



City of Portland, Oregon
Bureau of Development Services
Land Use Services

FROM CONCEPT TO CONSTRUCTION

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FINAL FINDINGS AND DECISION BY
THE HISTORIC LANDMARKS COMMISSION
RENDERED ON APRIL 8, 2013

CASE FILE NUMBER: LU 13-114076 HP HDZ M
PC # 12-202934 WASHINGTON HIGH SCHOOL

BDS LUS STAFF: Dave Skilton 503-823-0660
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GENERAL INFORMATION

Owner: Bob Alexander / Portland Public Schools
502 N Dixon Street / Portland, OR 97227

Applicant: Brian Nelson / Washington High School LLC
70 NW Couch Street – Suite 207 / Portland, OR 97209

Site Address: 531 SE 14th Avenue

Legal Description: BLOCK 282&283 TL 101, EAST PORTLAND

Tax Account No.: R226517160

State ID No.: 1S1E02BA 00101

Quarter Section: 3131

Neighborhood: Buckman, contact Susan Lindsay at 503-725-8257.

Business District: Belmont Business Association, contact Katie Meyer at 503-360-7814.

District Coalition: Southeast Uplift, contact Bob Kellett at 503-232-0010.

Other Designations: Portland Historic Landmark, pursuant to designation by the Historic Landmarks Commission on January 14, 2013

Zoning: R1, Multi Dwelling Residential 1000 wit Historic Resource Protection Overlay zoning.

Case Type: HP and HDZ, Historic Preservation Review and Historic Design 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:

(1) The applicant is seeking Historic Preservation Incentive Review approval of a request to allow up to 100% nonresidential uses in the R1 zone as stipulated in 33.445.610 C. 8.

(2) The applicant is concurrently seeking Historic Design Review approval for a proposal to:

- install a 33 space asphalt parking lot, with landscape islands, a loading area, and four pole-mounted lighting fixtures, south of the historic building;
- restore altered areas on the west facade to a condition approximating the historic configuration, and install a bronze plaque less than one square foot in face area;
- replace the existing non-historic door assembly serving disabled users on the south facade, with a new, aluminum-clad, wood door and four-light transom and accessible entrance sign; and

- install ten, wall-mounted, globe lighting fixtures and seven recessed ceiling fixtures at building entries.

If funding is available the project will also include proposals to:

- install new, aluminum-clad and glass doors and transoms in three existing non-historic door openings on the east facade, which will be cut down so the new sills are at grade;
- add two new entries with details similar to the above by cutting down two historic window sills on the north facade;
- add accent lighting at the cornice, existing "Washington High School" sign, and south facade tower;
- install six bike parking racks; and
- install five tenant blade signs, a building identification monument sign, security cameras, and an entrance directional sign.

Historic Design Review is required because the Washington High School building is a designated Historic Landmark and the proposal is for non-exempt exterior alterations.

(3) The applicant is also seeking modification of three loading-related standards: 33.266.310 C 2 c for a reduction from one to two loading spaces; 33.266.310 D for a nonstandard loading area 28'L x 10'W with no overhead clearance limit; and 33.266.310 F 1 for possible rear motion exiting.

Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria specified in the Zoning Code (Title 33 of the Portland City Code). The applicable approval criteria are:

- 33.846.050 Historic Preservation Incentive Review
- 33.445.610 Historic Preservation Incentives
- 33.846.060 Other Approval Criteria
- 33.846.070 Modifications Considered in Historic Design Review

ANALYSIS

Site and Vicinity: The existing Washington High School building is the principle remnant of a larger complex that occupied much of the six block aggregation around the site until recent years. It is a four story concrete frame structure clad in red brick with terra cotta trims. It is detailed in Classical Revival style common for buildings of its era and type. As one of the larger buildings in the vicinity, Washington High School is already something of a physical landmark. The fact that it has occupied this site since 1924, and that it served the children of local families for many decades also lends it special importance as a neighborhood focal point.

The open area formerly occupied by other school structures and playing fields is now in the ownership of the Portland Parks Bureau and plans have been approved for a community center to the southwest of the school building. As the building leaves public ownership plans are being developed for a new use that minimizes impacts on the exterior character of the building. It is anticipated that the applicants will return with a request for a combined Historic Preservation Incentive/Historic Design Review once a historic landmark designation is in place. Note that the building is also within the boundary of the proposed North Buckman Historic District, which is currently under consideration for listing in the National Register of Historic Places.

Zoning: The R1 zone is a medium density multi-dwelling zone. It allows approximately 43 units per acre. Density may be as high as 65 units per acre if amenity bonus provisions are used. Allowed housing is characterized by one to four story buildings and a higher percentage of building coverage than in the R2 zone. The major type of new housing development will be multi-dwelling structures (condominiums and apartments), duplexes, townhouses, and rowhouses.

Generally, R1 zoning will be applied near Neighborhood Collector and District Collector streets, and local streets adjacent to commercial areas and transit streets.

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

- LU 12-205893 HL, designating the property as a Portland Historic Landmark on January 14, 2013.

Public Notice: A “Request for Response” was mailed February 22, 2013.

Agency Review: None of the notified Bureaus has responded with significant issues or concerns.

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

ZONING CODE APPROVAL CRITERIA

(1) Chapter 33.846.050 Historic Preservation Incentive Review

Purpose of Historic Preservation Incentive Review

These provisions increase the potential for Historic Landmarks and Conservation, and contributing structures to be used, protected, renovated, and preserved.

Historic Preservation Incentive Review Approval Criteria

Requests for Historic Preservation Incentive review will be approved if the review body finds that all the approval criteria have been met.

Findings: The site is a designated Historic Landmark outside the Central City Plan District and not within a Historic or Conservation District, and the request is for a Historic preservation Incentive. Therefore the proposal requires Historic Preservation Incentive Review approval. The approval criteria are those listed in 33.445.610 Historic Preservation Incentives.

Staff has considered all of the approval criteria and addressed only those applicable to this proposal.

33.846.050 C. Approval Criteria

The use of a historic preservation incentive in a Historic Landmark, Conservation Landmark, or a resource identified as contributing to the historic significance of a Historic District or a Conservation District will be approved if the review body finds that all of the following approval criteria are met:

1. Establishment of the use will not conflict with adopted provisions of neighborhood plans for the site and surrounding area;

Findings: None of the policies or objectives of the Buckman Neighborhood Plan refer specifically to the Washington High School property. At the time the plan was adopted, in 1991, the building was still in active use by Portland Public Schools to house a number of its programs. The plan seems to anticipate that use continuing.

The following sections of the plan do apply generally to the property and support the concept of its recognition, preservation, and continued use as a historic landmark:

- Objective 1.1 – Maintain and improve the historic character of Buckman;

- Objective 1.4 – Encourage restoring existing properties rather than razing and replacing them;
- Policy 3 – Celebrate Buckman's heritage and preserve its historic character;
- Objective 3.3 – Support programs, actions, and policies that will promote, retain, and manage Buckman's historic character;
- Objective 6.5 – Promote strategies to maximize neighborhood use of school facilities and programs; and
- Objective 6.8 – Support the use of school buildings for community recreational and cultural activities.

Because they would not differ significantly from a school use, which the plan anticipates, allowing the types of uses for the building identified in 33.445.610 C 8, i.e. retail sales and service, office, light manufacturing and production, and of course housing, would not conflict with any provisions of the Buckman Neighborhood Plan.

This criterion is met.

2. If the site is in an R zone:

- a.** The approval criteria of Section 33.815.105, Institutional and Other Uses in R Zones, are met; and
- b.** Proposals on sites larger than one acre will not reduce the amount of new housing opportunity in the City. These criteria may be met by using the methods to mitigate for housing loss in Comprehensive Plan Map amendments in Subparagraph 33.810.050.A.2.c.

Findings: The approval criteria from 33.815.105 are quoted below and findings specific to each provision follow its statement:

A. Proportion of Household Living uses. The overall residential appearance and function of the area will not be significantly lessened due to the increased proportion of uses not in the Household Living category in the residential area. Consideration includes the proposal by itself and in combination with other uses in the area not in the Household Living category and is specifically based on:

1. The number, size, and location of other uses not in the Household Living category in the residential area; and

Findings: The site has been developed and used non-residentially for approximately 110 years. The building on the site replaced an earlier high school on the site in 1926. The proposal to construct a parking area to the south of the building with thirty-three parking spaces and a loading stall will not adversely affect the residential character of the neighborhood because it will be landscaped to Zoning Code standards and it will limit on-street parking impacts. The improvements will not result in an increased proportion of non-residential uses that could significantly lessen the overall residential appearance and function of the area. *This criterion is met.*

2. The intensity and scale of the proposed use and of existing Household Living uses and other uses.

Findings: This proposal entails relatively minimal improvements on a currently developed but unoccupied site which was last approved for conditional use as a school in 1982 via case number CU 71-82. The only significant improvement proposed, a landscape-screened, 33 space parking lot with one loading stall, is intended to support reuse of the historic building, which has been vacant for

nearly thirty years. Because no parking would be required for any of the uses made available by the incentive, i.e. retail sales and service, office, light manufacturing and production, and of course housing, the addition of on-site parking will lessen the impact on the neighborhood. *This criterion is met.*

B. Physical compatibility.

1. The proposal will preserve any City-designated scenic resources; and

Findings: City-designated scenic resources are indicated on City zoning maps by a lowercase “s”. There are no scenic resources on the site. *This criterion is not applicable.*

2. The proposal will be compatible with adjacent residential developments based on characteristics such as the site size, building scale and style, setbacks, and landscaping; or

Findings: The proposal includes only minimal alterations to the existing building, mostly to restore altered historic character. The building's size, scale, style, and materials will be unaltered. *This criterion is met.*

3. The proposal will mitigate differences in appearance or scale through such means as setbacks, screening, landscaping, and other design features.

Findings: See findings above. Because the proposal is to retain an intact historic building that has been on the site for approximately eighty-eight years and to install a new parking area that will meet development standards, no further mitigation is required. *This criterion is not applicable.*

C. Livability. The proposal will not have significant adverse impacts on the livability of nearby residential zoned lands due to:

1. Noise, glare from lights, late-night operations, odors, and litter; and

Findings: The proposed additional on-site parking is not anticipated to create significant adverse impacts in terms of noise, glare from lights, late-night operations, or litter. Perimeter landscaping is required for the new parking area. This school building will continue with the same type of activities and functions that were identified and approved under CU 71-82, but at a greatly reduced scale. *This criterion is met.*

2. Privacy and safety issues.

Findings: The proposed improvements will not alter the existing level of privacy for the nearby residents. The improvements to the open gravel area, which has in the past been used as an unsanctioned parking area, will not create new safety issues. The improvements will comply with development standards and support the reuse of the property. *This criterion is met.*

D. Public services.

1. The proposed use is in conformance with the street designations of the Transportation Element of the Comprehensive Plan;

2. The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street capacity, level of service, and other performance measures; access to arterials; connectivity; transit availability; on-street parking impacts; access restrictions; neighborhood impacts; impacts on pedestrian, bicycle, and transit circulation; safety for all modes; and adequate transportation demand management strategies;

Findings: Portland Transportation reviewed the proposal and responded as follows:

1. The applicant has submitted a professionally prepared Traffic Impact Study (TIS) to address the transportation-related approval criteria associated with the requested Historic Preservation Incentive Review. PBOT staff have conducted an initial review of the submitted TIS and have a couple of issues the must be addressed/clarified for the purposes of conducting our formal review of the proposed project:

a. Although the data from TIS submitted in relation to the abutting community center project was used, the additional vehicle trips expected to be generated by the future community center were not considered. Since the community center is already approved, the base condition should include existing volumes plus projected trips to be generated by the center. Base LOS should be determined using these volumes. Worst case scenario site trips for this case should then be added to the base condition and LOS determined again.

b. The same trip distribution analysis/assumptions were used as for the community center TIS. This may be not appropriate since the access for the proposed project is from SE 14th Ave and not SE 11th Ave. It is likely that more of the trips to/from the south via the SE 11th/12th Ave couplet will access the site using the SE Belmont/Morrison couplet to SE 14th Ave rather than go out of direction north of the site via SE Stark.

The approval criterion specifically references impacts in addition to existing as opposed to proposed development, and the transportation impact study shows these combined impacts to be within the capacity of the system. Notwithstanding the language of the provision, development in the vicinity that has already been approved, has, by long practice, been included in the analysis of such impacts. In this case a future community center has been approved for an adjacent section of the old Washington High School campus. While it was not taken into account in the analysis provided by the applicant, it is fairly clear that no proposal for use of the building allowed by the incentive would overtax the existing system because a reasonable amount of parking is provided in the proposal. *This criterion is met.*

3. The regulations of 33.445.610, Historic Preservation Incentives are met.

Findings: While the applicant firm has an option to purchase the property, the sale hinges in part on the ability to use the historic preservation incentive contemplated in this application. This creates a dilemma. An irrevocable covenant cannot be executed without the incentive and the incentive cannot be granted without the covenant. *With a condition of approval that no building permits shall be issued for the site before the covenant required by this provision, and meeting the standards of 33.77.060, is executed, this criterion can be met.*

(2) Chapter 33.846.060 - Historic Design Review

Purpose of Historic Design Review

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

Historic Design Review Approval Criteria

Requests for historic design 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 outside the Central City Plan District and not within in a Historic or Conservation District, and the proposal is for non-exempt exterior treatments. Therefore the proposal requires Historic Design Review approval. The approval criteria are those listed in 33.846.060 G – *Other Approval Criteria*.

Staff has considered all of the approval criteria and addressed only those applicable to this proposal.

33.846.060 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.

Findings: The only impact proposed to significant historic character is the cutting down of two window sills to grade on the north facade of the building. Taking into account the size of the building, the many similar windows sills that will remain unaltered, and the location of the proposed work on a secondary (although street-facing) facade, the proposed impact is too minor to constitute an adverse effect on the landmark. *This criterion is met.*

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.

Findings for 2 and 3: The restoration aspects of the proposal, reversal of unsympathetic alterations on the west facade are based on original drawings and abundant extant examples. The alterations occurred in the 1970s, less than fifty years ago and are in fact only remnants of a much larger addition that was removed. They do not meet the basic criteria, sufficient age and physical integrity, to have gained significance in their own right. *These criteria are met.*

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.

Findings for 4 and 5: The building is generally in good-to-fair condition and the proposed overall treatments are not damaging and fall under exemptions for repair and maintenance. *These criteria are met.*

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.

Findings: The entire site has been extensively disturbed to a significant depth in the post-historic period and is extremely unlikely to contain any intact archaeological resources either prehistoric or historic. *With a condition of approval that, in the event of any archaeological discovery, work will be stopped and the State Archaeologist will be notified, this criterion is met.*

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.

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.

Findings for 7 and 9: No new additions or adjacent new construction is proposed. *These criteria are not applicable.*

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.

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 8 and 10: The principle alteration proposed to the site is a new parking area with thirty-three vehicle spaces, to be installed in an area that is currently covered in gravel and lawn. The proposed addition of the parking area itself will make no change to the historic landmark and meets these compatibility criteria. However, only one loading area is proposed, whereas two are required by code due to the floor area of the building and the potential variety of uses available under the Historic Preservation Incentive sought by the applicant in section (1) above. The stall is also proposed at less than standard length and width, and would not provide for forward exiting from the lot in all instances. The proposed reductions in number of stalls and in loading stall area

is more compatible with the overall character of the site because it allows for additional internal planting and screening area, and it is more compatible with the human scale of the historic building entries which will act as limits to the size of delivered objects. Owing to its historic use as a high school, a greater than normal proportion of the building's floor area is also given to circulation than would be the case in a similarly sized office or commercial use. This further supports a reduction in loading capacity. Finally, the site is within 300' feet of the Central City Plan Area, and similar to it in character, justifying rear motion exiting, which is allowed just across the boundary, in the rare instances when it would be needed.

While the underlying concepts for the physical treatment of the building were acceptable to the Commission, the details provided for lighting, signage, railings, steps, doors, and windows were found inadequate to make a fully informed decision about compatibility. Rather than delay the decision, the Commission imposed a condition of approval that a follow-up administrative review (Type 2) be completed to provide adequate details before any building permit can be issued. *With a condition of approval that a follow-up Type 2 Historic Design Review, addressing lighting, signage, railings, steps, doors, and windows in greater detail, be completed before issuance of any building permits, these criteria can be met.*

(3) 33.846.070 Modifications Considered During Historic Design Review

The approval criteria for modifications considered during historic design review are:

A. Better meets historic design review approval criteria. The resulting development will better meet the approval criteria for historic design review than would a design that meets the standard being modified; and

B. Purpose of the standard.

1. The resulting development will meet the purpose of the standard being modified; or
2. The preservation of the character of the historic resource is more important than meeting the purpose of the standard for which a modification has been requested.

33.266.310 A Purpose. A minimum number of loading spaces are required to ensure adequate areas for loading for larger uses and developments. These regulations ensure that the appearance of loading areas will be consistent with that of parking areas. The regulations ensure that access to and from loading facilities will not have a negative effect on the traffic safety or other transportation functions of the abutting right-of-way.

Modification: The applicant is seeking modification of three loading-related standards: 33.266.310 C 2 c for a reduction from one to two loading spaces; 33.266.310 D for a nonstandard loading area 28'L x 10'W with no overhead clearance limit; and 33.266.310 F 1 for possible rear motion exiting.

Findings for A: As evidenced in the findings under Criteria 8 and 10 above, the resulting development will better meet the approval criteria because it allows for additional internal planting and screening area, and it is more compatible with the human scale of the historic Washington High School building entries which, by nature of their dimensions will act as limits to the size of delivered objects.

Findings for B: The purpose of the regulation is met because the amount of loading provided is appropriate to the amount of useable area within the building, which is

substantially less than the gross floor area owing to very large area dedicated to circulation in a traditional high school plan diagram.

The proposed Modification meets the approval criteria and the purpose of the standard and therefore merits approval.

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 proposed rehabilitation of the long vacant Washington High School marks a significant opportunity for the building's neighborhood. Although the exact uses have yet to be determined, they cannot help but increase the vitality of the area. The purpose of the Historic Design Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. This proposal meets the applicable Historic Design Review criteria and therefore warrants approval.

HISTORIC LANDMARKS COMMISSION DECISION

It is the decision of the Historic Landmarks Commission to approve:

Historic Preservation Incentive Review to allow use of the incentive described in 33.445.610 C 8 for the Historic Landmark Washington High School, with Condition B, below;

Modifications of:

- 33.266.310 C 2 c, for a reduction from one to two loading spaces;
- 33.266.310 D, for a loading area 28'L x 10'W with no overhead clearance limit; and
- 33.266.310 F 1, for possible rear motion exiting.

Historic Design Review for exterior alterations of the Historic Landmark Washington High School, with Condition C and D, below;

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C-1 through C-19. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 13-114076 HP HDZ. No field changes allowed.
- B. No building permits shall be issued for the site before the required covenant, meeting the standards of 33.445.610 D and 33.77.060, is executed.
- C. In the event of archaeological discovery during excavation, work will be stopped and the State Archaeologist will be notified.
- D. No building permits shall be issued for the site before a follow-up Type 2 Historic Design Review, addressing lighting, signage, railings, steps, doors, and windows in greater detail, is completed.

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By: _____
Carrie Richter, Historic Landmarks Commission Chair

Application Filed: February 7, 2013
Decision Mailed: April 18, 2013

Decision Rendered: April 8, 2013

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 7, 2013, and was determined to be complete on February 19, 2013.

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 7, 2013.

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.

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 Historic 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 May 2, 2013** at 1900 SW Fourth Ave. Appeals can be filed Tuesday through Friday on the first floor in the Development Services Center until 3 p.m. After 3 p.m. and on Monday, appeals must be submitted to the receptionist at the front desk on the fifth floor. Information and assistance in filing an appeal is available from the Bureau of Development Services in the Development Services Center or the staff planner on this case. You may review the file on this case by appointment at, 1900 SW Fourth Avenue, Suite 5000, Portland, Oregon 97201.

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 \$5,000.00 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 in the Development Services Center, 1900 SW Fourth Ave., First Floor. 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 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.

- *Unless appealed*, The final decision may be recorded on or after **May 3, 2013**.
- 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 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.

Dave Skilton

Date prepared: April 11, 2013

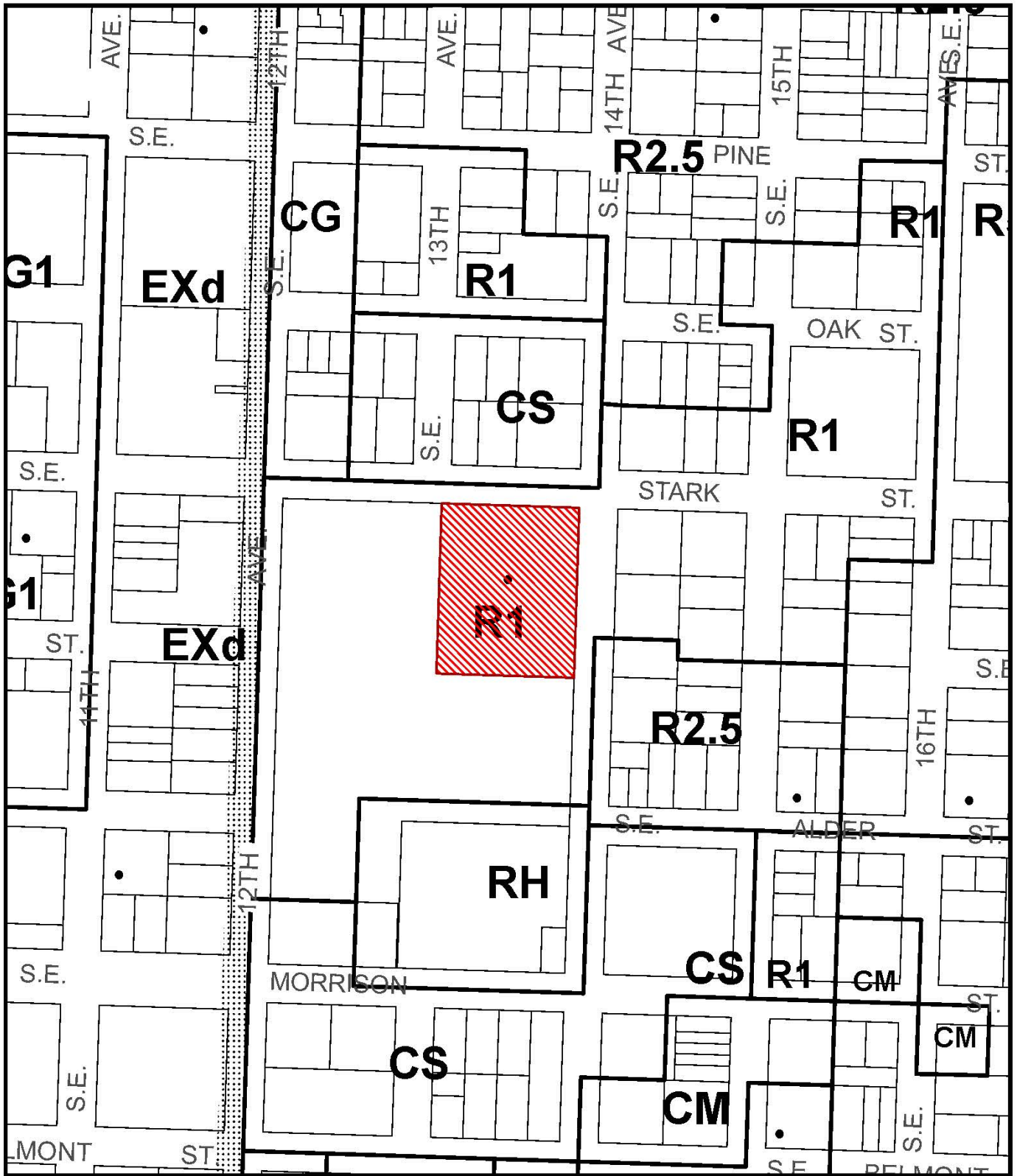
NOT ATTACHED UNLESS INDICATED

- A. Applicant's Materials:
 - 1. Statement Responding to Historic Preservation Incentive Review Approval Criteria
 - 2. Statement Responding to Historic Design Review Approval Criteria
 - 3. Statement Responding to Modification Approval Criteria
- B. Zoning Map (attached):
 - 1. Existing Zoning
- C. Plans & Drawings:
 - 1. Site Plan (attached)
 - 2. West Elevation (attached)
 - 3. South and North Elevations (attached)
 - 4. East Elevation (attached)
 - 5. Accessible Entry Elevation
 - 6. South SE 14th Avenue Entry Elevation
 - 7. Center SE 14th Avenue Entry Elevation
 - 8. North SE 14th Avenue Entry Elevation
 - 9. West SE Stark Street Entry Elevation
 - 10. East SE Stark Street Entry Elevation
 - 11. Handrail Details
 - 12. Utility Plan 1
 - 13. Utility Plan 2
 - 14. Utility Details
 - 15. Window and Door Details
 - 16. Light Fixture Details
 - 17. Light Fixture Night Renderings
 - 18. Sign Details
 - 19. Surveillance Camera Details
- 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. Mailing list
 - 6. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Environmental Services
 - 2. Bureau of Transportation Engineering and Development Review
 - 3. Water Bureau
 - 4. Fire Bureau
 - 5. Site Development Review Section of BDS
- F. Letters: (none)
- G. Other:
 - 1. Original LUR Application

- H. Received at Hearing
1. Staff Report
 2. Staff Presentation
 3. January 26, 2012 Letter from Venerable Properties to Buckman Community Association.

cc: Applicants and Representatives
Neighborhood Associations
Those who testified, orally or in writing

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).



ZONING



Site



Historic Landmark

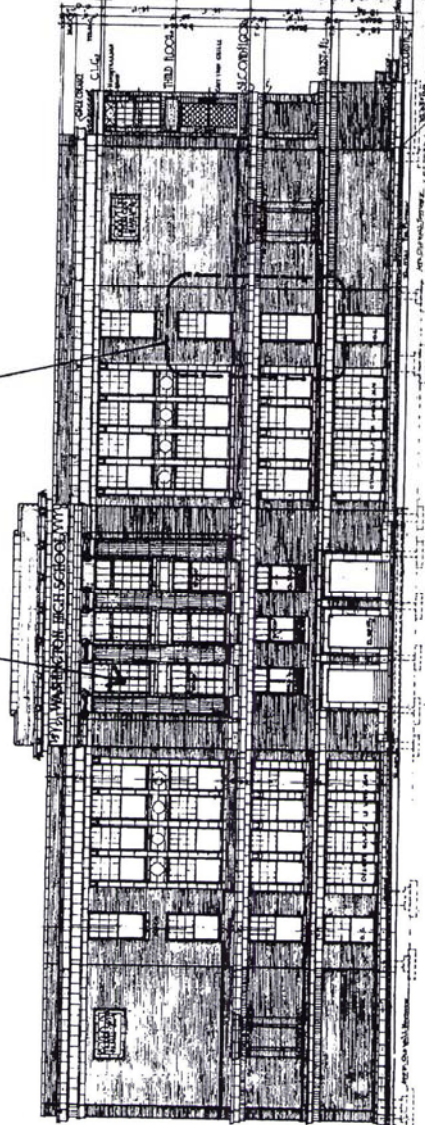


NORTH

File No. LU 13-114076 HPIR, HDZM
 1/4 Section 3131
 Scale 1 inch = 200 feet
 State_Id 1S1E02BA 101
 Exhibit B (Apr 01, 2013)

REMOVE NON-HISTORIC
WINDOW AND REPLACE
W/PRODUCT TO
MATCH ORIGINAL
CONSTRUCTION

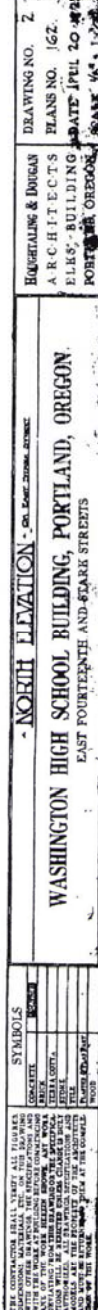
DEMOLISH REMNANTS
OF SKYBRIDGE AND
REPLACE W/MATERIALS
TO MATCH ORIGINAL
CONSTRUCTION

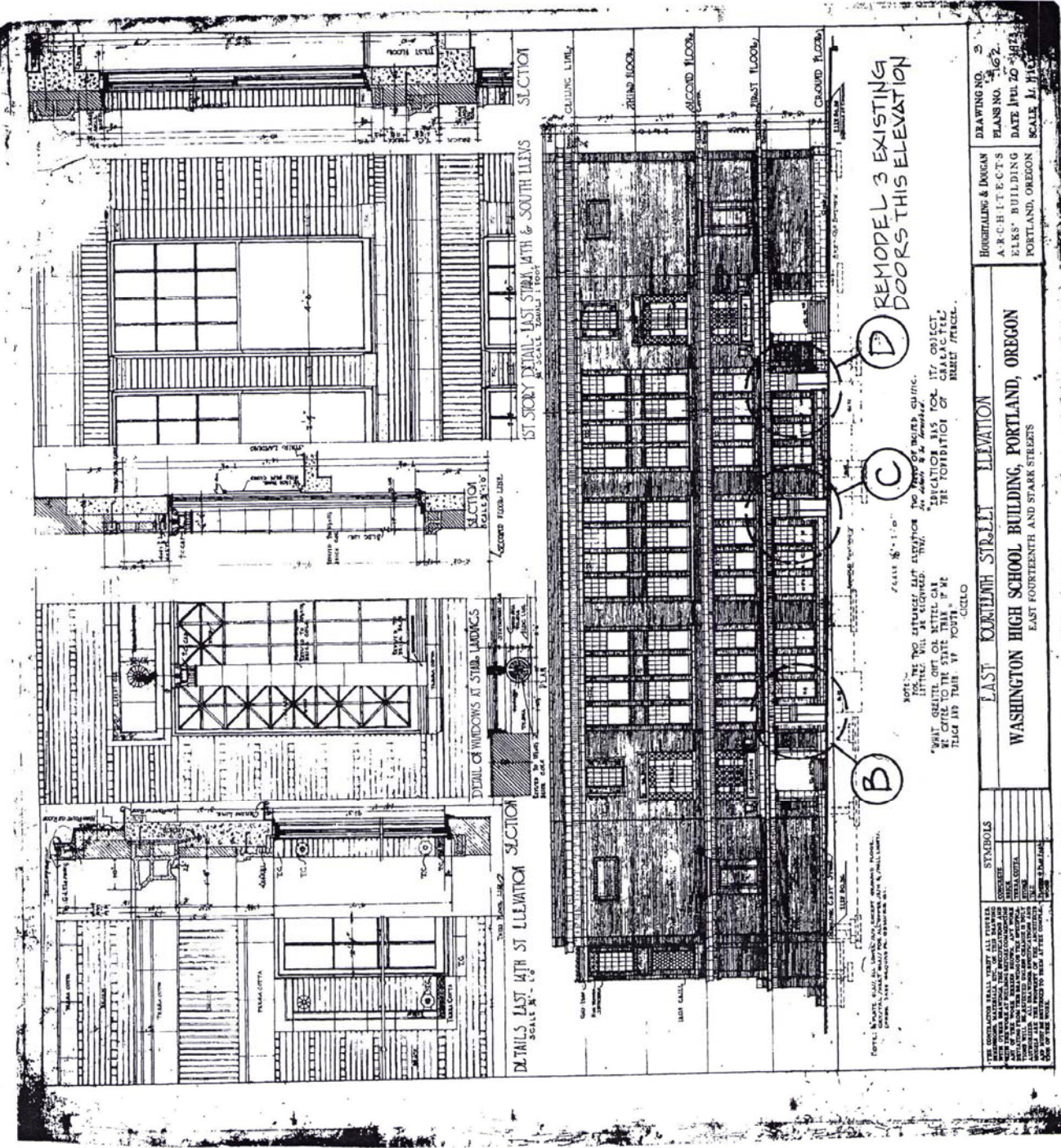


<p>THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND MATERIALS AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE AND PLANTING.</p>							
SYMBOLS	<table> <tr> <th>SYMBOL</th><th>DESCRIPTION</th></tr> <tr> <td>—</td><td>EXISTING</td></tr> <tr> <td>- - -</td><td>PROPOSED</td></tr> </table>	SYMBOL	DESCRIPTION	—	EXISTING	- - -	PROPOSED
SYMBOL	DESCRIPTION						
—	EXISTING						
- - -	PROPOSED						
<p>WASHINGTON HIGH SCHOOL BUILDING, PORTLAND, OREGON EAST FOURTEENTH AND STARR STREETS</p>							
<p>RECHLING & DUGAN ARCHITECTS ELLEN BUILDING PORTLAND, OREGON</p>							
<p>DRAWING NO. 1 PLANS NO. 162 DATE: JULY 30, 1930</p>							

A1 - West Elevation

LN 13-114076





A3 - East Elevation

LN 13-114076 HPR/HR