterson designed the 1909 building, and was subsequently asked to design the rest of the block. The 1932 building continued Doyle's design, but the architect was New York's DeYoung, Moscovitz & Rosenberg with Portland's Herman Brookman.

This historic landmark was listed on the National Register in 1982. It is nominated for its significance in architecture and commerce. It is a steel frame structure, clad in white glazed terra cotta. It is said that the building's design was inspired particularly by Louis Sullivan's Carson Pirie Scott Store in Chicago during a trip Sigmund Frank [Meier and Frank president] made to Chicago, NY and Boston to view other large department stores. The building visually confirms this story. The building is of a Commercial Style with classical ornamentation. The building is divided into mostly symmetrical vertical bays, articulated with strong horizontal belt courses, cornices, etc. Ground level storefronts provide for large areas of glazing, including transoms. Most of the building's fenestration is a series of three double-hung wood windows, the center slightly wider, in one bay [the second floor windows include fixed transoms. The classical ornamentation is rich in decoration throughout.

The site is bordered by active busy streets on all sides. The light rail MAX runs along the east, west and south of the building as part of the transit mall. Alder St., while heavily trafficked lacks the vibrant streetscapes of nearby downtown streets. The site is located within the Downtown Pedestrian District.

Zoning: : The Central Commercial (CX) zone is intended to provide for commercial development within Portland's most urban and intense areas. A broad range of uses is allowed to reflect Portland's role as a commercial, cultural and governmental center. Development is intended to be very intense with high building coverage, large buildings, and buildings placed close together. Development is intended to be pedestrian-oriented with a strong emphasis on a safe and attractive streetscape.

The Design Overlay Zone (d) promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The Design Overlay Zone also promotes quality high-density development adjacent to transit facilities. This is achieved through the creation of design districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review or compliance with the Community Design Standards. In addition, design review or compliance with the Community Design Standards ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

Land Use History: City records indicate that prior land use reviews include:

DZ 81-86: Design review approval of satellite dish.

DZ 116-86: Design review approval of canopy repairs along Alder Street.

DZ 18-87: Design review approval of vending cart.

DZ 11-88: Design review approval of vending cart.

HL 58-88: Historic landmark designation.

05-112338 DA: Design Advice Request [DAR] for the full remodel of the building that is currently under construction.

05-128726 HDZ: Historic Design Review approval of exterior alterations associated with department store and hotel remodel that is currently under construction.

06-128552 HDZ: Historic Design Review approval of louvers within existing window openings.

07-115601 HDZ: Historic Design Review for rooftop alterations.

07-124144 HDZ: Historic Design Review for a rooftop addition and outdoor rooftop patios, a restaurant.

08-102394: Historic Design Review for a new storefront entry.

08-122256 HDZM: Historic Design Review for 2 projecting vertical corner signs.

09-102001 HDZ: Historic Design Review for an internally illuminated sign.

09-155103 HDZM: Historic Design Review for 4 signs.

11-144184 HDZ: Historic Resource Review For Mechanical Screen Wall Louvers

Agency Review: A “Notice of proposal in Your Neighborhood” was mailed **June 19, 2017**. The following Bureaus have responded with no issue or concerns:

- Bureau of Environmental Services
- Site Development Division of BDS
- Fire Bureau
- Water Bureau

The Bureau of Transportation Engineering responded with the following comment:

- PBOT Parking Operations has taken back control of the loading/parking lane on SW Alder as a result of Macy’s leaving the site.
- The canopy on SW Alder must be modified so that it does not extend more than 8-ft into the 12-ft wide sidewalk corridor. Since it extends to the curb line, it has been continually hit by larger trucks and as evidenced in any Google street view. Reducing this canopy’s width to 8-ft will allow for standard street improvements including street lights and street trees in the 4-ft furnishing zone adjacent to the curb zone.
- The entire sidewalk along SW Alder must be reconstructed to current City standards.
- Corner ADA ramp upgrades may be required.

Staff Response: The proposal includes reducing the canopy on Alder St. by 4ft.

Please see Exhibit E-2 for additional details.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **June 19, 2017**.

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, Historic Reviews

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 a designated Historic Landmark. Therefore the proposal requires Historic Resource Review approval. The relevant approval criteria are listed in 33.846.060 G. 1.-10. In addition, because the site is located within the Central City, the relevant approval criteria are the Central City Fundamental Design Guidelines.

G. Other Approval Criteria:

- 1. Historic character.** The historic character of the property will be retained and preserved. Removal of historic materials or alteration of features and spaces that contribute to the property's historic significance will be avoided.
- 2. Record of its time.** The historic resource will remain a physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings will be avoided.
- 3. Historic changes.** Most properties change over time. Those changes that have acquired historic significance will be preserved.
- 4. Historic features.** Generally, deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and other visual qualities and, where practical, in materials. Replacement of missing features must be substantiated by documentary, physical, or pictorial evidence.
- 5. Historic materials.** Historic materials will be protected. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials will not be used.
- 6. Archaeological resources.** Significant archaeological resources affected by a proposal will be protected and preserved to the extent practical. When such resources are disturbed, mitigation measures will be undertaken.
- 7. Differentiate new from old.** New additions, exterior alterations, or related new construction will not destroy historic materials that characterize a property. New work will be differentiated from the old
- 8. Architectural compatibility.** New additions, exterior alterations, or related new construction will be compatible with the resource's massing, size, scale, and architectural features. When retrofitting buildings or sites to improve accessibility for persons with disabilities, design solutions will not compromise the architectural integrity of the historic resource.
- 9. Preserve the form and integrity of historic resources.** New additions and adjacent or related new construction will be undertaken in such a manner that if

removed in the future, the essential form and integrity of the historic resource and its environment would be unimpaired.

10. 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.

Findings for Criteria 1-10: The largest impacts the project proposes are to return person entrances with canopies to two historic entries and add one within one of the building's storefront display windows. The new canopies and doors are differentiated from the historic details of the building by their minimal and contemporary styling. The simplicity of their design ensures that they do not overwhelm or compete with the more ornate historic character of the building. The new door proposed for the southwest elevation, within one of the building's character defining display windows, is subordinate in size to the others and setback only enough to provide for outward door swing. This minimally disrupts the street-side character of the building. The new person doors may result in alterations to the historic door thresholds. This is to allow the building to meet Guidelines B7 (Barrier Free Design) and to allow for access by people who use mobility devices.

Other changes include: the removal of non-historic canopies; the addition of replica wood windows in place of louvers and the addition of new louvers. The louvers and canopies proposed for removal date to contemporary renovation projects and do not possess the historic significance or design distinction to be historically significant in their own right. New windows in the proposal are near matches of the existing wood windows. This will ensure that openings filled with new windows will not be visually distinct. The new louvers will have a narrow and more elegant profile than the existing 2006 louvers but they will still occupy a complete window or transom opening each. No historic materials are proposed for removal. The Bureau of Transportation (PBOT) is requiring the applicant to shorten the 12ft canopy over Alder St by 4ft however this canopy shows evidence that it has been altered over time. It is in very poor condition because it has been struck by trucks numerous times.

The overall form and massing of the building is not significantly impacted by the project. All new or altered features fit within the character-defining fenestration and bay pattern of the building. For this reason, alterations proposed for these locations can be easily removed in the future. For all of these reasons, the historic Meier and Frank Building will remain a physical record of period of significance. No subsurface work is proposed, making impacts to archaeological resources unlikely.

Therefore these criteria are met. – pending submission of approvable door threshold details by the July 10 hearing of the Historic Landmarks Commission.

Central City Fundamental Design Guidelines

These guidelines provide the constitutional framework for all design review areas in the Central City.

The Central City Fundamental Design Guidelines and the River District Design Guidelines focus on four general categories. **(A) Portland Personality**, addresses design issues and elements that reinforce and enhance Portland's character. **(B) Pedestrian Emphasis**, addresses design issues and elements that contribute to a successful pedestrian environment. **(C) Project Design**, addresses specific building characteristics and their relationships to the public environment. **(D) Special Areas**, provides design guidelines for the four special areas of the Central City.

Central City Plan Design Goals

This set of goals are those developed to guide development throughout the Central City. They apply within the River District as well as to the other seven Central City policy areas. The nine goals for design review within the Central City are as follows:

1. Encourage urban design excellence in the Central City;
2. Integrate urban design and preservation of our heritage into the development process;
3. Enhance the character of the Central City's districts;
4. Promote the development of diversity and areas of special character within the Central City;
5. Establish an urban design relationship between the Central City's districts and the Central City as a whole;
6. Provide for a pleasant, rich and diverse pedestrian experience for pedestrians;
7. Provide for the humanization of the Central City through promotion of the arts;
8. Assist in creating a 24-hour Central City which is safe, humane and prosperous;
9. Ensure that new development is at a human scale and that it relates to the scale and desired character of its setting and the Central City as a whole.

Staff has considered all guidelines and has addressed only those guidelines considered applicable to this project.

- A2. Emphasize Portland Themes.** When provided, integrate Portland-related themes with the development's overall design concept.
- A3. Respect the Portland Block Structures.** Maintain and extend the traditional 200-foot block pattern to preserve the Central City's ratio of open space to built space. Where superblock exist, locate public and/or private rights-of-way in a manner that reflects the 200-foot block pattern, and include landscaping and seating to enhance the pedestrian environment.
- A4. Use Unifying Elements.** Integrate unifying elements and/or develop new features that help unify and connect individual buildings and different areas.
- A5. Enhance, Embellish, and Identify Areas.** Enhance an area by reflecting the local character within the right-of-way. Embellish an area by integrating elements in new development that build on the area's character. Identify an area's special features or qualities by integrating them into new development.
- A6. Reuse/Rehabilitate/Restore Buildings.** Where practical, reuse, rehabilitate, and restore buildings and/or building elements.
- A7. Establish and Maintain a Sense of Urban Enclosure.** Define public rights-of-way by creating and maintaining a sense of urban enclosure.
- A8. Contribute to a Vibrant Streetscape.** Integrate building setbacks with adjacent sidewalks to increase the space for potential public use. Develop visual and physical connections into buildings' active interior spaces from adjacent sidewalks. Use architectural elements such as atriums, grand entries and large ground-level windows to reveal important interior spaces and activities.

Findings for A2-A8: The project emphasizes Portland themes by rehabilitating a Portland Historic Landmark that occupies an entire block downtown within the city's 200-foot block pattern thus maintaining its streetwall and sense of enclosure. The proposal uses a system of minimalistic glass and metal canopies to unify all of the new

entrances while not competing with the highly detailed historic entries. The alterations will also increase activity along Alder Street with the introduction of a bike entry and new lighting. While the project does not propose encroachments, it enhances and embellishes the historic Meier and Frank Building which is an icon of Portland's Historic downtown core shopping area. The adaptive reuse of this building also includes the introduction of four new retail spaces at the ground floor. The active uses behind the building's historic display windows will add a measure of vibrancy that is currently absent in the building. *Therefore these Guidelines are met.*

- B1. Reinforce and Enhance the Pedestrian System.** Maintain a convenient access route for pedestrian travel where a public right-of-way exists or has existed. Develop and define the different zones of a sidewalk: building frontage zone, street furniture zone, movement zone, and the curb. Develop pedestrian access routes to supplement the public right-of-way system through superblocks or other large blocks.
- B2. Protect the Pedestrian.** Protect the pedestrian environment from vehicular movement. Develop integrated identification, sign, and sidewalk-oriented night-lighting systems that offer safety, interest, and diversity to the pedestrian. Incorporate building equipment, mechanical exhaust routing systems, and/or service areas in a manner that does not detract from the pedestrian environment.
- B4. Provide Stopping and Viewing Places.** Provide safe, comfortable places where people can stop, view, socialize and rest. Ensure that these places do not conflict with other sidewalk uses.
- B5. Make Plazas, Parks and Open Space Successful.** Orient building elements such as main entries, lobbies, windows, and balconies to face public parks, plazas, and open spaces. Where provided, integrate water features and/or public art to enhance the public open space. Develop locally oriented pocket parks that incorporate amenities for nearby patrons.
- B6. Develop Weather Protection.** Develop integrated weather protection systems at the sidewalk-level of buildings to mitigate the effects of rain, wind, glare, shadow, reflection, and sunlight on the pedestrian environment.
- B7. Integrate Barrier-Free Design.** Integrate access systems for all people with the building's overall design concept.

Findings: B1, B2, B4, B5, B6 and B7 The project includes the removal of cloth canopies along the west, east and south but it provides weather protection at each of the proposed entries with a metal and glass canopy. New lighting at the entries and under the Alder Street canopy will create a safe-feeling place where pedestrians feel protected. The building was designed to feature large display windows at the street, which allow pedestrians to stop and look into the building. This project would enhance this feature by placing active retail uses behind ground level windows. Currently, views through to the inside are blocked by walls at the ground floor and by opaque film at the upper four floors. The project would remove both of these conditions. The proposal includes sidewalk alterations to allow for barrier-free access to the building and to provide access to users of mobility devices. This may include the removal of historic door thresholds. Finally, though located one block west from Pioneer Courthouse Square, the activation of entries on SW Morrison and the proposed new retail entry on SW 6th would provide the building's users with an easy connection to the park, thus supporting the success of both places. *Therefore these guidelines*

are met – pending submission of approvable door threshold details by the July 10 hearing of the Historic Landmarks Commission.

- C1. Enhance View Opportunities.** Orient windows, entrances, balconies and other building elements to surrounding points of interest and activity. Size and place new buildings to protect existing views and view corridors. Develop building façades that create visual connections to adjacent public spaces.
- C2. Promote Quality and Permanence in Development.** Use design principles and building materials that promote quality and permanence.
- C3. Respect Architectural Integrity.** Respect the original character of an existing building when modifying its exterior. Develop vertical and horizontal additions that are compatible with the existing building, to enhance the overall proposal's architectural integrity.
- C4. Complement the Context of Existing Buildings.** Complement the context of existing buildings by using and adding to the local design vocabulary.
- C5. Design for Coherency.** Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.
- C6. Develop Transitions between Buildings and Public Spaces.** Develop transitions between private development and public open space. Use site design features such as movement zones, landscape element, gathering places, and seating opportunities to develop transition areas where private development directly abuts a dedicated public open space.
- C7. Design Corners that Build Active Intersections.** Use design elements including, but not limited to, varying building heights, changes in façade plane, large windows, awnings, canopies, marquees, signs and pedestrian entrances to highlight building corners. Locate flexible sidewalk-level retail opportunities at building corners. Locate stairs, elevators, and other upper floor building access points toward the middle of the block.
- C8. Differentiate the Sidewalk-Level of Buildings.** Differentiate the sidewalk-level of the building from the middle and top by using elements including, but not limited to, different exterior materials, awnings, signs, and large windows.
- C9. Develop Flexible Sidewalk-Level Spaces.** Develop flexible spaces at the sidewalk-level of buildings to accommodate a variety of active uses.
- C12. Integrate Exterior Lighting.** Integrate exterior lighting and its staging or structural components with the building's overall design concept. Use exterior lighting to highlight the building's architecture, being sensitive to its impacts on the skyline at night.

Findings C1-C12: The historic design of the Meier and Frank Building meets many of the *Central City Fundamental Design Guidelines*. It maintains a strong corner profile at each intersection through classical detailing and blade signs. It differentiates its sidewalk-level with large display windows that dominate all but the Alder Street ground floor. It also maintains the well-organized, tripartite design that is the hallmark of tall buildings of its era. The proposal does not significantly alter any of these features. The rearrangement of windows and louvers supports the coherent design of the building. It

suggests moving the louvers primarily to the Alder Street. façade where, because of this elevation's ample canopy, they are less visible. The proposal restores wood windows along the highly visible east and west elevations in place of louvers allowing views both inside and outside enhancing view opportunities in this location. The project materials include anodized aluminum doors and storefronts tinted bronze to match the existing aluminum storefronts. The new canopies proposed are painted steel and glass. These quality materials will hold up to the demands of the building's highly active urban location. The canopies also provide a sheltered transition point between the public right-of-way and the interior of the building. New exterior lighting, noted in Exhibit C-21, marks each of the entries with thin, cove-mounted LED lights. Presently, the Alder Street canopy creates dank conditions at the sidewalk level, and lighting is limited to one bar light over the service elevator door. The proposal organizes the lighting into 7 minimally detailed surface lights under the canopy arranged in an orderly line. This integrated feature will brightly light what is currently a dreary space. No lights that are high or bright enough to impact the skyline are proposed. This new, well-lit area will create a flexible, sheltered and pleasant sidewalk space that can be used for seating or respite. *Therefore these Guidelines are met – pending submission of approvable door threshold details by the July 10 hearing of the Historic Landmarks Commission.*

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 Meier and Frank building has historic significance as one of Portland's most iconic and recognizable commercial buildings. For more than 100 years it has been the locus of an active and vibrant street life in downtown Portland. With its coherent design, ornate entrance canopies and large display windows it met the spirit of the Central City Fundamental Design Guidelines far before these rules were ever conceived for the city. The proposed project would support and enhance this design in a manner that does not compete with the historic design or materials of the building. For these reasons the proposal meets the applicable Historic Resource Review criteria and, therefore, warrants approval

TENTATIVE STAFF RECOMMENDATION

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

Staff recommends approval of new entries on 5th and 6th Avenues; rearrangement of louvers and windows, new canopies, the reduction of the canopy on SW Alder St – *pending the submission of approvable details at the July 10 hearing.*

- A. As part of the building permit application submittal, the following development-related conditions (B through C) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU

17-171655 HR ". All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."

- B. At the time of building permit submittal, a signed Certificate of Compliance form (<https://www.portlandoregon.gov/bds/article/623658>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.
- C. No field changes allowed.

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Procedural Information. The application for this land use review was submitted on May 15, 2017, and was determined to be complete on June 6, 2017.

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 May 15, 2017.

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 (Exhibit #A 5) Unless further extended by the applicant, **the 120 days will expire on: October 4, 2017**

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 (one-half of the application fee for this case).**

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.

Before the applicant can proceed with their project, the final Land Use Review decision must be recorded with the Multnomah County Recorder.

A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034. For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of the approval. Recorded decisions (except Comprehensive Plans and Zoning Map Amendments) expire three years from the date of the final decision unless:

- A building permit has been issued, or
- The approved activity has begun, or
- In situations involving only the creation of lots, the land division has been recorded.

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.

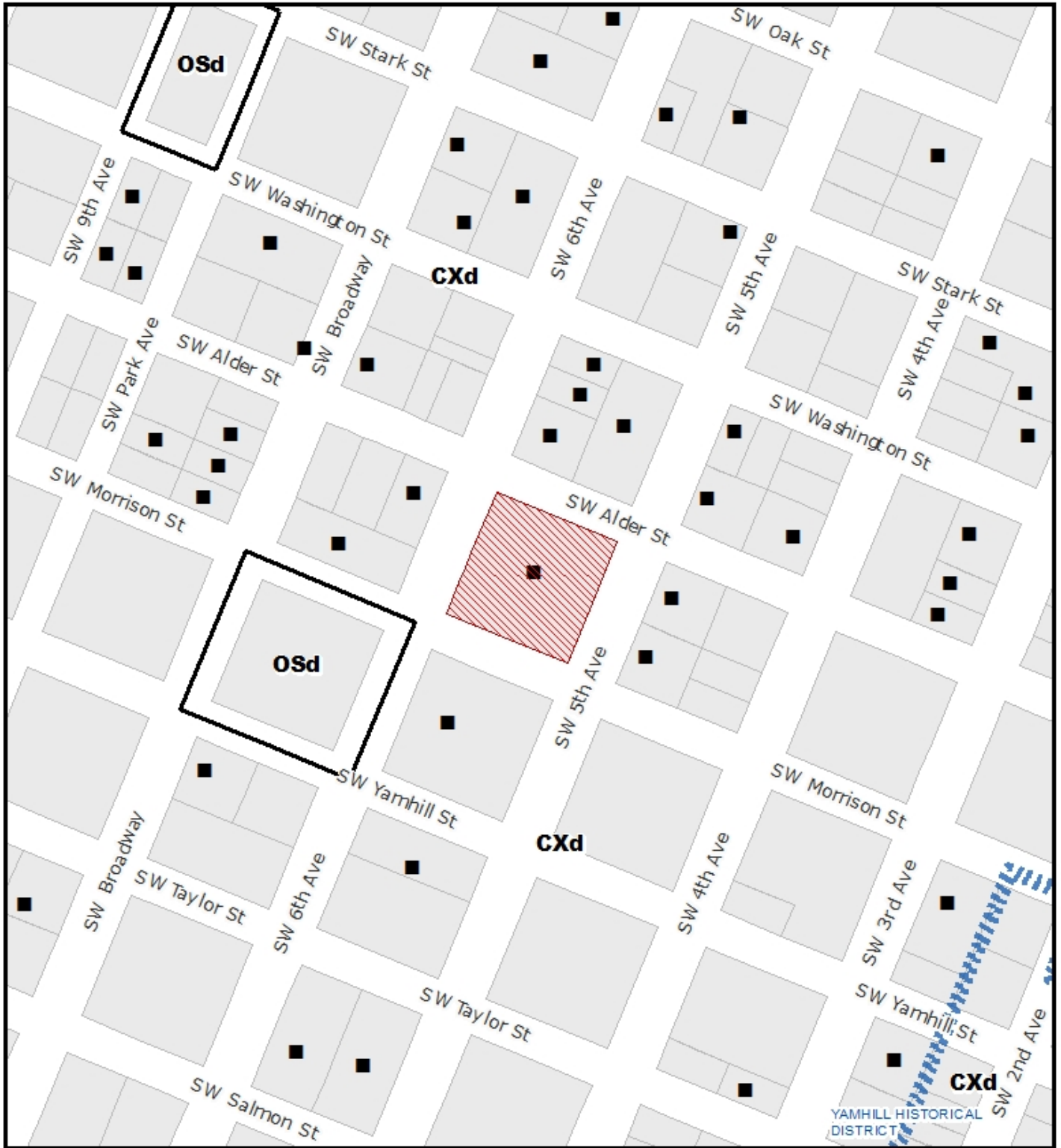
The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

Mike Gushard
June 30, 2017

EXHIBITS – NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Narrative
 - 2. Context Materials
 - 3. Sign Proposal
 - 4. Renderings
 - 5. 120 Day Waiver
 - 6. Incomplete Response Letter from Applicant
- B. Zoning Map (attached)
- C. Plan & Drawings
 - 1. Site Plan (attached)
 - 2. Building Basement
 - 3. Building Plans Level 1
 - 4. Typical Office Plan
 - 5. South Elevation
 - 6. East Elevation
 - 7. North Elevation
 - 8. West Elevation
 - 9. South Elevation Enlarged
 - 10. East Elevation Enlarged
 - 11. North Elevation Enlarged
 - 12. West Elevation Enlarged
 - 13. West Entry and Canopy
 - 14. Southwest Entry and Canopy
 - 15. East Entry and Canopy
 - 16. Alder Canopy Modifications
 - 17. Canopy and Storefront Details
 - 18. Storefront Details
 - 19. Window Details
 - 20. Louver Details
 - 21. New Exterior Lighting

- 22. Door details
- 23. Fascia detail
- 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. Bureau of Environmental Services
 - 2. Bureau of Transportation Engineering and Development Review
 - 3. Fire Bureau
 - 4. Life Safety Division of BDS
 - 5. TRACS Printout
- F. Letters: None Received in the comment period
- G. Other
 - 1. Original LUR Application
 - 2. Incomplete Letter



ZONING



THIS SITE LIES WITHIN THE:
CENTRAL CITY PLAN DISTRICT
DOWNTOWN SUBDISTRICT



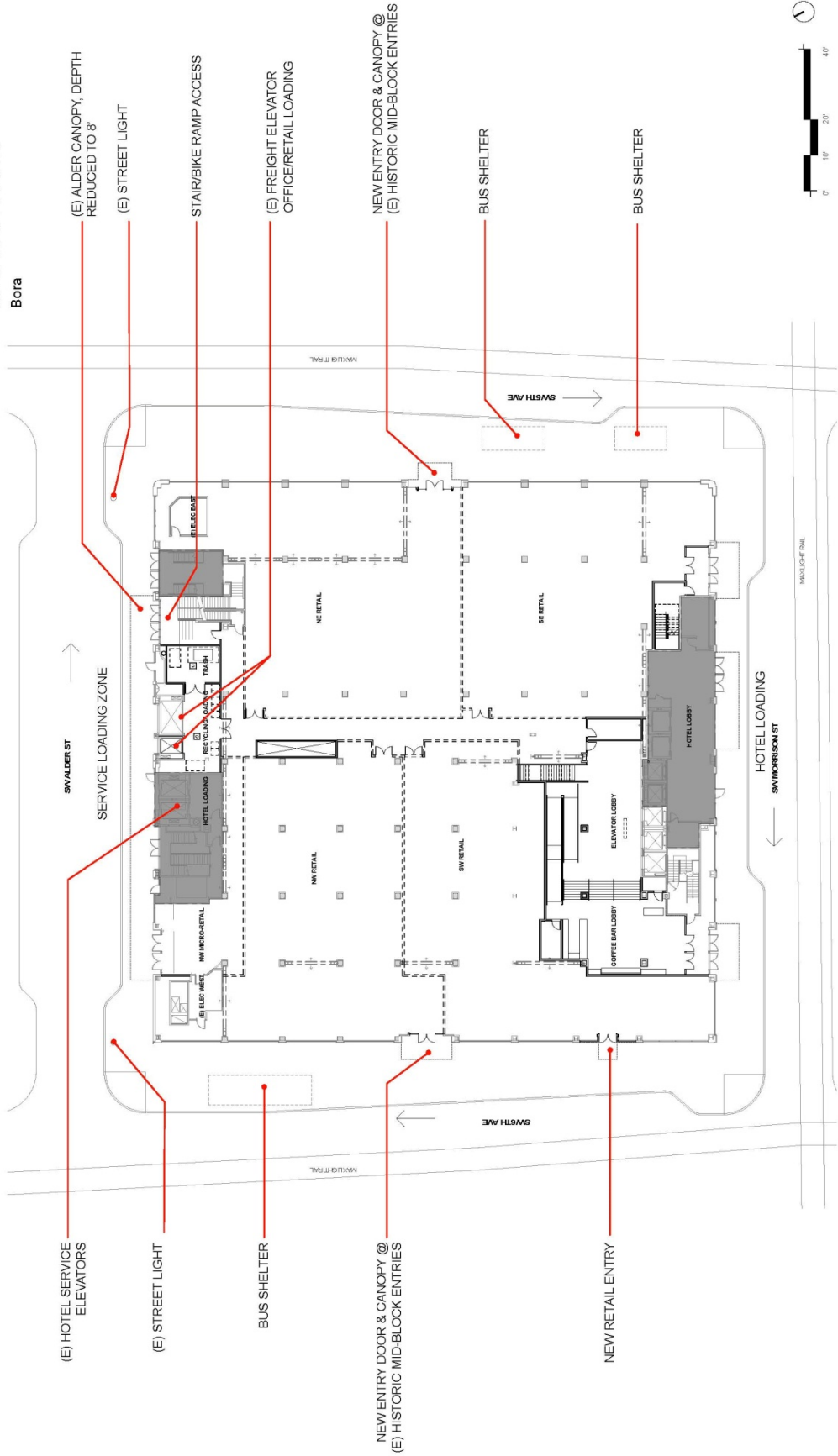
Site



Historic Landmark

| | |
|-------------|-------------------|
| File No. | LU 17-171655 HR |
| 1/4 Section | 3129 3029 |
| Scale | 1 inch = 200 feet |
| State ID | 1S1E03BB 70000 |
| Exhibit | B May 19, 2017 |

MEIER & FRANK
Boira



(E) HOTEL SERVICE ELEVATORS

(E) STREET LIGHT

BUS SHELTER

NEW ENTRY DOOR & CANOPY @
(E) HISTORIC MID-BLOCK ENTRIES

NEW RETAIL ENTRY

SWALDER ST

SERVICE LOADING ZONE

(E) ALDER CANOPY, DEPTH
REDUCED TO 8'

(E) STREET LIGHT

STAIR/BIKE RAMP ACCESS

(E) FREIGHT ELEVATOR
OFFICE/RETAIL LOADING

NEW ENTRY DOOR & CANOPY @
(E) HISTORIC MID-BLOCK ENTRIES

BUS SHELTER

BUS SHELTER

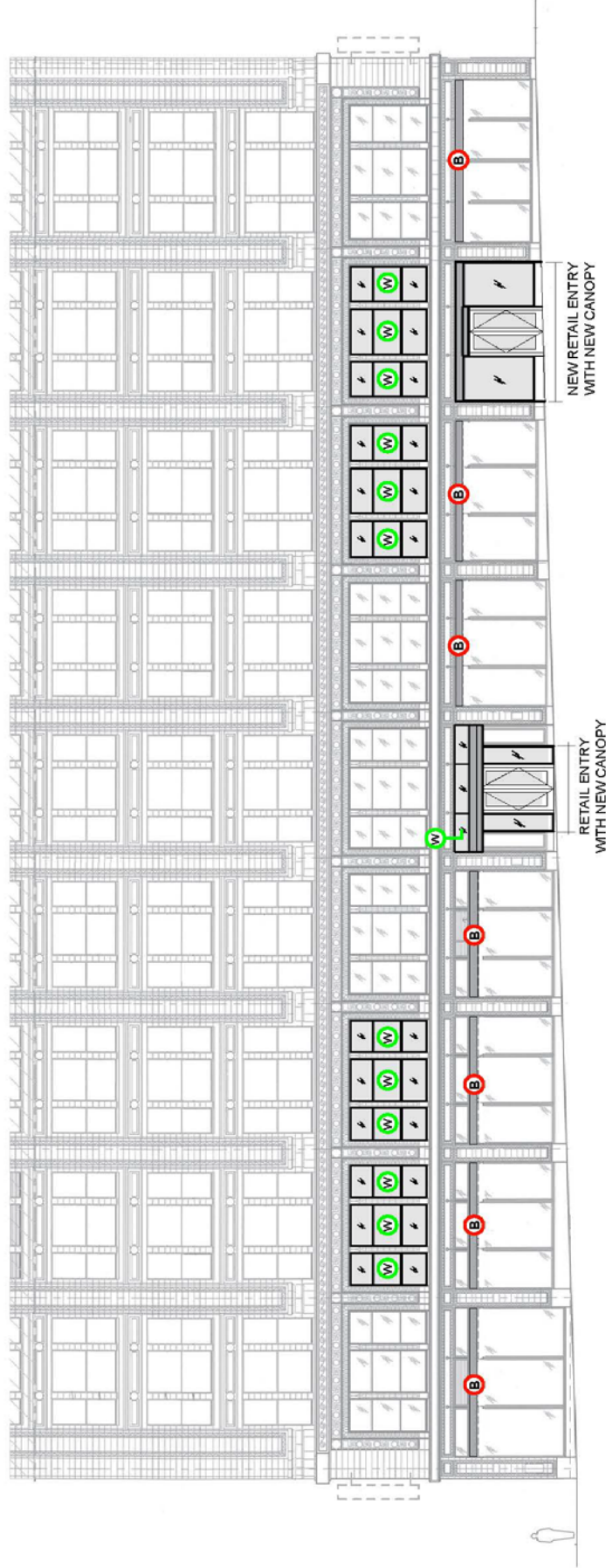
HOTEL LOADING

SMITHSONIAN ST



EA # 17-107025
June 20, 2017

MEIER & FRANK
Bora



| | Louvers | |
|-------|-------------|------------|
| | BEFORE | AFTER |
| EAST | 485 | 0 |
| NORTH | 369 | 823 |
| SOUTH | 110 | 110 |
| WEST | 600 | 0 |
| | 1564 | 933 |

- B** REMOVE (E) AWNING. REPLACE WITH NEW FASCIA PLATE
- W** (N) DOUBLE-HUNG WOOD WINDOWS TO MATCH EXISTING. (REPLACING MECHANICAL LOUVERS FROM 2008 RENOVATION).
- L** (N) MECHANICAL LOUVERS



WEST ELEVATION - ENLARGED
Building Elevations