



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

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Date: May 7, 2012
To: Interested Person
From: Mark Walhood, City Planner
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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 12-110793 HDZ – T. J. ROWE BUILDING ALTERATIONS

GENERAL INFORMATION

Applicant: Shem Harding
DECA Architecture, Inc.
935 SE Alder St.
Portland, OR 97214

Property Owner: 3934 Corbett LLC
223 SE 3rd Ave
Portland, OR 97214

Business Owner: Jock Schowalter & Dave DeVol
Dealerpeak Inc.
222 NW 5th Ave.
Portland, OR 97214

PDC Contact: Pam Johnson, PDC Storefront Project Manager
Portland Development Commission
222 NW 5th Avenue
Portland, OR 97209

Site Address: 603-619 SE 6TH AVE

Legal Description: BLOCK 123 E 67 1/3' OF LOT 7&8, EAST PORTLAND
Tax Account No.: R226508420
State ID No.: 1S1E02BB 02600
Quarter Section: 3131

Neighborhood: Buckman, contact Susan Lindsay at 503-725-8257.
Business District: Central Eastside Industrial Council, contact David Lorati at 503-224-3900.
District Coalition: Southeast Uplift, contact Leah Hyman at 503-232-0010.

Zoning: **EXd** (Central Employment base zone with Design overlay zone),
Central City Plan District, East Portland Grand Avenue Historic District

Case Type: **HDZ** (Historic Design Review)
Procedure: **Type II**, an administrative decision with appeal to the Landmarks Commission.

PROPOSAL: The T. J. Rowe Building is a Secondary Contributing structure in the East Portland Grand Avenue Historic District. Located at the southwest corner of the intersection of SE Washington Street and SE 6th Avenue, the structure was originally constructed in 1926 as a single-story commercial building. Originally built to provide for two stores, by 1935 the building was occupied by a plumber, two offices, a printing shop and a post office. The current proposal involves renovation of the existing building for Dealerpeak, a technology services firm with customers in the automobile industry. This storefront renovation project is partially funded by a grant from the Portland Development Commission's Storefront Improvement Program.

The current proposal includes a new projecting entry canopy, repair and replacement of existing windows, new infill windows, new man doors and a sectional overhead door, new lighting, paint for all building surfaces and new signage. The proposed entry canopy would be located above a new main entry door facing SE 6th Avenue, project 4'-0" out from the building face within a single 18'-0" wide bay, and be located between the storefront and transom windows, with steel tension rod tie-backs to the building face above the transom windows. Existing transom windows will be restored and repaired as needed, including the installation of new insulated glazing within the original sashes and frames facing SE 6th Avenue, and restoration and repair as needed on the SE Washington Street elevation. All the lower storefront and other windows on the street-facing façade would be replaced with new aluminum storefront windows. Three new wood entry doors with full light glazing are proposed, along with a new aluminum and glass coiling overhead door. Two existing doorways facing SE 6th Avenue would be removed, with the area of each door being replaced by a new knee wall underneath a new or expanded storefront window. Two new sconce lights are proposed for the brick pilasters on either side of the new main entry facing SE 6th Avenue, on either side of the new canopy. Finally, a new pin-mounted stainless steel sign of approximately 23 square feet, with individually-mounted letters and logo elements indirectly illuminated by a new 'micro' double-headed LED spot light, is proposed for the upper building wall facing SE 6th Avenue.

Because the site is located within the East Portland Grand Avenue Historic District, the proposed exterior alterations require Historic Design Review (33.445.320.A.1). With a project valuation of approximately \$50,000, this proposal is reviewed through the Type II procedure (33.846.060.B.4.d).

Relevant Approval Criteria:

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

- The *Design Guidelines for the East Portland/Grand Avenue Historic Design Zone*; and
- The *Central City Fundamental Design Guidelines*; and
- The *Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan*.

ANALYSIS

Site and Vicinity: The site is a rectangular piece of land at the southwest corner of the intersection of SE 6th Avenue and Washington Streets. Smaller than a typical quarter block parcel of 10,000 square feet, the property has only 6,733 square feet of land. The existing

single-story building occupies the entire site, with no setbacks or separation between the structure and all four lot lines.

The surrounding area is characterized by a mix of commercial, institutional, industrial, and residential uses. Nearby uses and developments include many similar single-story industrial buildings, with generally taller, multi-story buildings located one block to the west along the SE Martin Luther King, Jr. Boulevard/Grand Avenue corridor. The adjacent rights-of-way in both streets immediately adjacent to the site are improved with curbing, public sidewalks, and paved two-way roadways with on-street parking.

Zoning: The Central Employment (EX) base zone allows for mixed-uses and is intended for areas in the center of the City that have predominantly industrial type development. The intent of the zone is to allow industrial and commercial uses which need a central location. The Central City plan district implements the Central City Plan and other plans applicable to the Central City area. These other plans include the Downtown Plan, the River District Plan, the University District Plan, and the Central City Transportation Management Plan. The Central City plan district implements portions of these plans by adding code provisions that address special circumstances existing in the Central City area.

The Design overlay zone requires that most projects within the overlay receive approval through the Design Review process. In this application, because the site is within the boundaries of an historic district, the necessary review for exterior alterations occurs through a mandatory Historic Design Review.

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

- *HLDZ 47-90* – 1990 Historic Design Review for the entire district boundaries; and
- *LUR 96-00125 DZ* - Approved Historic Design Review for exterior alterations to the building, including an entry canopy and signage.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **March 29, 2012**. The following Bureaus have responded with comments:

The *Development Review Section of Portland Transportation* has reviewed the proposal for potential impacts regarding the public right-of-way, traffic impacts and conformance with adopted policies, relevant criteria in Titles 33 and 17, and for potential impacts upon transportation services. The applicant must provide evidence that the roll-up door will provide access to a legal parking/loading space or the curb cut must be closed. No objections are raised with any of the proposed improvements. Installing street trees along both frontages will be a condition of building permit approval. Exhibit E.1 contains staff contact and additional information.

The *Water Bureau* has reviewed the proposal and responded with information regarding water services available to the site, but no objections to the proposed alterations or proposed conditions of approval. Exhibit E.2 contains staff contact and additional information.

The *Fire Bureau* has reviewed the proposal and notes that a separate building permit is required for the proposed work, and that any applicable Fire Code requirements will be addressed through the permit review. All current Fire Code requirements apply and must be met, unless an appeal path providing an alternative method is obtained by the applicant. No specific objections were raised regarding the proposed historic design review approval. Exhibit E.3 contains staff contact and additional information.

The *Life Safety Section of the Bureau of Development Services* has reviewed the proposal and provided preliminary Building Codes information that may impact the permitting process. Four specific issues have been identified in this response (doorway landings, occupancy summary, vertical clearance for right-of-way projections, maximum horizontal projection for right-of-way projections), none of which appear to conflict with the proposal as submitted at this time. A

complete Life Safety plan review will be provided at the time of building permit review. No objections to approval of the Historic Design Review as submitted were identified in the response. Exhibit E.4 contains staff contact and additional information.

The *Urban Forestry Division of Portland Parks and Recreation* has responded with no objections to the proposed Historic Design Review, but with a note that street trees will be required on both frontages (at time of building permit review). Exhibit E.5 contains staff contact information.

The following two bureaus have responded without objections or comments:

- The *Bureau of Environmental Services* (Exhibit E.6); and
- The *Site Development Section of the Bureau of Development Services* (Exhibit E.7).

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on March 29, 2012. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

Chapter 33.846.060 - Historic 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 located within the East Portland Grand Avenue Historic District and the proposal is for a non-exempt treatment. Therefore Historic Design Review approval is required. The approval criteria are the *Design Guidelines - East Portland Grand Avenue Historic Design Zone*. Because the site is within the *Central City Plan District*, the *Central City Fundamental Design Guidelines* and the *Special Design Guidelines for the Central Eastside District* are also approval criteria.

Staff has considered all guidelines and addressed only those applicable to this proposal. The Design Guidelines - East Portland Grand Avenue Historic Design Zone and the Central City Fundamental Design Guidelines/Central Eastside District Guidelines are addressed concurrently.

Design Guidelines - East Portland Grand Avenue Historic Design Zone **Central City Fundamental Design Guidelines**

A4. Use Unifying Elements. Integrate unifying elements and/or develop new features that help unify and connect individual buildings and different areas.

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

Findings for A4 & A6: The proposed canopy, window alterations, entry doors, signage and lighting are visually similar to many other buildings in the surrounding district that have been remodeled in recent years. The proposed alterations will provide for an extended lifetime for the building, and the changes respect the nearby architectural pattern of storefront windows, transom windows, and a prominent entry bay with simple pin-mounted signage on the façade near the entry door. *Therefore, these guidelines are met.*

Guidelines for Alterations

A61. Use Special East Portland/Grand Avenue Historic Design Zone Guidelines

Introduction: Scale and Proportion. A building's bulk in conjunction with its proportional height and width will have a significant impact on the degree to which it fits in with its historic neighbors. Structures which are much wider, taller or just are significantly bigger than neighboring structures will disrupt the continuity of the area and may damage the area's historic integrity.

A61a. Scale and Proportion

1. The added height or width of an alteration should be compatible with the original scale and proportion first of the affected building and second of adjacent buildings.
2. The scale and proportion of altered or added building elements, such as the size and relationship of new windows, doors, entrances, columns and other building features should be visually compatible with the original architectural character of the building.
3. The visual integrity of the original building should be maintained when altering or adding building elements including the vertical lines of columns, piers, the horizontal definition of spandrels and cornices, and other primary structural and decorative elements.

Findings for A6 & A6-1a: No changes to the scale and proportion of the building are proposed, as only minor exterior alterations within the current building envelope are proposed. *Therefore, these guidelines are met.*

Introduction: Exterior Building Materials. After issues of height, mass and bulk the building characteristic having the greatest impact on the District's character will be its exterior materials. Maintaining the integrity of exterior materials is important to protecting the character of the District.

A6-1b. Exterior Building Materials. Exterior surfaces need to be repaired and maintained in a manner that is compatible first with the original building and second with the District.

Findings for A6-1b: There is no change to the primary exterior materials on the building, which will remain concrete with brick veneer at the pilasters and cornice line. Existing exterior surfaces will be patched, repaired, and re-painted with the project, improving the longevity of the structure for many more years. *Therefore, this guideline is met.*

Introduction: Rear and Side Walls. Portland and the East Portland/Grand Avenue Historic District share a pattern of orienting corner building entrances to the adjacent north-south street. Within the Historic District city blocks are small resulting in most buildings extending to one or more of the block's corners. Orientations to King Boulevard and Grand Avenue are characteristic of the East Portland/Grand Avenue District. Building alterations should respect this pattern.

A6-1c. Rear and Side Walls

1. Side and rear walls should be compatible with building facades or public street elevations, but can be simple and basically blank.
2. New window and door openings may be added in moderation and when compatible in size, scale, proportion and detailing with the original building. New openings should be designed to be subtly distinguishable from the original building.
3. Where possible, avoid filling openings with concrete block, wood or other material that will change the overall appearance of the wall and/or create blank walls along pedestrian ways.

Findings for A6-1c: The primary orientation of the building, with a main entrance facing the north-south SE 6th Avenue, and with service and loading access of the 'side' street in SE Washington Street. The essential composition of blank wall space to windows and doors remains intact with this proposal. *Therefore, this guideline is met.*

Introduction: Exterior Mechanical Systems and Auxiliary Service Elements.

The character of the district may be damaged by the introduction of distracting visual elements which clutter building exteriors. When updating a building's mechanical systems, locating its trash areas and installing electronic communications equipment, care must be taken to avoid visual clutter.

A61-d. Exterior Mechanical Systems and Auxiliary Service Elements. Avoid unnecessary clutter and unsightliness of mechanical systems, auxiliary structures, and service elements such as trash containers, storage sheds, satellite dishes, etc.

Findings for A6-1d: The proposed tenant of the building is an office tenant, similar to the previous building tenant. Therefore, no new exterior mechanical systems, auxiliary structures, or trash containers, etc. are included in the proposal. *Therefore, this guideline does not apply.*

Introduction: Color. All new color schemes should be reviewed. To choose appropriate colors, it is best to start with a paint analysis on the building to determine its original color. Though it may not be possible to duplicate that color, the color should at least be compatible with the original color. (See Appendix B for guidance on how to do a paint analysis and consult local paint companies for assistance). Experimenting with colors in small sample locations is encouraged. For additional guidance, consult the State Historic Preservation Office in Salem at 1 (503) 378-6508, or the East Portland Historic District Advisory Board.

A6-1e. Color

1. When painting a building or making color changes, colors chosen should be visually compatible with the architectural character of the District represented by both the primary (1870-1914) and secondary (1915-1935) historic periods of development. A broad range of color schemes may be acceptable.
2. The colors should be compatible with the original architectural style of the building. If the building has no apparent style, use the surrounding buildings and any character-defining features on the building itself as a guide.

Findings for A6-1e: The building is currently painted a light tan color, including all of the existing concrete and brick surfacing original to the building. The proposal is to paint the building a darker gray/brown color, with red paint highlighting the diagonally-placed original brick 'diamonds' on the upper portion of the pilasters. This color choice is compatible with the original building design, similar to several other structures in the district, and the use of red paint for the brick 'diamonds' on the pilasters elevates a distinctive original architectural feature of the building. *Therefore, this guideline is met.*

Introduction: Signs. All exterior signs are reviewed. Signs must meet all applicable provisions of the City of Portland's ordinances and guidelines.

A6-1f. Signs

1. Exterior building signs should be visually compatible in size, scale, proportion, color and materials with the original architectural character of the building.
2. A variety of signs within the District are encouraged, incorporating excellence in graphic design and lettering, careful color coordination with the building, mounting, and readability.
3. Prominent signs that are creative yet compatible with the building and the District are encouraged, particularly on simple concrete buildings.
4. Sign lighting that is creative and compatible with the building and the District is acceptable. Plastic signs and backlit plastic signs are generally not acceptable.

C13. Integrate Signs. Integrate signs and their associated structural components with the

building's overall design concept. Size, place, design, and light signs to not dominate the skyline. Signs should have only a minimal presence in the Portland skyline.

Findings for A6-1f and C13: The proposal includes a new pin-mounted sign of stainless steel lettering and graphics that is mounted in the frieze panel above the storefront windows and below the cornice, where the previous sign on the building was also located. The size, scale, and proportion of the sign are respectful of the original architecture, as individual sign elements are centered vertically within a single street-facing bay, and horizontally within the frieze panel above the windows. The graphics are simple, crisp, and legible, and the stainless steel material will complement well the gray/brown color of the re-painted building. Illumination for the sign is provided by one small dual-head micro-size LED spotlight, with the spotlight fixture painted black to integrate well with the darker gray/brown color around the windows and largely disappear from view. Pin-style mounts for the sign itself are only 2 inches deep, and concealed from view by the individual sign elements. *Therefore, this guideline is met.*

Introduction: Lighting. Lighting should be compatible with the overall character of the building first and the District second. Lighting should not detract from the character defining features of the building, introduce radically incompatible design elements or damage the building through its installation.

A6-1g. Lighting

1. Repair or replace damaged period lighting with the same or similar lighting fixtures and design elements.
2. Lighting in entryways and doorways and other highly visible public areas should match the original fixtures where possible, or be designed in a manner that is compatible with the historic building and with the district.
3. Bathing a historic building with light or the use of exterior spotlights on the major facade is discouraged, unless historic precedence exists to support such display.

Findings for A6-1g: The building today does not have any exterior lighting fixtures. The current proposal includes two new pilaster-mounted wall sconce lights on either side of the main entry bay facing SE 6th Avenue. The specific features selected are tubular bronze-colored metal up/down sconce lights, which will wash light in a directed way both up and down the two pilasters marking the main entry bay. The proposed lighting is modest in scale and will not overwhelm or detract from the original architectural character of the building. *Therefore, this guideline is met.*

Introduction: Awnings, Canopies, and Marquees. Traditionally, awnings, canopies and marquees were found throughout the District. Awnings were usually sloped at an angle and were attached on the first and second levels of buildings, at entrances, and above storefronts. They should be compatible first with the building and second with the District in size, shape, color, material and overall design. Oversized, inappropriately detailed and shaped awnings, canopies or marquees detract from the historic and architectural character of the building. Though the owner is not required to create an exact duplicate of the historic awning, canopy or marquee, the use of historic photographs of the building or the District that offer precedent for the use and design are highly encouraged in providing a basis to work from.

A6-1h. Awnings, Canopies, and Marquees.

1. Awnings, Canopies, and Marquees should enhance the character-defining features of the original building.
2. Awnings, Canopies, and Marquees should not re-orient the public's perception of the main entry to the building by over emphasizing a minor or secondary facade.
3. Two-story awnings, extremely long horizontal awnings and highly unusually shaped awnings were not part of the traditional character of the District and generally are not in harmony with the District.

4. Awnings should be placed between pilasters or in window bays, not across an entire building, and should be installed below the mezzanine windows.
5. Preferably, awnings and canopies should be made of fabric except when there is historic evidence that the original was made of a material other than fabric. Plastic and aluminum should not be used.
6. Awnings and canopies should be installed in the least destructive manner, generally with a lightweight frame, installed within the window frame. However, it must be recognized that installation of even the most sensitive awning system may result in some damage to the historic fabric. Special care should be taken to avoid harm to decorative features. Retractable awnings are acceptable.
7. Illuminated awnings of a sign-like character are not historic and should be avoided.

Findings for A6-1h: There is no entry canopy on the building, nor any awnings over individual storefronts. Information in the historic district file does not indicate that there ever were awnings or canopies on the building. The proposed entry canopy is oriented to the main entry on the north-south street, and constructed of a flat metal canopy behind a metal channel structure that is held within the vertical limits of the entry bay windows when viewed from the street. Steel tension rod tie-backs to the building are also kept within the main entry bay, and connect to the building within the inset storefront system, below the primary building frieze panel above. The canopy is installed between the storefront windows and the transom lights above. No alterations for the canopy are necessary to the original brick pilasters on the building, and no plastic or thin aluminum materials are involved. The proposed canopy respects the form and integrity of the original structure, while helping to emphasize the main pedestrian entry. *Therefore, this guideline is met.*

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 B2 and C12: The proposed alterations will preserve the clear, generous views between the building interior and the adjacent pedestrian environment. The proposed signage includes a light fixture that directs light upwards, away from the pedestrian. The two new sconce lights on either side of the main entry are designed to illuminate primarily the two pilasters on either side of the entry, without detrimental impacts to passersby. No new exterior mechanical equipment or service areas are proposed. *Therefore, this guideline is met.*

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.

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: The proposed entry canopy will offer an additional layer of protection from rain, wind, glare, reflection and sunlight for pedestrians and users of the building. *Therefore, this guideline is 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.

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.

Findings for C2, C3 and C5: The proposal involves the renovation of an existing structure in an historic district, with relatively minor changes to the original design. The proposed alterations include the new entry canopy, new sconce lighting on the pilasters on either side of the main entry, and a new sign. The lower storefront windows will also be replaced with new storefront windows featuring molded ornamental mullion caps which add depth and interest to the street level windows. The proposed alterations both respect the original architectural integrity of the building, and support the continued coherency of the original building composition. *Therefore, these guidelines are 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 historic design review process exists to ensure the preservation, enhancement, and ongoing vitality of important pieces of the City's heritage. The current proposal is for a welcome enhancement of a contributing building in the East Portland/Grand Avenue Historic District, including a total refurbishment of the exterior, a new entry canopy, new signage, and two new exterior light fixtures around the entry. The proposal respects the architectural character of the original building, and will not detract from the pedestrian environment. Therefore, the proposal should be approved.

ADMINISTRATIVE DECISION

Approval of Historic Design Review for exterior alterations to the T. J. Rowe Building (603-619 SE 6th Ave.) in the East Portland/Grand Avenue Historic District, including the following specific alterations:

- A new projecting metal entry canopy with tie-back supports at the main entry bay facing SE 6th Avenue;
- Repair and replacement of existing ground floor storefront windows with a new aluminum storefront window system featuring historic profile mullion caps;
- New aluminum and clear glass doors at service entries on SE Washington, and a new wood and glass door at the main entry facing SE 6th Avenue;
- New paint for the entire building, with two tones of a dark brown/gray color, with red accents at the brick 'diamond' features at each exterior brick pilaster; and
- A new stainless steel, pin-mounted sign of approximately 21.5 square feet in size, with indirect up-lighting provided by a small dual-head micro LED spot light.

The above alterations are granted based on the approved plans and drawings, Exhibits C.1 through C.10, all signed and dated April 27, 2012, and subject to the following condition:

- 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.10. The sheets on which this information appears

must be labeled, "Proposal and design as approved in Case File # LU 12-110793 HDZ. No field changes allowed."

Staff Planner: Mark Walhood

Decision rendered by: _____ **on April 27, 2012.**

By authority of the Director of the Bureau of Development Services

Decision mailed: May 7, 2012

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 «IntakeDate», and was determined to be complete on March 23, 2012.

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, 2012.

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 July 22, 2012.**

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 Landmarks Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on May 21, 2012** at 1900 SW Fourth Ave. Appeals can be filed Tuesday through Friday on the first floor of the Development Services Center until 3 p.m. After 3 p.m. and Mondays, 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. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. 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 call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, 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 Landmarks 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 Landmarks 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 **May 22, 2012 – (the day following the last day to appeal)**.
- 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 may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

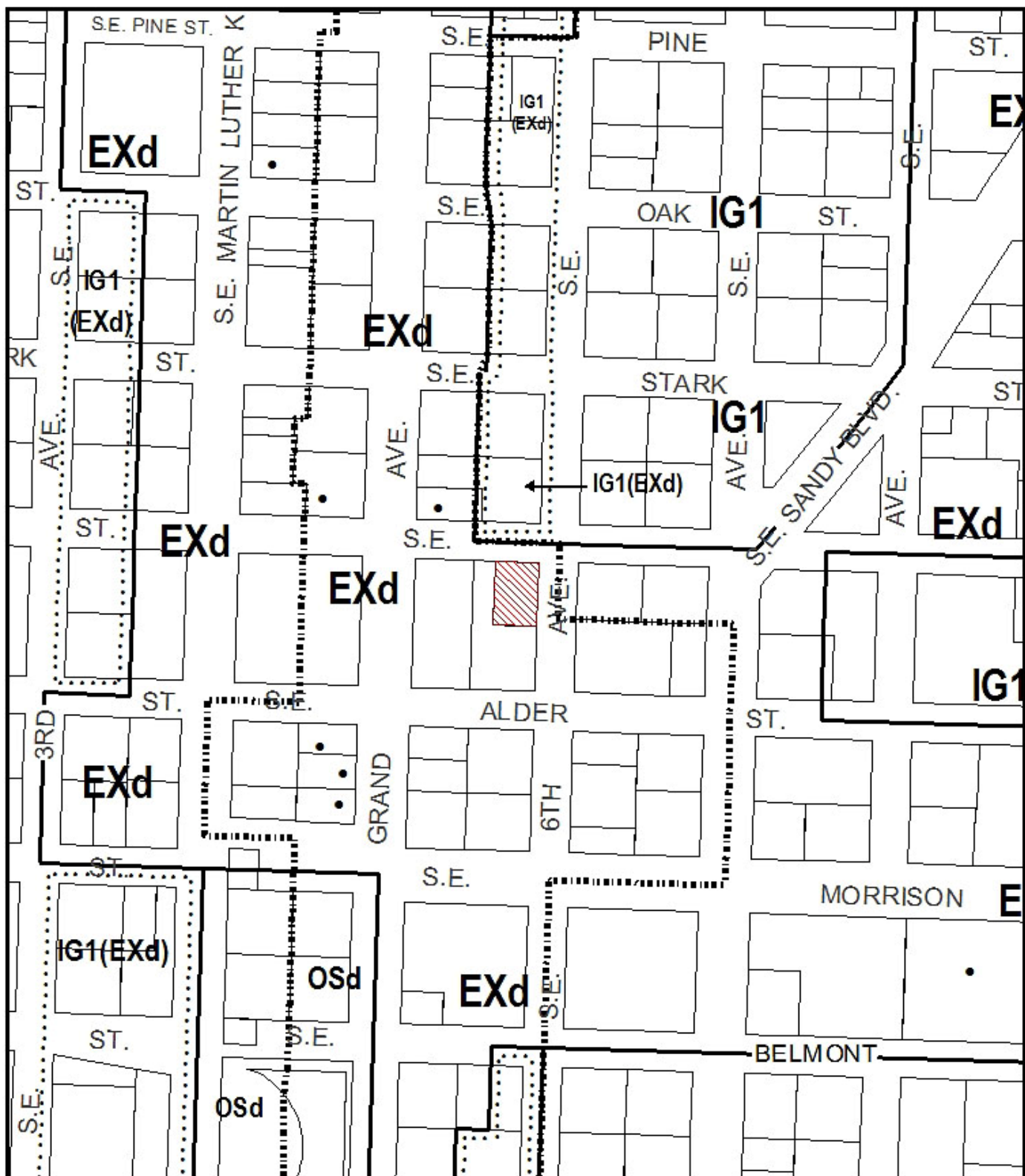
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statements
 1. Original narrative, including original/not approved plans
 2. Supplemental memo submitted with revised materials, received March 23, 2012
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Site Plan (attached)
 2. Black and white elevations (attached)
 3. Color elevations
 4. Canopy wall section (attached)
 5. Sign detail (attached)
 6. Canopy tie-back mounting detail
 7. Enlarged vertical window section
 8. Enlarged window mullion plan with historic profile
 9. Sign micro-spot light detail sheet
 10. Sconce light detail sheet
- D. Notification information:
 1. Mailing list
 2. Mailed notice
- E. Agency Responses:
 1. Development Review Division of Portland Transportation
 2. Water Bureau
 3. Fire Bureau
 4. Life Safety Section of the Bureau of Development Services
 5. Urban Forestry Division of Portland Parks and Recreation
 6. Bureau of Environmental Services
 7. Site Development Section of the Bureau of Development Services
- F. Correspondence:
 1. *(none received at time of decision mailing)*
- G. Other:
 1. Original LU Application Form and Receipt
 2. Site History Research
 3. Incomplete Letter from staff to applicant, sent Feb. 21, 2012
 4. Historic District Continuation Sheet – T. J. Rowe Building

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



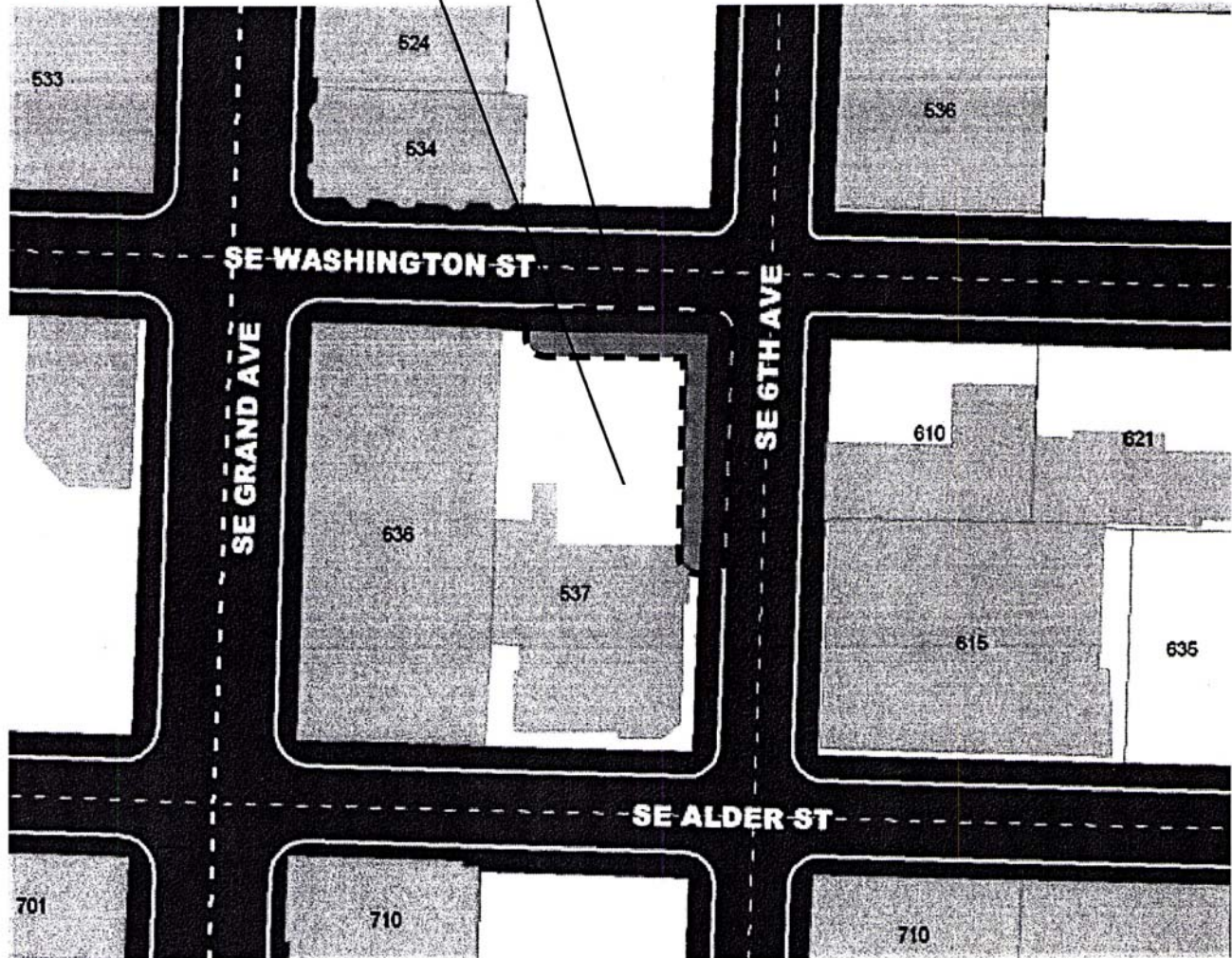
NORTH

This site lies within the:
EAST PORTLAND / GRAND AVENUE HISTORIC DISTRICT
CENTRAL CITY PLAN DISTRICT

File No. LU 12-110793 HDZ
1/4 Section 3131
Scale 1 inch = 200 feet
State_Id 1S1E02BB 2600
Exhibit B (Feb 09,2012)

This plan and design is approved
Case No. LU 12-110793 H02
By the City of Portland.

EXTENT OF STOREFRONT
IMPROVEMENTS
BUILDING AND SITE LOCATION



NORTH

SCALE: 1" = 100'



Approved

City of Portland - Bureau of Development Services

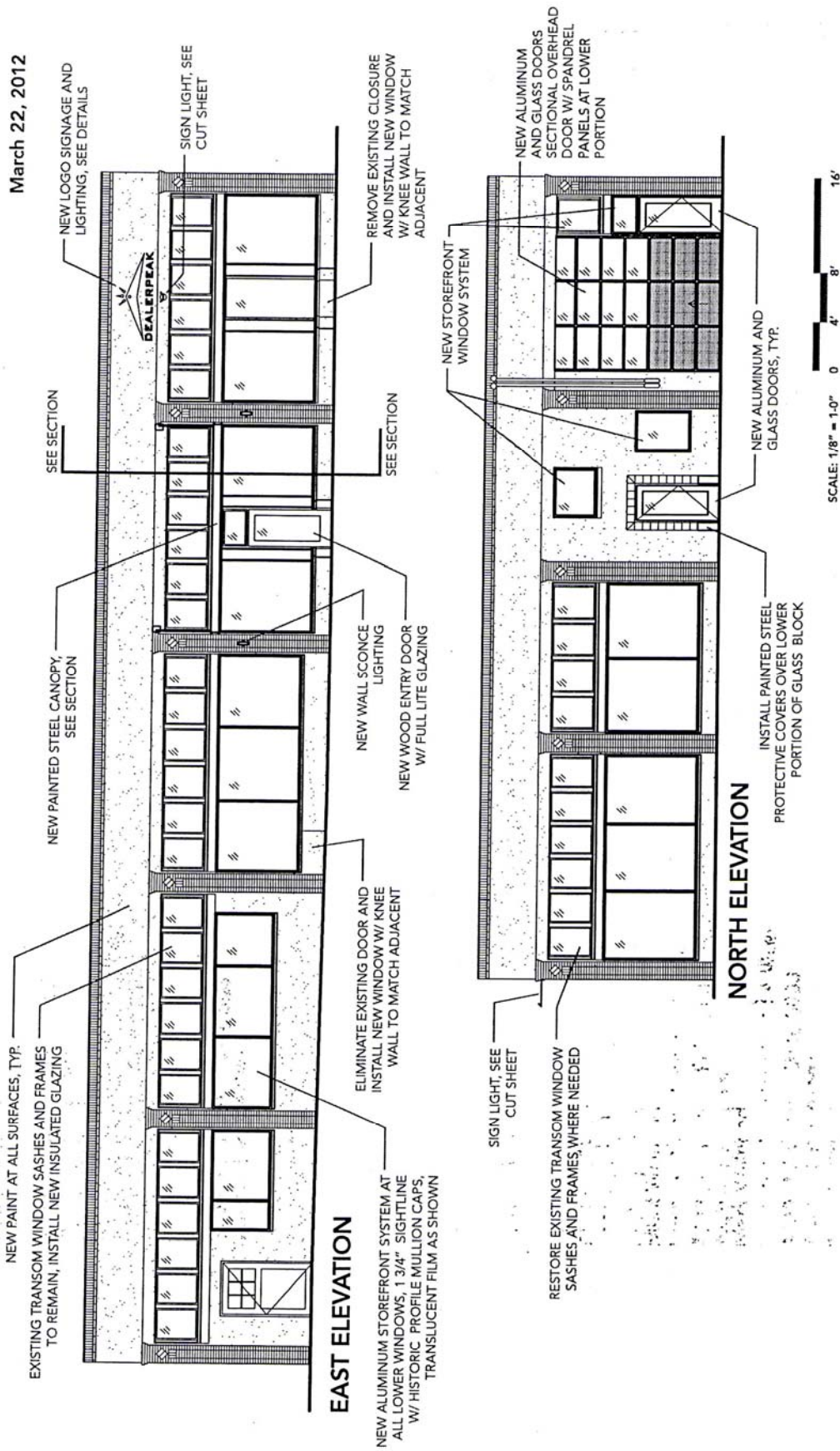
Planner MARK WALHOO Date APRIL 27, 2012

* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

SITE PLAN DEALERPEAK STOREFRONT IMPROVEMENT

CASE NO. LU 12-110793 H02
EXHIBIT C.1

March 22, 2012



DEALERPEAK STOREFRONT IMPROVEMENT ELEVATIONS

City of Portland - Bureau of Development Services

Planner MARK WALTROD Date APRIL 27, 2012
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

Approved

DEGA ARCHITECTURE INC

Proposal and design as approved
in Case File # 12-110793 H02.
No field changes allowed.

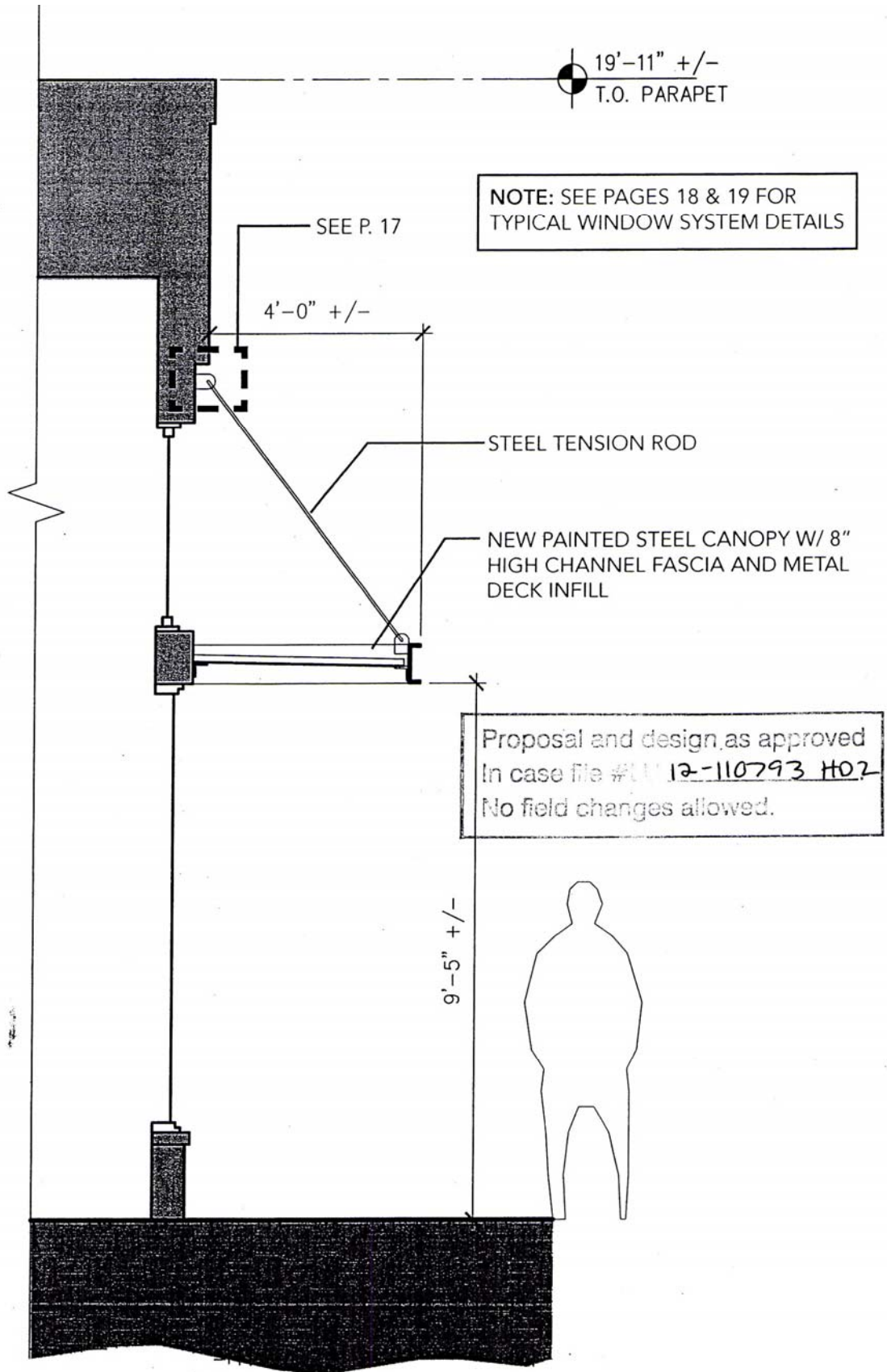
CASE NO 12-110793-H02
EXHIBIT C.2

Approved

City of Portland - Bureau of Development Services

Planner MARK WALHOCO Date APRIL 27, 2012

* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



PROPOSED IMPROVEMENTS WALL SECTION

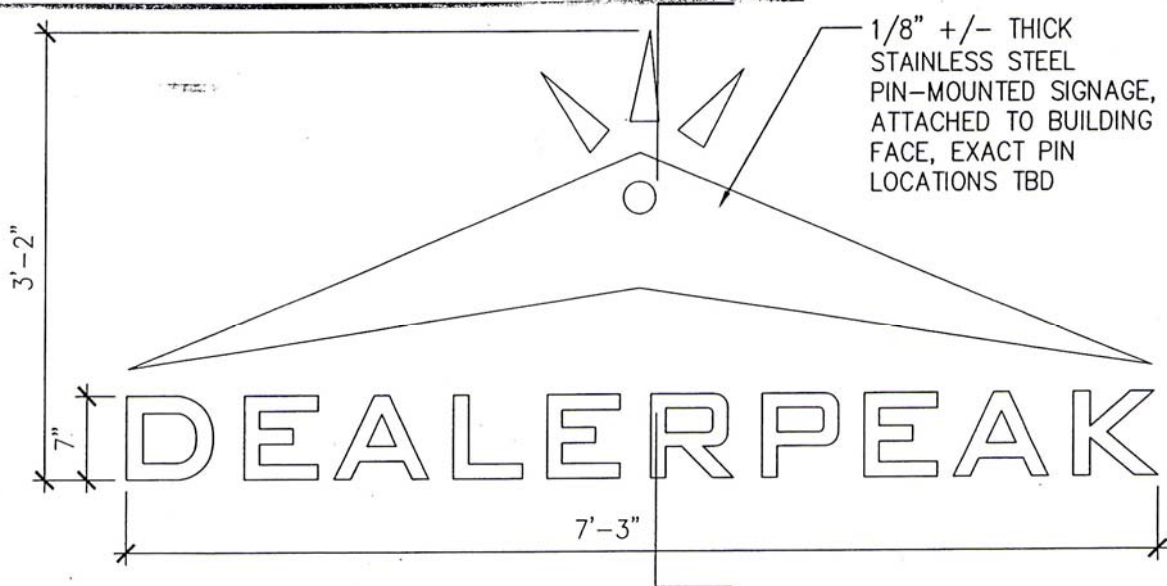
CASE NO. W 12-110793 H02
EXHIBIT C.4

Approved

City of Portland - Bureau of Development Services

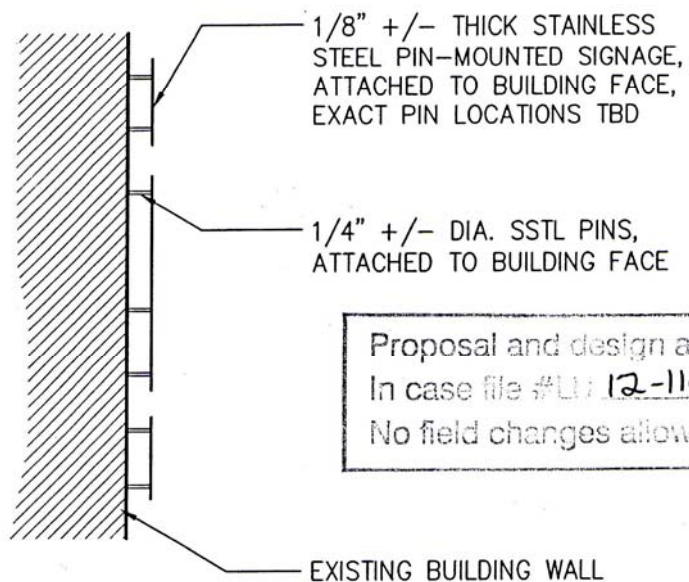
Planner MARK WALHOD Date APRIL 27, 2012

* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



ELEVATION - SIGN DETAIL

SCALE: 3/4" = 1'-0"



SECTION - SIGN DETAIL

SCALE: 3/4" = 1'-0"

PROPOSED IMPROVEMENTS SIGN DETAIL

CASE NO. W 12-110793 H02
EXHIBIT C.S