



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

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Portland, Oregon 97201
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TTY 503-823-6868
www.portlandonline.com/bds

Date: May 15, 2009
To: Interested Person
From: Shawn Wood, Land Use Services
503-823-6962 / woods@ci.portland.or.us

**NOTICE OF A TYPE II DECISION ON A PROPOSAL IN
YOUR NEIGHBORHOOD**

The Bureau of Development Services has approved a proposal in your neighborhood. The reasons for the decision are included in this notice. If you disagree with the decision, you can appeal it and request a public hearing. Information on how to appeal this decision is listed at the end of this notice.

**CASE FILE NUMBER: LU 09-114495 DZ – LINCOLN HALL
WINDOW REPLACEMENT**

GENERAL INFORMATION

Applicants: Oregon State Board of Higher Education (Owner)
PO Box 3175
Eugene, OR 97403

Michael Tingley (Designer)
Boora Architects
720 SW Washington, Suite 800
Portland, OR 97205

Ron Blaj (Owner Representative)
Portland State University
PO Box 751
Portland, OR 97207

Site Address: 1620 SW PARK AVENUE

Legal Description: BLOCK 202, PORTLAND
Tax Account No.: R667721680
State ID No.: 1S1E04AD 07600
Quarter Section: 3128

Neighborhood: Downtown Community Association, contact Jennifer Geske at 503-750-9843
Business District: Downtown Retail Council, contact Stephen Pirkel at 503-274-7682
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212

Plan District: Central City - University District
Zoning: Central Commercial with Design Overlay (CXd)
Case Type: Design Review (DZ)

Procedure: Type II, an administrative decision with appeal to the Design Commission

Proposal: The applicant requests Design Review approval for replacing a majority of the existing single pane wood windows in Lincoln Hall on the Campus of Portland State University (PSU). The replacement windows will closely match the existing windows in profile and installation and are proposed to be aluminum-clad wood. The ground floor elevation along SW Broadway currently contains blocked-in window openings. The window replacement project will include new windows in these openings, however 6 of the windows may remain blocked as an option (Option B). Exterior alterations to a structure in a design overlay zone requires Design Review.

Relevant Approval Criteria:

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

- 33.825 – Design Review
- Central City Fundamental Design Guidelines

ANALYSIS

Site and Vicinity: Lincoln Hall occupies a 40,000 square foot site at the northern end of the Portland State University (PSU) campus. The 145,000 square foot structure was built in 1911 as Lincoln High School and was the first building occupied by PSU when the school moved to its South Park Blocks location in 1953. The historic building is an example of the Second Renaissance Revival style and has an exterior finish of brick, with a raised basement finished with glazed terra cotta. Glazed terra cotta decorative elements on the building include cornice with block modillions, belt course, balconets, and pediments over entrances. Corinthian columns rise from the second through third stories. Lincoln Hall is currently used for classrooms, offices, and is the home of the PSU School of Fine and Performing Arts.

The vicinity around the site is largely defined by other buildings that are part of the PSU physical plant within the University District. Cramer Hall is immediately south of the site and the South Park Blocks are to the west. Downtown commercial, retail, and multi-dwelling residential development outside of the University District is located across SW Market Street to the north and across SW Broadway to the south.

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.

The design (d) overlay zone promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to existing development must meet the Community Design Standards (Chapter 33.218) or are subject to design review.

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

CU 098-79: Approval of various facility improvements identified in PSU's Master Plan.

CU 145-86: Approval of classroom, library, and physical plant additions on the PSU campus.

LUR 96-00180 DZ: Approval of the installation of a permanent, unmanned broadcast facility.

LUR 00-00513 DZ: Approval of rooftop cellular equipment near the northeast corner of Lincoln Hall on the PSU campus.

LU 02-126857 DZ: Approval to install a GPS device and one LMU antenna on the rooftop of Lincoln Hall and to lower 6 existing panel antennas.

LU 02-143292 DZ: Design Commission approval of PSU's Walk of the Heroines Project.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **April 8, 2009**. The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services
- Bureau of Transportation Engineering
- Water Bureau
- Fire Bureau
- Site Development Section of BDS
- Bureau of Parks-Forestry Division
- Life Safety Section of BDS

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on April 8, 2009. One response has been received from either the Neighborhood Association or from notified property owners in response to the proposal. The following is a summary of the comments and the response from the applicant. See Exhibit F.1 and F.2 for additional details.

Bosco-Milligan Foundation (BMF), Cathy Galbraith, April 29, 2009 – The Bosco-Milligan Foundation expressed concern regarding the proposed replacement of original wood windows at Lincoln Hall. Major issues of concern included loss of historic integrity and actual cost/energy savings.

The applicant responded to these comments in a letter dated May 11, 2009 from Michael Tingley of Boora Architects. The letter discusses the issues of historic integrity as well as reasons for replacement and assumed energy savings and cost recovery. Additionally, the applicant identified possible salvage/recycling options for the existing windows.

ZONING CODE APPROVAL CRITERIA

Chapter 33.825 Design Review

Section 33.825.010 Purpose of Design Review

Design review ensures that development conserves and enhances the recognized special design values of a site or area. Design review is used to ensure the conservation, enhancement, and continued vitality of the identified scenic, architectural, and cultural values of each design district or area. Design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area. Design review is also used in certain cases to review public and private projects to ensure that they are of a high design quality.

Section 33.825.055 Design Review Approval Criteria

A design review application will be approved if the review body finds the applicant to have shown that the proposal complies with the design guidelines for the area.

Findings: The site is designated with design (d) overlay zoning; therefore, the proposal requires Design Review approval. Because of the site’s location, the applicable design guidelines are the Central City Fundamental Design Guidelines.

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.

A6. Reuse/Rehabilitate/Restore Buildings. Where practical, reuse, rehabilitate, and restore buildings and/or building elements.

Findings: The window replacement in Lincoln Hall is part of a larger rehabilitation project that will extend the building's utility as a facility for education beyond the next 50 years. The replacement windows will not only provide for lower maintenance costs, but will also provide superior thermal and sound insulation. The existing window area on Lincoln Hall represents a larger than average area when compared to other structures of the same age. As such, the new windows will provide greater energy/cost savings than would otherwise be realized on similar buildings. Additionally, the new windows will provide sound insulation, a necessary component for music and theater classes that are to be held in the building. Original windows removed from the building will either be reclaimed, or recycled and will not be disposed of in a landfill.

This guideline is therefore 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.

Findings for B1 and B2: The replacement of currently blocked-off windows on the SW Broadway ground floor elevation with actual glazed windows will provide additional eyes on the street, thereby further protecting the pedestrian and enhancing the pedestrian experience. An option to leave 6 of these windows in their currently blocked-off condition (Option B) would not significantly diminish the overall impact of window restoration as 18 other windows on this façade would still

be restored with glazing at the ground level.

These guidelines are therefore met.

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.

Findings for C2 and C3: The proposed replacement windows will be constructed of wood and clad with an aluminum exterior. This will provide a low-maintenance and durable alternative to the existing windows. The proposed windows closely match existing windows in section, plan, and installation. As such, they will be a reasonable facsimile of the original and lend an additional element of permanence. Additionally, when compared to the few existing windows to remain, the proposed windows will preserve as a whole the architectural integrity found in the current ensemble.

These guidelines are therefore 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 design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The proposed windows closely match those windows identified for replacement and as such will preserve the architectural integrity of the building, while providing for continued use of the structure through lowered maintenance and energy costs, as well as thermal and sound insulation. The proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of window replacement at Lincoln Hall on the Portland State University Campus. All windows are to be replaced unless otherwise noted on the plans. It should be noted that Option A replaces all currently blocked-in windows on the SW Broadway ground floor façade, while Option B replaces all but 6. All approvals are per the approved plans, Exhibits C.1 through C.17, signed and dated May 13, 2009, subject to the following conditions:

- 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-C.17. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 09-114495 DZ. No field changes allowed."

Staff Planner: Shawn Wood



Decision rendered by: _____ **on (May 13, 2009)**

By authority of the Director of the Bureau of Development Services

Decision mailed: May 15, 2009

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 March 16, 2009, and was determined to be complete on **April 6, 2009**.

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 March 16, 2009.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: August 4, 2009**.

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 decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to 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.

Appealing this decision. This decision may be appealed to the Design Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on May 29, 2009** at 1900 SW Fourth Ave. Appeals can be filed on the first floor in the Development Services Center until 3 p.m. After 3 p.m., appeals must be submitted to the receptionist at the front desk on the fifth floor.

An appeal fee of \$250 will be charged. The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Low-income individuals appealing a decision for their personal residence that they own in whole or in part may qualify for an appeal fee waiver. In addition, an appeal fee may be waived for a low income individual if the individual resides within the required notification area for the review, and the individual has resided at that address for at least 60 days. Assistance in filing the appeal and information on fee waivers is available from

BDS in the Development Services Center. Fee waivers for low-income individuals must be approved prior to filing the appeal; please allow 3 working days for fee waiver approval. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please contact the receptionist at 503-823-7967 to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

Attending the hearing. 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 the Design Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 550 Capitol St. NE, Suite 235, Salem, Oregon 97301, or phone 1-503-373-1265 for further information.

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 the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Design Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

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 **June 1, 2009**
- 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.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

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

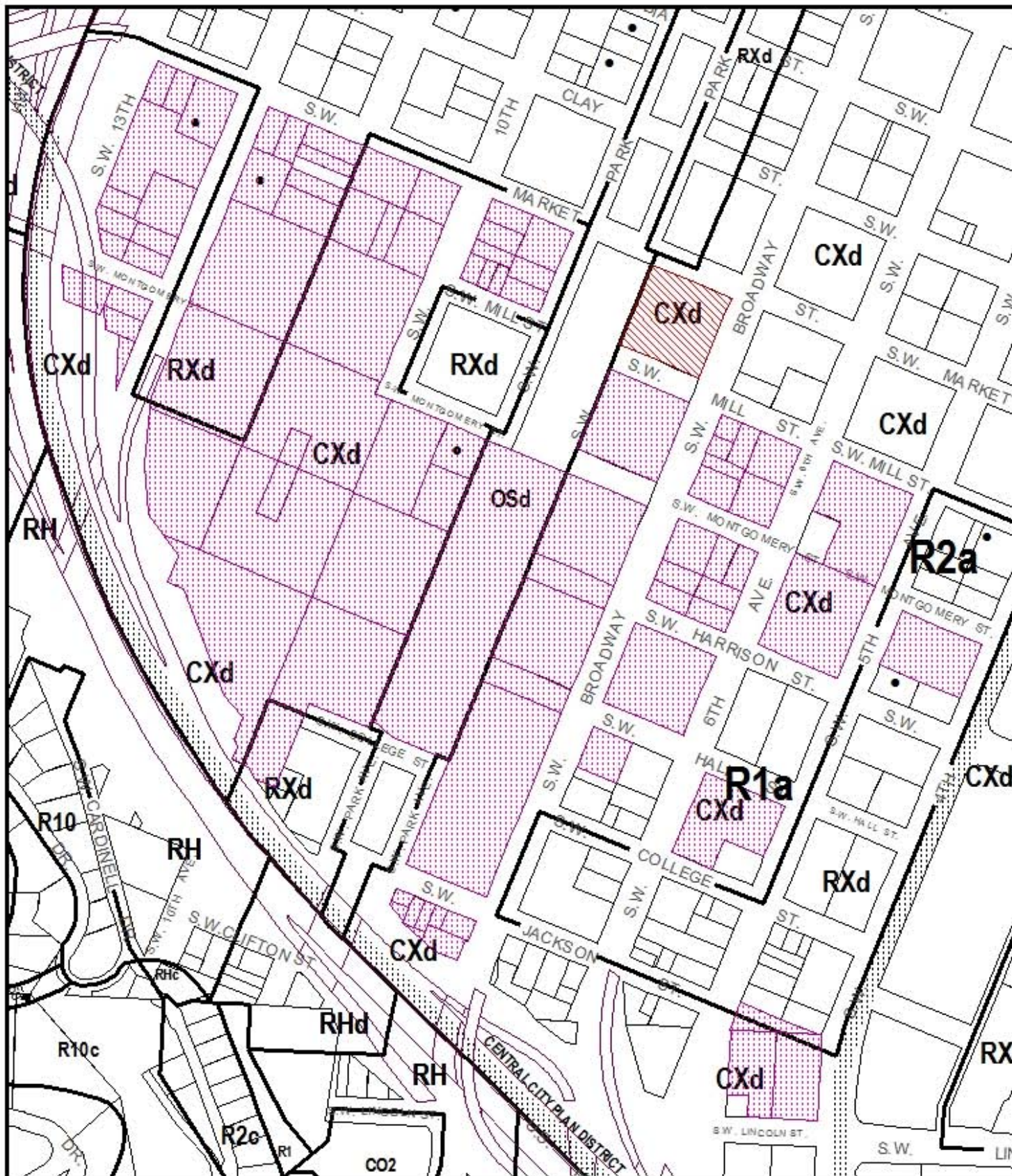
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

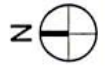
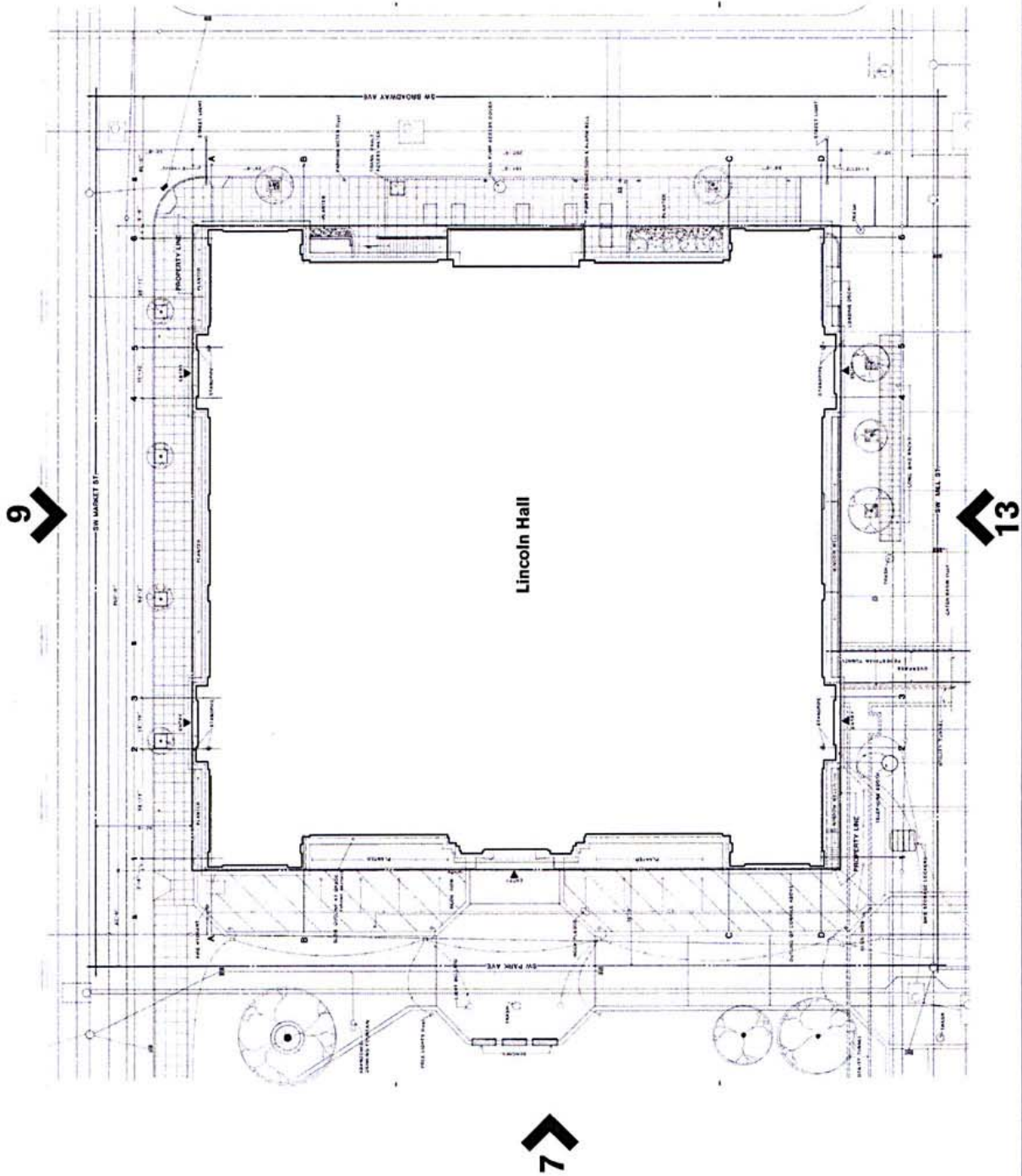
NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Existing Photos
 - 3. SW Park Ave Elevation – Proposed (attached)
 - 4. SW Park Ave Elevation – Original 1912
 - 5. SW Market St Elevation – Proposed (attached)
 - 6. SW Market St Elevation – Original 1912
 - 7. SW Broadway St Elevation (Option A) – Proposed (attached)
 - 8. SW Broadway St Elevation (Option B) – Proposed (attached)
 - 9. SW Broadway St Elevation (SW 7th St) - Original 1912
 - 10. SW Mill St Elevation – Proposed (attached)
 - 11. SW Mill St Elevation – Original 1912
 - 12. Enlarged Window Elevation (attached)
 - 13. Window Details
 - 14. Window Details
 - 15. Window Details
 - 16. Window Details
 - 17. Window Specifications
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - None Received
- F. Correspondence:
 - 1. Bosco-Milligan Foundation, Cathy Galbraith, April 29, 2009 - The Bosco-Milligan Foundation expressed concern regarding the proposed replacement of original wood windows at Lincoln Hall. Major issues of concern included loss of historic integrity and actual cost/energy savings.
 - 2. Boora Architects, Michael Tingley, May 11, 2009 - The applicant responded to these comments in a letter dated May 11, 2009 from Michael Tingley of Boora Architects. The letter discusses the issues of historic integrity as well as reasons for replacement and assumed energy savings and cost recovery. Additionally, the applicant identified possible salvage/recycling options for the existing windows.
- G. Other:
 - 1. Original LU Application
 - 2. Site History Research

The Bureau of Development Services is committed to providing equal access to information and hearings. If you need special accommodations, please call 503-823-7300 (TTY 503-823-6868).



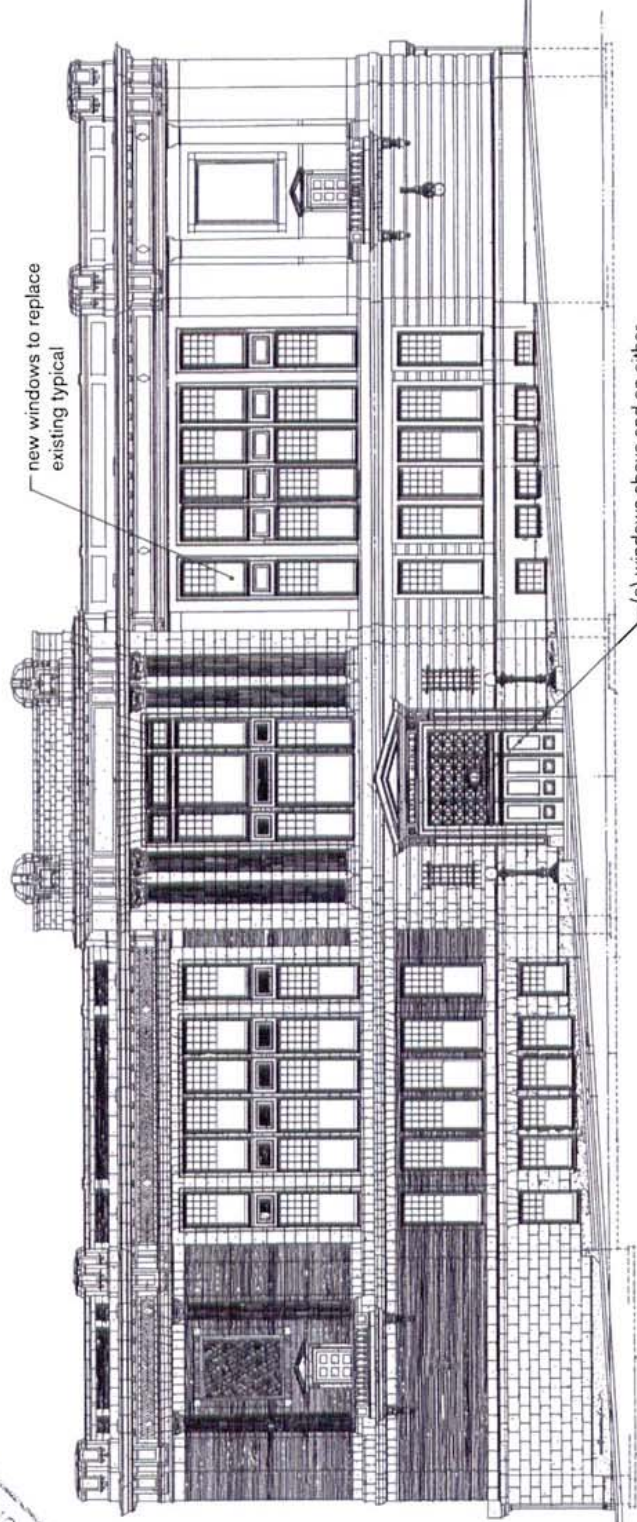
* Approved *
 City of Portland - Bureau of Development Services
 Planner *[Signature]*
 * This drawing is for informational purposes only.
 5.13.09
 Not to all



City of Portland - Bureau of Development Services
 Approved*
 Date 5.13.09
 *This approval applies only to the reviews requested on this application. Additional zoning requirements may apply.
 Planner
 10-13-09



existing photos



proposed elevation

LU 09-114495 DZ Exhibit C.3

sw park avenue elevation

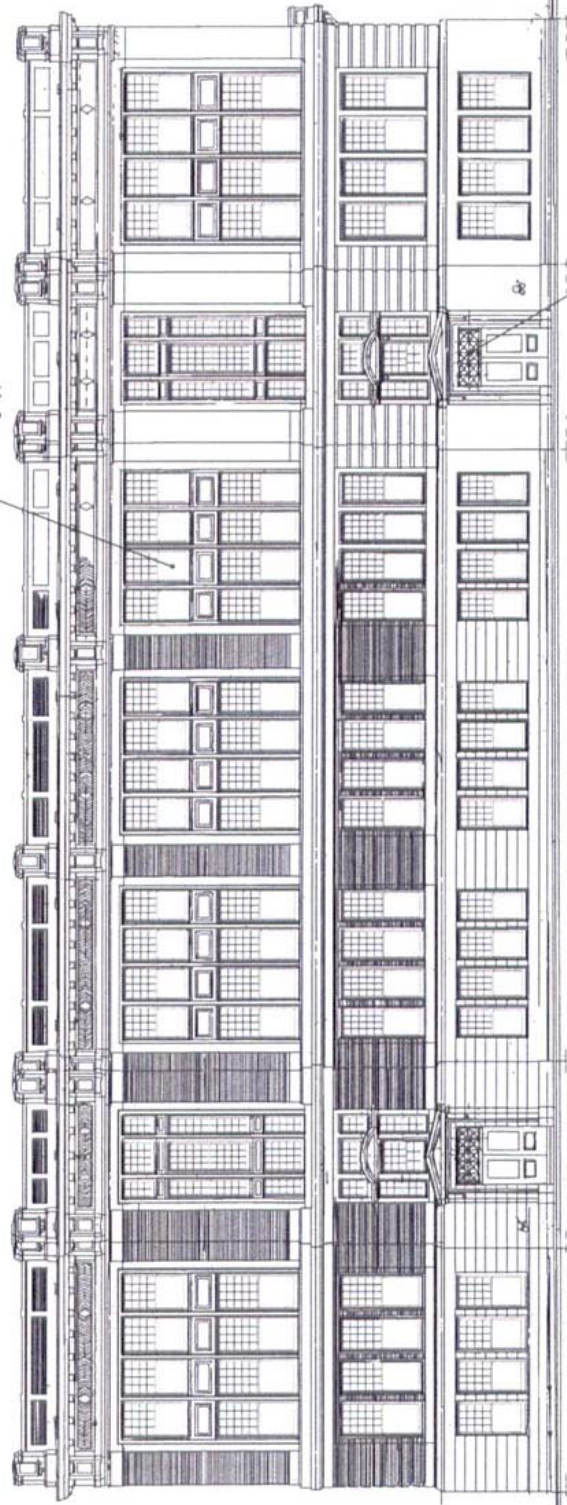
scale: 1/16" = 1'-0"
 design review
 date: 3.13.09

Plan Approval
 City of Portland - Bureau of Development Services
 Approved: *Kim Conrad*
 Date: 5.13.09
 * This approval applies only to the reviews reported on this form. Additional zoning requirements may apply.



existing photos

new windows to replace existing typical



proposed elevation

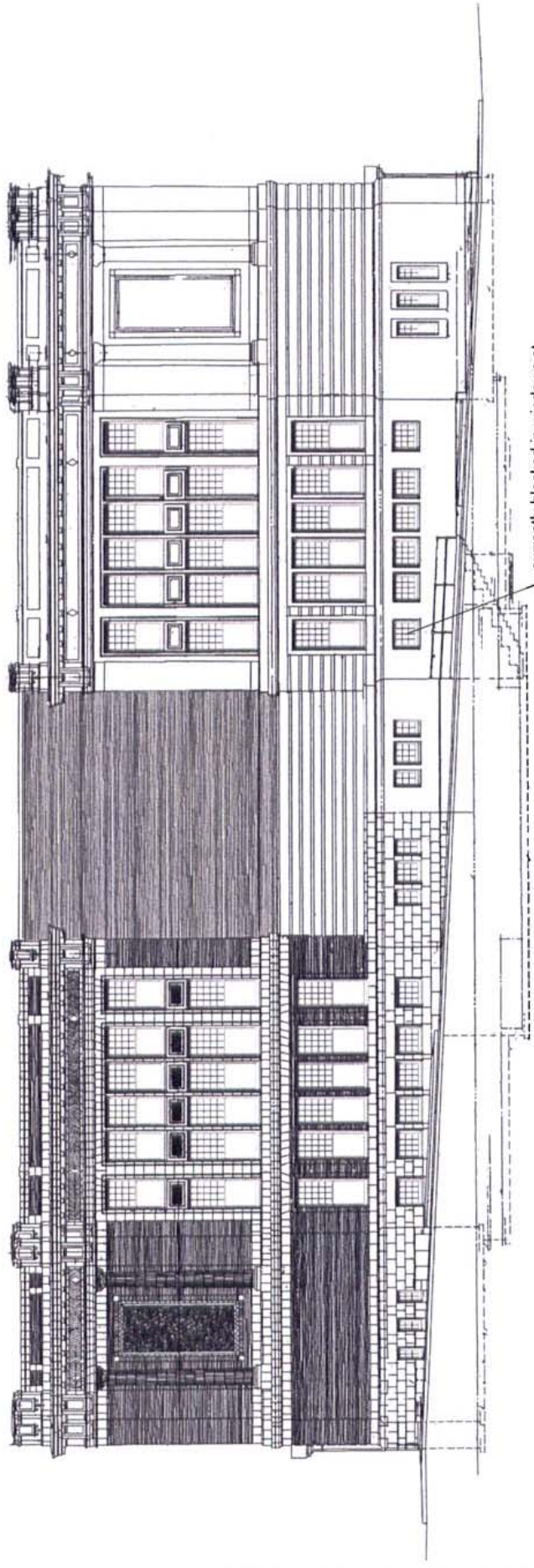
(e) windows above entry to remain typical

scale: 1/16" = 1'-0"
 design review
 date: 3.13.09

Approved*
 City of Portland - Bureau of Development
 Date: 5.13.09
 Subject to all
 applicable codes, rules, and regulations.
 Planner: *[Signature]*
 * This approval applies only to the reviewed conditions of approval. Additional zoning conditions of approval.



existing photos



proposed elevation - option a

sw broadway street elevation

design review
 date: 3.13.09

scale: 1/16" = 1'-0"

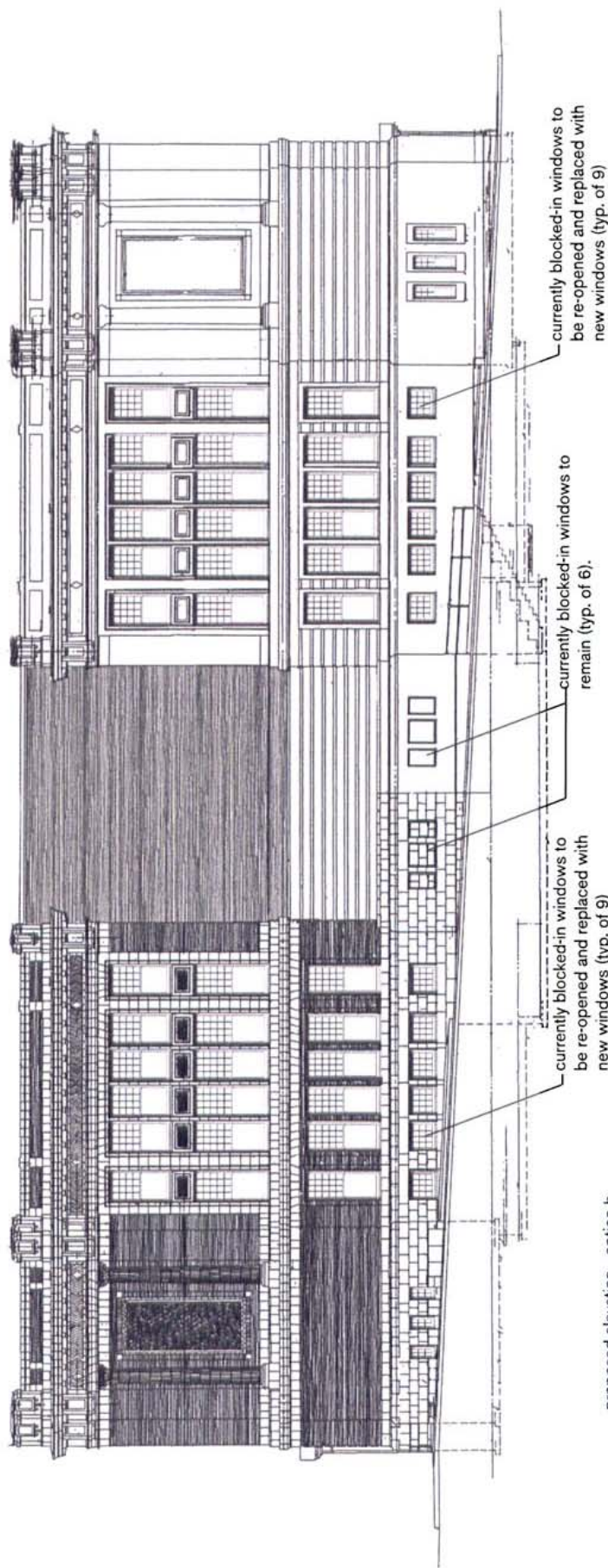
11A

PSU Lincoln Hall: Seismic + Systems Upgrade

boora



Approved*
 City of Portland - Bureau of Development Services
 Planner [Signature] Date 5.13.09
 * This approval applies only to the reviews requested and is subject to conditions of approval. Additional zoning requirements may apply.



LU 09-114495 DZ Exhibit C.8

design review
 date: 3.13.09

11B

boora

City of Portland - Bureau of Development Services

Date

5.15.09

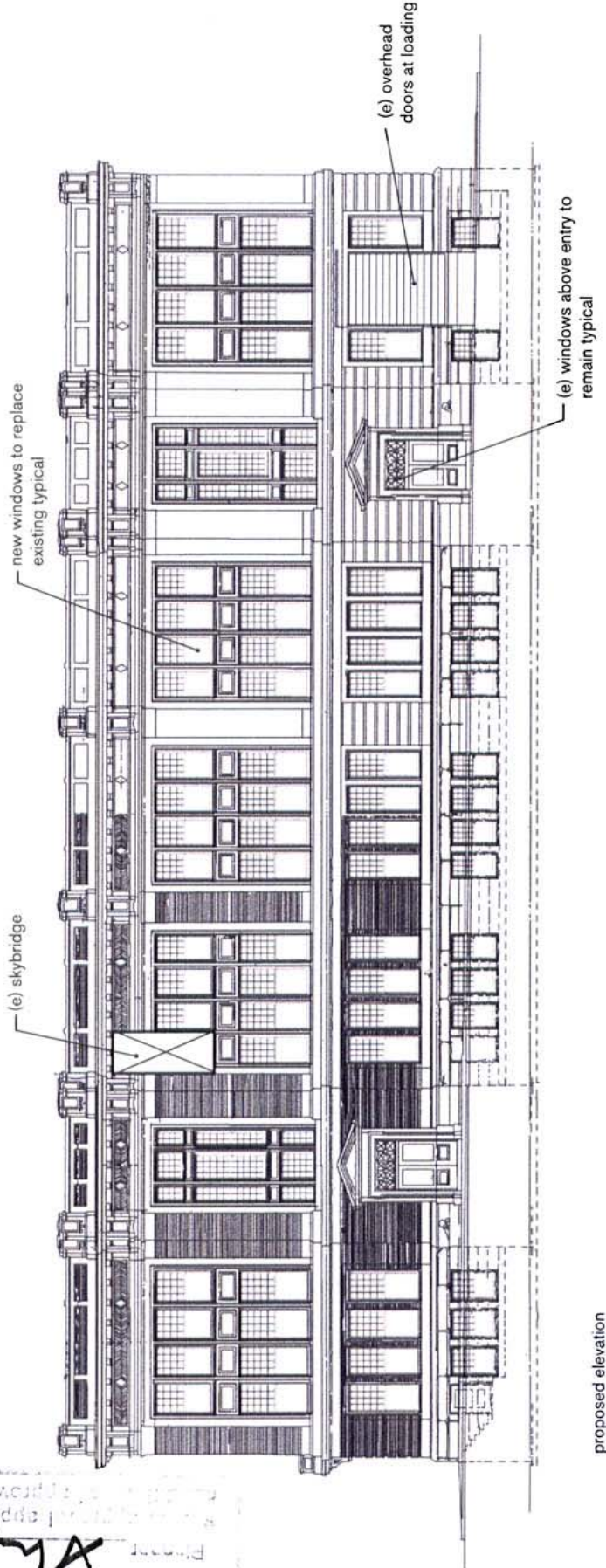
Approved

AK Wood

LU 09-114495 DZ Exhibit C.10



existing photos



proposed elevation

sw mill street elevation

design review
date: 3.13.09

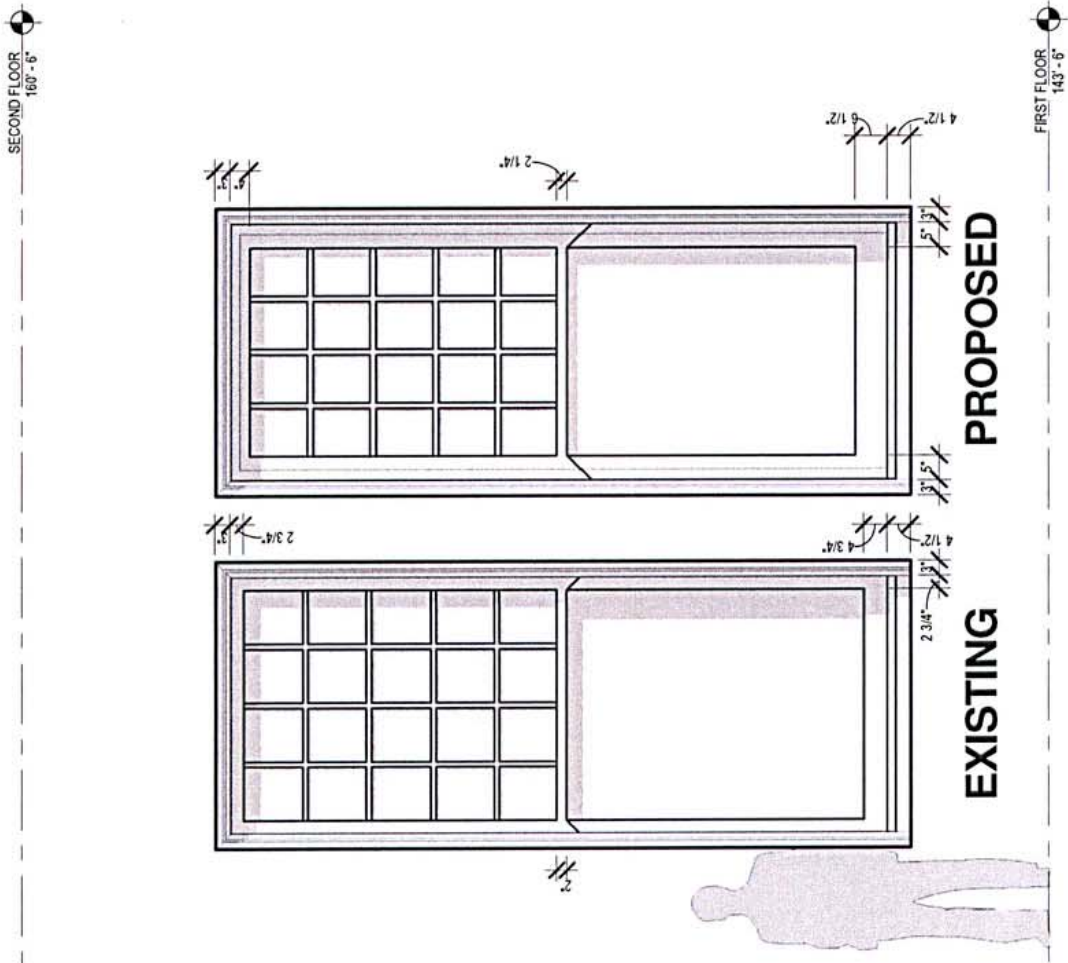
scale: 1/16" = 1'-0"

13

boora

PSU Lincoln Hall: Seismic + Systems Upgrade

enlarged window elevation



LU 09-114495 DZ Exhibit C.12