



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

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STAFF REPORT AND RECOMMENDATION TO THE HISTORIC LANDMARKS COMMISSION

CASE FILE: LU 15-262061 HR – Blake-McFall Renovation
PC # 15-177711

REVIEW BY: Historic Landmarks Commission

WHEN: March 7, 2016 @ 1:30pm
(Rescheduled from February 22, 2016)

WHERE: 1900 SW Fourth Ave., Room 2500A
Portland, OR 97201

It is important to submit all evidence to the Historic Landmarks Commission. City Council will not accept additional evidence if there is an appeal of this proposal.

Note: Changes from the original staff report, dated February 12, 2016, are shown as boxed.

BUREAU OF DEVELOPMENT SERVICES STAFF: HILLARY ADAM / HILLARY.ADAM@PORTLANDOREGON.GOV

GENERAL INFORMATION

Applicant: Julio Rocha, Applicant 503-221-1121
Michael Roberts, Applicant
LRS Architects
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Portland, OR 97209

Robert Mawson, Consultant 503-228-0272
Heritage Consulting Group
1120 NW Northrup St
Portland, OR 97209

Towne Storage Property LLC, Owner
2121 Rosecrans Ave #4325
El Segundo, CA 90245

Colby Durnin, Owner Agent 949-542-4403
Sentinel Development
18301 Von Karman, Suite 510
Irvine, CA 92612

Site Address: 17 SE 3RD AVE

Legal Description: BLOCK 66 LOT 3-6, EAST PORTLAND
Tax Account No.: R226504130
State ID No.: 1N1E34DD 00800

Quarter Section: 3030

Neighborhood: Buckman, contact Zachary Brooks at 503-482-8252.

Business District: Central Eastside Industrial Council, contact Debbie Kitchin at ceic@ceic.cc.

District Coalition: Southeast Uplift, contact Anne Dufay at 503-232-0010.

Plan District: Central City - Central Eastside

Other Designations: Local Landmark, designated on August 12, 1987, per Ordinance #160026. Individually listed in the National Register of Historic Places, on March 9, 1990.

Zoning: EXd – Central Employment with Design and Historic Resource Protection overlays

Case Type: HR – Historic Resource 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:

The applicant proposes renovation of the Blake-McFall aka Towne Storage Building, a historic Landmark. Proposed alterations to include:

- replacement of upper level windows including in new and/or restored openings;
- restoration of concrete window sills;
- new aluminum-clad wood storefront to replace existing concrete infill and overhead doors with new applied metal surrounds on the ground level south façade;
- new glazed aluminum overhead doors to replace existing original concrete infill and non-original overhead doors on the ground level west façade
- removal of existing docks and construction of a new concrete dock with ADA lift on the south;
- introduction of new trash doors and louvers, as well as a new wood window and metal egress doors with metal surround and spandrel, to include removal of original stem walls at the ground level west façade;
- removal of non-original stucco door surround and non-original doors, restoration of brick expected to be revealed underneath, and installation of new wood windows and egress doors at east façade;
- removal of existing windows to be infilled with brick, and restoration or replacement of 4 original windows on north façade;
- removal of original elements including brick and concrete infill panels, stair and elevator penthouses, southeast corner chimney, and windows;
- construction of a new rooftop penthouse to be clad with 22-ga. metal with two rooftop decks of Ipé pavers, and new rooftop mechanical units;
- removal of fire escapes;
- introduction of new lighting; and
- removal of some existing faded painted wall signage, with the large north banner sign to remain, the bear logos and south “Towne Storage” parapet signs to remain, the west and east “Towne Storage” parapet signs to be copy changed with paint, and two new laser-cut metal signs at ground level entrances.

Historic Resource Review is required because the proposal is for non-exempt exterior alterations to a historic Landmark.

Note: The original proposal indicated that upper level windows would be restored; however the applicant intends to now replace all upper level wood windows with new wood windows to match.

Relevant Approval Criteria:

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

- 33.846.060.G *Other approval criteria*
- Central City Fundamental Design Guidelines
- Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan

ANALYSIS

Site and Vicinity: The existing Blake-Mc-Fall Building is commonly known as the Towne Storage Building and is a prominent visual landmark at the east end of the Burnside Bridge.

The following description is from the 1990 National Register nomination:

“The historic warehouse located at SE Second Avenue and Ankeny Street, immediately south of the east approach to the Burnside Bridge on the East Side of Portland, Oregon, was built in 1915 for the Blake McFall Company, a wholly-owned subsidiary of Blake, Moffitt & Towne, the leading wholesale paper distributor on the Pacific Coast. The five-story, timber-framed brick warehouse was designed by the Portland firm of McNaughton & Raymond, and its exterior was detailed in the conventional Commercial style. The building has a concrete ground story and a plan measuring 100 x 200 feet. Its street elevations have cast stone trim. Structural bays are marked by strip pilasters which terminate at the fifth story in stylized cartouches which have the effect of colossal capitals. The historic fenestration system, typically consisting of paired, double-hung wood windows with vertical divisions in the upper sash, is essentially intact. A distinctive feature of the west front is an irregular wall plane, which is broken at midpoint, like the prow of a ship, presumably to avoid conflict with right of way at that end.

The building meets National Register Criterion C as one of an important group of heavy, timber-framed loft warehouses which allowed Portland to maintain its status as a regional distribution center from the turn of the Century onward. The northwest industrial district was earliest developed for shipping and handling of merchandise because of its proximity to Union Station. The next area to be developed was Portland's lower East Side, where the Blake McFall Company Building was among the first major warehouses to be erected. The Blake McFall Company, the oldest and largest paper distributor in Portland, was consolidated with its parent company in 1925. Its building is among the best preserved examples of warehouses remaining to illustrate an important development in the city's historic pattern of industrial land use.”

The subject property is bound by SW 2nd Avenue to the west, SW Ankeny Street to the south, SW 3rd Avenue to the east, and the Landmark R.J. Templeton Building and a surface semi-truck loading lot to the north. Further north is the Burnside Skate Park beneath the Landmark Burnside Bridge, and the burgeoning Burnside Bridgehead developments. Across SW 2nd Avenue, SW Ankeny, and SW 3rd Avenue are 1- and 2-story concrete warehouses and surface parking lots. The northern reach of the East Portland/Grand Avenue Historic District begins approximately 1½ blocks to the east. SW 3rd Avenue is a designated City Bikeway, SE Ankeny is designated an “Off-street Path” for pedestrians and bicyclists. The site is located within a Freight District.

Zoning: The Central Employment (EX) zone allows 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. Residential uses are allowed, but are not intended to predominate or set development standards for other uses in the area.

The “d” overlay 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 are subject to design review. This is achieved through the creation of design districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review. In addition, design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

The Historic Resource Protection overlay is comprised of Historic and Conservation Districts, as well as Historic and Conservation Landmarks and protects certain historic resources in the region and preserves significant parts of the region’s heritage. The regulations implement Portland’s Comprehensive Plan policies that address historic preservation. These policies recognize the role historic resources have in promoting the education and enjoyment of those living in and visiting the region. The regulations foster pride among the region’s citizens in their city and its heritage. Historic preservation beautifies the city, promotes the city’s economic health, and helps to preserve and enhance the value of historic properties.

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 which address special circumstances existing in the Central City area. The site is within the Central Eastside Subdistrict of this plan district.

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

1. CU 019-84 (LU 82-001062): A 1984 conditional use approval to convert an existing five-story office building to office use. Appeal to decision in June 6, 1984 granted with the following conditions:
 - A. The developer shall reserve the equivalent of 19,800 sq. ft of gross floor area (20%) of the structure for industrial and/or warehousing tenants. shared space among the office and industrial tenants shall be prorated to reflect the proportionate use of such space.
 - B. The developer shall provide off-street parking at a rate proportionate to what is required for each use occupying the structure. All such required parking shall meet zoning code design standards and be approved by the Bureau of Traffic Engineering.
 - C. No tenant (or his/her representative) of the structure at 205-215 SE Ankeny shall remonstrate against noise generated by a nearby industrial use which would be normally permitted within the M2, general manufacturing zone.
2. HL 24-87 (LU 87-005882): Approval of a 1987 Land Use Review to designate the property as a Historic Landmark. It was listed under the historic name of Blake McFall Company Building on March 3, 1990, with the address of 215 SE Ankeny Street.
3. LU 95-011969 DZ: Voided case from 1995 for the placement of a 3 foot door at grade level within existing window.
4. LU 95-012226 ZC: Approval of a 1995 Zoning Map Amendment to amend approval of conditions for zone change for the Development Of Warehouse & Storage/Work Space.

Agency Review: A “Request for Response” was mailed **January 19, 2016**. 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

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on February 1, 2016. One written response has been received from either the Neighborhood Association or notified property owners in response to the proposal.

- Peter Finley Fry, Vice-Chair of the Land Use and Urban Development Committee for the Central Eastside Industrial Council, on February 18, 2016 (dated February 2, 2016), wrote in support of the proposal. Please see Exhibit F-1 for additional details.

Procedural History: This application was originally scheduled to appear before the Historic Landmarks Commission on February 22, 2016. On February 12, 2016, staff issued a staff report recommending denial due to outstanding issues remaining unresolved. Due to a lack of quorum, this application was rescheduled for March 7, 2016. Staff has since worked with the applicant to resolve outstanding issues, resulting in a favorable staff report.

ZONING CODE APPROVAL CRITERIA

Chapter 33.846, Historic Reviews

Purpose of Historic Resource Review

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

Historic Resource Review Approval Criteria

Requests for Historic Resource Review will be approved if the review body finds the applicant has shown that all of the approval criteria have been met.

Findings: The site is a designated Historic Landmark. Therefore the proposal requires Historic Resource Review approval. The relevant approval criteria are listed in 33.846.060 G. 1.-10. In addition, because the site is located within the Central City, the relevant approval criteria are the Central City Fundamental Design Guidelines. As the site is also specifically located within the Design Zone of the Central Eastside District, the Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan also apply.

G. Other Approval Criteria:

1. **Historic character.** The historic character of the property will be retained and preserved. Removal of historic materials or alteration of features and spaces that contribute to the property's historic significance will be avoided.
2. **Record of its time.** The historic resource will remain a physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings will be avoided.
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: The essential form and integrity of the majority of the structure will remain intact, however, staff notes that some openings on the north wall are proposed to be infilled and some original structural material is proposed for removal. At the 1st and 2nd floor southwestern most bays of the west and south façades, original infill panels of concrete and brick, respectively, are proposed to be removed in order to install new windows and doors. Per the original drawings, this was the location of an interior vault. At the south elevation, the applicant proposes to remove a portion of the existing parapet created by the extrusion of the original elevator shaft, proposed to be removed. Staff can appreciate the desire for symmetry, but also notes that removal of these elements result in an erosion of the building's history. Keeping oddities like the original infill panels and the irregular parapet maintain the building's history, its character, and adds interest to the

renovated building as it enters this new phase. In addition, staff notes that once these portions of the building are removed, they cannot be restored. As such, staff has suggested, through a condition of approval, that the original concrete and brick infill panels at the southwest corner and the extended south parapet be retained.

Staff also notes that removal of stem walls at the west façade is also proposed in order to accommodate a new northwest corner egress stair and a new trash area. In order to accommodate the egress stair, original windows are also proposed to be removed in this area. The original drawings indicate that the west façade (as well as the western portion of the south façade) were designed to be the service areas of the building as the two existing overhead doors on the west façade are in the location of the originals. As such, staff views the ground level west façade as a service area, which can support reasonable modifications in order to support similar functions.

At the south façade ground level, the applicant proposes new storefront windows and doors in the five westernmost bays. These bays currently feature original and non-original infill, an egress door, and non-original metal overhead doors. The original drawings show that in addition to the original infill panel, these openings featured rolling steel doors with transom windows above. Staff had previously suggested that, for those openings that do not include person doors, the openings could perhaps be revised to glazed overhead doors to serve as the storefront system, in order to maintain the character of these openings. However, after further discussion with the applicant, staff notes that the ground level space has relatively low ceilings and the proposed program requires ventilation, resulting in a lack of available height to accommodate both venting and overhead doors at the south façade.

Staff notes that the northeast entrance was originally designed as the public entrance to the building, complete with glazed doors, transoms, and canopy. The applicant intends to remove the non-historic stucco and hopes to find the original transom windows hidden within the wall. In the prior proposal, staff noted that the applicant intended to remove the function of the northeast entrance, and convert this access point to an egress with solid metal doors. Staff encouraged the applicant to maintain this entrance as a public entrance in order to carry this aspect of the building's history forward, particularly since the brick and window openings beneath are proposed to be restored, and the applicant has since revised their proposal to maintain this entrance.

The applicant also notes that the existing rooftop steel water tower at the northeast corner is in "deteriorating condition" and will be "inspected and structurally evaluated" as well as painted. Staff notes that the existing historic water tower is an iconic element of the Portland skyline and is a critical element of the building's overall historic character. Aerial photos reveal that the lid of the water tower has been missing since 2009, allowing water to freely enter the vessel. As such, staff suggests that every effort must be made to preserve this structure, including restoring the lid, reinforcing the structural supports, and painting and patching the exterior. Since the February 12, 2016 staff report, the applicant has verbally indicated that they are committed to restoration of the water tower however a complete restoration is not proposed as part of this land use review. As such, staff suggests that a condition of approval be added that a follow-up historic resource review must be conducted and approved within two years of the date of this approval which guarantees restoration of the existing water tower.

With a condition of approval that the original concrete and brick infill panels at the southwest corner and the extended south parapet be retained;

With a condition that a follow-up application is conducted and approved within two years of the date of this approval, which guarantees restoration of the existing water tower, these criteria may be met.

- 3. Historic changes.** Most properties change over time. Those changes that have acquired historic significance will be preserved.

Findings: The building has been subjected to some incompatible alterations including removable of many 2nd floor windows and their replacement with incoherent and incompatible windows and infill panels. Three openings on the west façade were filled in with concrete block. Some basement level windows at the pedestrian level have been covered with plywood and metal bars. The northeast corner primary entrance bay was stuccoed over with original doors and windows removed. The applicant intends to reverse these incompatible changes, which have not acquired historic significance. *This criterion is 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.

Findings: The applicant has provided a window survey documenting the level of deterioration of each of the existing windows; photos were not included as part of this survey, but some representative photos are provided in the drawings set. The survey concludes that the wood windows are in poor to irreparable condition. Staff expects the applicant to speak to these findings at the hearing on March 7, 2016, at which time the Commission can address the potential for a partial or complete replacement of all of the windows in the building. In general, staff believes that the windows have suffered from years of neglect and a good majority of them are significantly damaged, nearly all of which will require substantial repairs and that many of which, particularly on the south, are beyond repair.

Staff encourages repair when it is feasible; however, if more than half of the existing windows are shown to be deteriorated beyond repair, then full replacement may be warranted with a view toward cohesiveness. The applicant has provided details for the proposed replacement windows, as it is known that at least some of the windows will need to be replaced, particularly where none currently exist in the concrete block infilled openings and where originals were long ago removed. Staff believes that the proposed replacement windows are of high quality and will match the historic windows in design detail, material, and profile with minor differences to accommodate for modern technologies.

This criterion is met.

- 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: The applicant has noted that no chemical or physical treatments that cause damage will be used and that all exterior brick and stone masonry will be cleaned to

National Park Service standards to remove surface stains, soils, and surface organics. The applicant has also indicated that small test areas for paint removal and mortar re-pointing will be used prior to executing this work on the entire building. *Therefore, this criterion is 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: No excavation of previously undisturbed areas is associated with the proposal. *This criterion is not applicable.*

- 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.

Findings: The most significant change to the existing building will be the addition of the rooftop penthouse. The applicant proposes to clad the penthouse with un-backed 22-gauge vertical metal panels, 11" wide with 1" vertical reveals, with a 22-gauge backed metal fascia. Staff previously noted concerns with regard to the quality of un-backed 22-gauge metal at that width as it has been shown to oilcan; however the applicant has revised the drawings to show that the metal panel will be backed. Significant portions of the penthouse walls are proposed to be glazed with butt-glazed aluminum as well as portions of the west and south walls intended to fold open completely. The proposed penthouse is distinctly different from the existing building, but is designed to have a relatively low profile, with a minimum of extraneous detail as it maintains an unavoidable high profile due to the elevation of the nearby Burnside Bridge.

New windows are proposed within the body of the existing building, potentially replacing all existing historic windows, as well as restoring fenestration in some upper level openings which have previously been filled in with either concrete block or incompatible windows. Staff notes that, where new windows are proposed to replace existing historic windows, the new windows are proposed to match the existing design in both material and profile to the greatest degree possible; they will be differentiated from the original windows in that they will be double-paned and will feature a metal spacer bar between the wood muntins.

As is noted above, some of the proposed exterior alterations include the demolition of historic materials, including removal of original concrete and brick infill panels at the southwestern corner and removal of the rooftop elevator penthouse and resultant modification of the south parapet. As is noted above addressed above under criteria #1, #2, and #9, keeping oddities like the original infill panels and the irregular parapet maintain the building's history, its character, and adds interest to the renovated building as it enters this new phase. In addition, staff notes that once these portions of the building are removed, they cannot be restored. As such, staff has suggested, through a condition of approval, that the original concrete and brick infill panels at the southwest corner and the extended south parapet be retained.

With a condition of approval that the original concrete and brick infill panels at the southwest corner and the extended south parapet be retained, this criterion is met.

- 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: Generally, staff appreciates the investment into this high profile landmark building and notes that the proposed alterations are generally compatible with the building. The proposed rooftop penthouse is relatively modest in its design, its footprint comparable to the footprint of the existing building, and is clad in a dark metal to blend with the dark-painted parapet of the existing building.

Upper level replacement windows are designed to match the existing historic windows in design, material, and profile. Ground level storefront windows are proposed to be aluminum-clad wood with a textured profile (see sheet R12.41 at the back of the drawing set).

Staff previously expressed concerns with the applicant's proposal for rectangular aluminum surrounds at each of the ground level storefronts and entrances and exits, to include laser-cut signage with tube lighting at the retail tenant and the primary building entrance on the south. Staff's concerns were primarily regarding the juxtaposition of shiny metal addition to this masonry building. However, after further discussion with the applicant, the applicant clarified that these surrounds were incorrectly rendered in the previous drawing packet which made them appear to be clear anodized aluminum, when the intent was that they would be a darker, more matte, appearance (see page 61). The applicant further clarified that the intent is to clean up the openings which have suffered impact damage from vehicles entering and exiting the ground level, resulting in chips and spalling at the corners of the openings. Due to this clarity and the revised rendering, staff now supports the proposed metal surrounds, provided they are constructed of steel plate and will always be painted the same color as the base of the building.

Provided the proposed metal surrounds at the ground level entrances and exits are constructed of steel plate and will always be painted the same color as the base of the building, these criteria are met.

Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan and Central City Fundamental Design Guidelines

The Central Eastside is a unique neighborhood. The property and business owners are proud of the district's heritage and service to the community and region. Light industry, distribution/warehousing, and transportation are important components of the district's personality. To the general public, retail stores and commercial businesses provide the central focus within the district.

The underlying urban design objective for the Central Eastside is to capitalize on and emphasize its unique assets in a manner that is respectful, supportive, creative and compatible with each area as a whole. Part of the charm and character of the Central Eastside District, which should be celebrated, is its eclectic mixture of building types and uses. An additional strength, which should be built on, is the pattern of pedestrian friendly retail uses on Grand Avenue, East Burnside and Morrison Streets, as well as portions of 11th and 12th Avenues.

The Central City Fundamental 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 Eastside Design Goals

The following goals and objectives define the urban design vision for new development and other improvements in the Central Eastside

- Encourage the special distinction and identity of the design review areas of the Central Eastside District.
- Provide continuity between the Central Eastside and the Lloyd District.
- Provide continuity between the Central Eastside and the river, downtown, and adjacent residential neighborhoods.
- Enhance the safety, convenience, pleasure, and comfort of pedestrians.

Central City Plan Design Goals

This set of goals are those developed to guide development throughout the Central City. They apply within all of the 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.

A1. Integrate the River. Orient architectural and landscape elements including, but not limited to, lobbies, entries, balconies, terraces, and outdoor areas to the Willamette River and greenway. Develop accessways for pedestrians that provide connections to the Willamette River and greenway.

C1. Enhance View Opportunities. Orient windows, entrances, balconies and other building elements to surrounding points of interest and activity. Size and place new buildings to protect existing views and view corridors. Develop building façades that create visual connections to adjacent public spaces.

Findings for A1 and C1: The proposal includes new rooftop terraces facing west, south, and east, providing views to the river, mountains, and the city skyline. New windows will also be reintroduced in place of non-original concrete block infill, providing additional views from upper levels. New windows and doors will also be introduced at the ground level, providing views into the building from the street level where there has not previously been transparency. Some of the ground floor doors will fully open allowing unobstructed views and the sound of activity to blend between the interior and exterior. *These guidelines are met.*

A2. Emphasize Portland Themes. When provided, integrate Portland-related themes with the development's overall design concept.

A2-1. Recognize Transportation Modes, Produce, and Commerce as Primary Themes of East Portland. Recognize and incorporate East Portland themes into a project design, when appropriate.

A4. Use Unifying Elements. Integrate unifying elements and/or develop new features that help

unify and connect individual buildings and different areas.

C4. Complement the Context of Existing Buildings. Complement the context of existing buildings by using and adding to the local design vocabulary.

C3-1. Design to Enhance Existing Themes in the District. Look to buildings from throughout the district for contextual precedent. Innovation and creativity are encouraged in design proposals, which enhance overall district character.

Findings for A2, A2-1, A4, C4, and C3-1: Portland themes are not provided. However, the proposal is for the renovation of a prominent Landmark at the Burnside bridgehead, including preservation of iconic parapet signage including the south façade “Towne Storage” sign as well as the bear logos, which honor the building’s commercial history. While the primary aspect of the proposal is renovation of an existing historic building, the applicant also proposes a rooftop penthouse, which is designed to be clad in dark metal, as well as a rooftop terrace. Metal cladding and the rooftop terraces are common features in the newer buildings constructed and proposed in the immediate neighborhood and these elements will unify the historic building with its new neighbors while still allowing it to remain unique. In addition, the proposed penthouse is rendered in a dark color to blend as much as possible with the black-painted parapet of the historic building. *These guidelines are met.*

A3. Respect the Portland Block Structures. Maintain and extend the traditional 200-foot block pattern to preserve the Central City’s ratio of open space to built space. Where superblock exist, locate public and/or private rights-of-way in a manner that reflects the 200-foot block pattern, and include landscaping and seating to enhance the pedestrian environment.

Findings: The proposal is for renovation of an existing building on a 100’ x 200’ site. *This guideline is not applicable.*

A5. Enhance, Embellish, and Identify Areas. Enhance an area by reflecting the local character within the right-of-way. Embellish an area by integrating elements in new development that build on the area’s character. Identify an area’s special features or qualities by integrating them into new development.

A5-4. Incorporate Works of Art. Incorporate works of art into development projects.

Findings for A5 and A5-4: The area around the building has a history of shipping and receiving with rail lines formally aligned along SE 2nd Avenue. The building currently has a rather makeshift dock constructed over the sidewalk on SE 2nd Avenue and a concrete dock at the southwest corner of the building along SE Ankeny which appears to be a replacement of a previous dock in this location. The existing docks are proposed to be removed, and a new concrete dock will be constructed on SE Ankeny, designed to blend with the sidewalk in order to provide barrier-free access. A lift will be provided on the west end of this dock.

With regard to incorporating works of art, renovation of the existing building with strategic architectural lighting will serve to showcase this historic Landmark as the unique piece of Portland’s history that it is. *These guidelines are met.*

A5-1. Reinforce the Effect of Arcaded Buildings Fronting on East Burnside Street. Maintain, continue, and reinforce the effect of sidewalk arcaded buildings fronting on East Burnside Street.

Findings for A5-1: The existing building is not located within the arcaded district along East Burnside. *This guideline is not applicable.*

A5-2. Acknowledge the Sandy River Wagon Road (Sandy Boulevard). Acknowledge the historical significance of the Sandy River Wagon Road (Sandy Boulevard) from East Burnside to 7th Avenue with an upgrade of the public right-of-way to be more pedestrian accommodating and which is related to its historical context. New development located adjacent to this diagonal

alignment also should acknowledge the historical significance in a creative way that is attractive, informative, and appropriate.

Findings for A5-2: The existing building is not located along the Sandy River Wagon Road. *This guideline is not applicable.*

A5-3. Plan for or Incorporate Underground Utility Service. Plan for or Incorporate Underground Utility Service to development projects.

Findings for A5-3: Because this is an existing building, utility service is already accommodated on site. *This guideline is not applicable.*

A5-5. Incorporate Water Features. Enhance the quality of public spaces by incorporating water features.

Findings for A5-5: Because this is an existing building, built to its property lines, water features cannot be accommodated on site. *This guideline is not applicable.*

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

Findings for A6: The proposal is for renovation of the Blake-McFall aka Towne Storage Building, a prominent visual and historic Landmark of the city's skyline on the east side of the Willamette River. For the past several years, the building has been relatively underutilized and has been allowed to deteriorate, as is evidenced by the wood windows which have not even been regularly painted to prevent water damage. The current proposal shows a dedication to investment in the building, including repair and restoration of damaged concrete window sills and restoration of window openings in previously infilled openings. *This guideline is met.*

A6-1. Use Special East Portland Grand Avenue Historic District Design Guidelines. Projects located within the East Portland Grand Avenue Historic District shall use the special historic design guidelines developed for the historic district.

Findings for A6-1: The existing building is not located within the East Portland/Grand Avenue Historic District. *This guideline is not applicable.*

A7. Establish and Maintain a Sense of Urban Enclosure. Define public rights-of-way by creating and maintaining a sense of urban enclosure.

A7-1. Maintain a Sense of Urban Enclosure When Single-Story Buildings are Set Back. Maintain a sense of urban enclosure, through the use of landscaping and other means, when single-story buildings are set back from the property line. Do not set buildings back from the property line within the East Portland Grand Avenue Historic District.

Findings for A7 and A7-1: The existing building was constructed to the street lot lines, thereby defining the rights-of-way. The proposal will maintain the building footprint as-is. *These guidelines are met.*

A8. Contribute to a Vibrant Streetscape. Integrate building setbacks with adjacent sidewalks to increase the space for potential public use. Develop visual and physical connections into buildings' active interior spaces from adjacent sidewalks. Use architectural elements such as atriums, grand entries and large ground-level windows to reveal important interior spaces and activities.

C7. Design Corners that Build Active Intersections. Use design elements including, but not limited to, varying building heights, changes in façade plane, large windows, awnings, canopies, marquees, signs and pedestrian entrances to highlight building corners. Locate flexible sidewalk-

level retail opportunities at building corners. Locate stairs, elevators, and other upper floor building access points toward the middle of the block.

C9. Develop Flexible Sidewalk-Level Spaces. Develop flexible spaces at the sidewalk-level of buildings to accommodate a variety of active uses.

Findings for A8, C7, and C9: The building is constructed to the street lot lines with no setbacks. As is noted above, ground level openings, which are currently obscured by opaque overhead doors, metal bars, or plywood infill will be made transparent with new or restored window openings. At the southwest corner five opaque overhead doors are proposed to be revised to aluminum-clad storefront systems, including two covered entries. A corner retail space is also proposed, intended to be occupied with a restaurant which will draw people to this location. Glazed overhead doors are proposed on the west façade which will help the sound of this activity spill onto the adjacent street. Due to the existing conditions of the historic building and the sloping site, flexible ground level spaces are concentrated at the southwest corner. *These guidelines are met.*

A9. Strengthen Gateways. Develop and/or strengthen gateway locations.

A9-1. Acknowledge the Sandy River Wagon Road at the Sandy Boulevard/East Burnside Street Central City Gateway. Design the Central City gateway located at East Burnside Street and Sandy Boulevard in a manner that celebrates the significance of the Sandy River Wagon Road.

Findings for A9 and A9-1: The existing building is not located at an identified Gateway, including the Sandy Boulevard/East Burnside Gateway. *This guideline is not applicable.*

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.

B3. Bridge Pedestrian Obstacles. Bridge across barriers and obstacles to pedestrian movement by connecting the pedestrian system with innovative, well-marked crossings and consistent sidewalk designs.

B3-1. Reduce width of Pedestrian Crossings.

- a. Where possible, extend sidewalk curbs at street intersections to narrow pedestrian crossings for a safer pedestrian environment.
- b. Maintain large service vehicle turning radii where necessary.

C6. Develop Transitions between Buildings and Public Spaces. Develop transitions between private development and public open space. Use site design features such as movement zones, landscape elements, gathering places, and seating opportunities to develop transition areas where private development directly abuts a dedicated public open space.

C10. Integrate Encroachments. Size and place encroachments in the public right-of-way to visually and physically enhance the pedestrian environment. Locate permitted skybridges toward the middle of the block, and where they will be physically unobtrusive. Design skybridges to be visually level and transparent.

C8-1. Allow for Loading and Staging Areas on Sidewalks. On local service streets, adjacent businesses may use the sidewalk area for temporary loading and staging as long as pedestrian access through it is maintained.

Findings for B1, B2, B3, B3-1, C6, C10, and C8-1: In order to provide equitable access to the building, the SE Ankeny sidewalk will be elevated via a new concrete “dock” to provide

barrier-free access to the building's first floor at the southwest corner. The historic primary entrance at the northeast corner provides access to the 2nd floor via an interior stair; staff has encouraged the applicant to retain this entrance as a secondary main entrance. The existing SE 2nd Avenue dock, which is built over the sidewalk and impedes safe pedestrian travel, will be removed. The extra wide curb cut along SE Ankeny will be closed and the sidewalk reconstructed in response to the south façade overhead doors revised to storefronts which will no longer allow the opportunity for vehicle access, thus reducing opportunities for pedestrian and vehicle conflicts. In addition, the sidewalk at SE 3rd avenue will be widened to 12 feet extended and ADA access will be provided at both reconstructed corners. Loading is not required for this existing building and will be accommodated on the street. *These guidelines are met.*

B4. Provide Stopping and Viewing Places. Provide safe, comfortable places where people can stop, view, socialize and rest. Ensure that these places do not conflict with other sidewalk uses.

Findings: Because the building is an existing historic landmark, few changes to the ground level would be advised. With reconstruction of the sidewalks, including the elevated dock at 12 feet, there is ample room to provide non-permanent seating in the future. The elevated dock will have a new railing which will provide pedestrians the opportunity to lean and rest with elevated views within the public realm. *This guideline is met.*

B5. Make Plazas, Parks and Open Space Successful. Orient building elements such as main entries, lobbies, windows, and balconies to face public parks, plazas, and open spaces. Where provided, integrate water features and/or public art to enhance the public open space. Develop locally oriented pocket parks that incorporate amenities for nearby patrons.

Findings: The existing building is not located within a reasonable distance to a public open space. *This guideline is not applicable.*

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.

B6-1. Provide Pedestrian Rain Protection. Rain protection is encouraged at the ground level of all new and rehabilitated commercial buildings located adjacent to primary pedestrian routes. In required retail opportunity areas, rain protection is strongly recommended.

Findings for B6 and B6-1: Two new glass and steel canopies are proposed above the two SE Ankeny entrances. The original drawings show that a large canopy was designed to span the five bays with overhead doors at this southwest corner; the National Register nomination includes a photo of this location showing a large deep canopy at the three westernmost bays. Staff previously encouraged the applicant to revise the canopy design to restore this large, rather industrial canopy, in order to further restore the character of the building as well as provide additional weather protection to pedestrians and the proposed lift; however, the applicant has expressed that the original canopy was rather heavy and would not result in a comfortable pedestrian space. Following a site visit with this in mind, staff is inclined to agree that a lighter canopy, as is proposed, is acceptable.

These guidelines are met.

B7. Integrate Barrier-Free Design. Integrate access systems for all people with the building's overall design concept.

Findings: New barrier-free entrances are proposed at the south façade along the elevated concrete sidewalk. As this new "dock" will replace an existing dock and will occupy the full

width of the sidewalk, an ADA lift will be introduced at the west end to accommodate the change in elevation. New elevators are also provided within the building to provide barrier-free access to all levels of the building, including the roof. *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: The most significant change to the existing building will be the addition of the rooftop penthouse. The penthouse is large, but comparable to the footprint of the existing building. Staff notes that, given the high visibility of the roof level due to the elevated views from the Burnside Bridge, a penthouse at any height, would be visible from this vantage point. That said, the proposed penthouse is of modest height and form. As staff noted above, the applicant previously proposed to clad the penthouse with un-backed 22-gauge vertical metal panels, 11" wide with 1" vertical reveals, with a 22-gauge backed metal fascia, but has since revised the drawings to show that the metal will be backed. The color of the metal is proposed to be dark in order to blend as much as possible with the existing black-painted parapet of the landmark.

The proposed custom wood windows appear to be of high quality and are designed to match the existing windows. If the existing historic windows need to be replaced, the replacement windows will respectfully honor the historic design. The proposed aluminum-clad wood storefronts also appear to be of high quality and detail. Previously, staff had noted that the proposed metal surrounds at the storefronts, entrances and exits, were incompatible with the historic landmark and should be removed from the design; however, after further clarification from the applicant that the surrounds will be dark in color, staff now finds these surrounds acceptable as described under Criteria #8 and #10 above. Also noted elsewhere is the relatively coherent lighting scheme; the stone capital pilaster lights add a subtle touch of drama, however, the tube lighting at the storefronts should be removed along with the metal surrounds.

The majority of the existing signage is proposed to remain, with the exception of two copy changes at the west and east parapets and two new laser-cut metal signs at the ground level SE Ankeny façade. Staff notes that, while not specifically "historic" the existing parapet signs, including the bears, as well as the painted wall sign beneath the banner are relatively iconic. As such, staff suggests that the bears and the south "Town Storage" sign remain in perpetuity, and limiting the material to the signs to paint only, through a future condition of approval that they not be changed, allowing copy changes on the west and east parapet signs. While staff previously noted concerns with the proposed ground level signs, with the recently provided clarity of the metal surrounds, staff now finds that these signs are well integrated with the metal surrounds and are responsive to the industrial character of the building.

With a condition of approval that the bear logos and south Towne Storage signs are required to be maintained in perpetuity with paint as the only material for these signs, this guideline is met.

C1-1. Integrate Parking.

- a. Integrate parking in a manner that is attractive and complementary to the site and its surroundings.
- b. Design parking garage exteriors to visually respect and integrate with adjacent buildings and environment.

Findings for C1-1: No parking is proposed. *This guideline is not applicable.*

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.

C1-2. Integrate Signs.

- a. Retain and restore existing signage which reinforces the history and themes of the district, and permit new signage which reinforces the history and themes of the East Portland Grand Avenue historic district.
- b. Carefully place signs, sign supports, and sign structures to integrate with the scale, color and articulation of the building design, while honoring the dimensional provisions of the sign chapter of the zoning code.
- c. Demonstrate how signage is one of the design elements of a new or rehabilitation project and has been coordinated by the project designer/ architect. Submit a Master Signage Program as a part of the project's application for a design review.

Findings for C13 and C1-2: The majority of the existing signage is proposed to remain, including the large north wall banner sign, the iconic bear logos at the parapets, and the south façade "Towne Storage" sign. The west and east parapet "Towne Storage" signs will be copy changed with paint, not to exceed the dimensions and area of the existing signs. Two new signs are proposed at the ground level in the form of laser-cut metal integrated with the proposed metal storefront surrounds. While staff previously expressed concerns about these signs, staff now finds these signs acceptable due to the applicant's explanation that the proposed metal is intended to match, in color, the background of the base of the building.

Staff notes that, while not specifically "historic" the existing parapet signs, including the bears, as well as the painted wall sign beneath the banner are relatively iconic. As such, staff suggests that the bears and the south "Town Storage" sign remain in perpetuity, and limiting the material to the signs to paint only, through a future condition of approval that they not be changed, allowing copy changes on the west and east parapet signs. With regard to the proposed ground level signs, staff has already noted that the proposed metal surrounds, into which they are to be cut, are incompatible. As such, staff suggests an alternate sign form be proposed at these two entries.

With a condition of approval that the bear logos and south "Towne Storage" sign remain in perpetuity with paint as the only material for these signs and the ground level tenant signage is revised to a more compatible form, these guidelines are met.

C3-2. Respect Adjacent Residential Neighborhoods. Respect the architectural character and development patterns of adjacent residential neighborhoods.

Findings for C3-2: While there are no residentially-zoned areas nearby, new residential developments are currently under construction north of Burnside. The existing building, as well as the proposed rooftop penthouse are generally oriented south, away from these areas; however, staff notes that the new residences are located in an urban area where a mix of uses is expected. *This guideline is met.*

C8. Differentiate the Sidewalk-Level of Buildings. Differentiate the sidewalk-level of the building from the middle and top by using elements including, but not limited to, different exterior materials, awnings, signs, and large windows.

Findings: The sidewalk level of the building is differentiated through the existing black-painted concrete base of the building and will be further differentiated through the introduction of aluminum-clad wood storefronts with canopies at the southwest corner. *This guideline is met.*

C11. Integrate Roofs and Use Rooftops. Integrate roof function, shape, surface materials, and colors with the building's overall design concept. Size and place rooftop mechanical equipment, penthouses, other components, and related screening elements to enhance views of the Central City's skyline, as well as views from other buildings or vantage points. Develop rooftop terraces, gardens, and associated landscaped areas to be effective storm water management tools.

Findings: The rooftop is proposed to be redesigned to accommodate additional floor area in the form of a penthouse with two new terraces facing west, south, and east. Planters are also proposed at the terrace. The west and south walls of the penthouse are designed to be nearly fully glazed, including some folding doors which allow portions of these walls to be opened completely to the outside. Mechanical equipment is concentrated at the northeast corner and proposed to be painted a dark color to match the parapet and the metal cladding of the penthouse. The proposed intervention will activate the rooftop and provide for interesting views to and from the building. *This guideline is met.*

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 applicant proposes new uplighting at the stone pilaster capitals on the west, south, and east façades. Because the lighting is proposed at every other pilaster, rather than at every pilaster, the effect is subtle yet highlight these original decorative elements on the building, thereby adding a touch of respectable drama. Lighting is also proposed at the rooftop in the form of recessed can downlights at the penthouse eaves and at the terrace floor level via tube lighting at the planters. Staff had previously suggested that fewer downlights may be more appropriate so as to not draw too much attention to the penthouse. As such, the applicant has reduced the total number of downlights at the penthouse. Staff had previously suggested that the tube lighting at the ground level metal surrounds was incompatible; however staff's concerns were primarily with the surrounds themselves. As this concern is now resolved, as noted above, staff finds that the proposed tube lighting is artfully integrated into the proposed metal surround, and compatible with the industrial character of the building. *This guideline is 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

Staff appreciates the investment proposed in this long neglected landmark building and supports the proposed work with relatively minor comments, as the majority of previously noted concerns have been addressed. Staff now believes that the findings of the window survey may warrant a full replacement of existing original windows, as the majority of windows appear to have suffered substantial damage, particularly along the south façade. Staff has also noted a desire to ensure the preservation of the iconic water tower and parapet painted wall signs. In addition, staff has noted that the proposed removal of original concrete and brick infill on the 1st and 2nd floors at the southwest corner and a portion of the south parapet permanently remove original material; however, these may be relatively minor considerations. Staff's prior concerns about ground level alterations have been alleviated; however conditions of approval have been proposed to ensure maximum compatibility. The purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. This proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

TENTATIVE STAFF RECOMMENDATION

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

Approval of renovation of the Blake-McFall aka Towne Storage Building, a historic Landmark.
Proposed alterations to include:

- replacement of upper level windows including in new and/or restored openings;
- restoration of concrete window sills;
- new aluminum-clad wood storefront to replace existing concrete infill and overhead doors with new applied metal surrounds on the ground level south façade;
- new glazed aluminum overhead doors to replace existing original concrete infill and non-original overhead doors on the ground level west façade
- removal of existing docks and construction of a new concrete dock with ADA lift on the south;
- introduction of new trash doors and louvers, as well as a new wood window and metal egress doors with metal surround and spandrel, to include removal of original stem walls at the ground level west façade;
- removal of non-original stucco door surround and non-original doors, restoration of brick expected to be revealed underneath, and installation of new wood windows and egress doors at east façade;
- removal of existing windows to be infilled with brick, and restoration or replacement of 4 original windows on north façade;
- removal of original elements including brick and concrete infill panels, stair and elevator penthouses, southeast corner chimney, and windows;
- construction of a new rooftop penthouse to be clad with 22-ga. metal with two rooftop decks of Ipé pavers, and new rooftop mechanical units;
- removal of fire escapes;
- introduction of new lighting; and
- removal of some existing faded painted wall signage, with the large north banner sign to remain, the bear logos and south "Towne Storage" parapet signs to remain, the west and east "Towne Storage" parapet signs to be copy changed with paint, and two new laser-cut metal signs at ground level entrances.

This recommended approval is subject to the following recommended conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through E) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 15-262061 HR." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. The original concrete and brick infill panels at the southwest corner and the extended south parapet shall be retained.
- C. A follow-up historic resource review application must be conducted and approved within two years of the date of this approval, guaranteeing the restoration of the existing water tower.
- D. The proposed metal surrounds at the ground level entrances and exits must be constructed of steel plate and must always be painted the same color as the base of the building.
- E. The bear logos and south Towne Storage signs are required to be maintained in perpetuity, with paint as the only material for these signs.

Procedural Information. The application for this land use review was submitted on November 6, 2015, and was determined to be complete on Jan 8, 2016.

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 November 6, 2015.

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: May 7, 2016.**

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the recommendation of the Bureau of Development Services with input from other City and public agencies.

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.

This report is not a decision. The review body for this proposal is the Historic Landmarks Commission who will make the decision on this case. This report is a recommendation to the Historic Landmarks Commission by the Bureau of Development Services. The review body may adopt, modify, or reject this recommendation. The Historic Landmarks Commission will make a decision about this proposal at the hearing or will grant a continuance. Your comments to the Historic Landmarks Commission can be mailed c/o the Historic Landmarks Commission, 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201 or faxed to 503-823-5630.

You will receive mailed notice of the decision if you write a letter received before the hearing or testify at the hearing, or if you are the property owner or applicant. This Staff Report will be posted on the Bureau of Development Services website. Look at www.portlandonline.com. On the left side of the page use the search box to find Development Services, then click on the Zoning/Land Use section, select Notices and Hearings. Land use review notices are listed by the District Coalition shown at the beginning of this document. You may review the file on this case at the Development Services Building at 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201.

Appeal of the decision. The decision of the Historic Landmarks Commission may be appealed to City Council, who will hold a public hearing. If you or anyone else appeals the decision of the Historic Landmarks Commission, only evidence previously presented to the Historic Landmarks Commission will be considered by the City Council.

Who can appeal: You may appeal the decision only if you write a letter which is received before the close of the record for the hearing, if you testify at the hearing, or if you are the property owner/applicant. Appeals must be filed within 14 days of the decision. **Appeals must be filed within 14 days of the decision. An appeal fee of \$5,000.00 will be charged.**

Appeal Fee Waivers: Neighborhood associations recognized by the Office of Neighborhood Involvement may qualify for a waiver of the appeal fee provided that the association has standing to appeal. The appeal must contain the signature of the Chair person or other person authorized by the association, confirming the vote to appeal was done in accordance with the organization's bylaws.

Neighborhood associations, who wish to qualify for a fee waiver, must complete the Type III Appeal Fee Waiver Request for Organizations Form and submit it prior to the appeal deadline. The Type III Appeal Fee Waiver Request for Organizations Form contains instructions on how to apply for a fee waiver, including the required vote to appeal.

Recording the final decision.

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.

- 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.

Planner's Name: Hillary Adam

Date: February 29, 2016

EXHIBITS

NOT ATTACHED UNLESS INDICATED

A. Applicant's Statement:

1. Narrative
2. Window Survey
3. Pre-Application Conference Summary
4. Original Drawing Submittal
5. Abridged Original Drawing Set
6. Existing Site Survey and Proposed Site Plan
7. Julio Rocha Email Request for completeness, January 8, 2016
8. Completeness Response, received January 11, 2016
9. Completeness Response Drawing Set, received January 11, 2016
10. Revised Drawing Set, dated February 1, 2016

B. Zoning Map (attached)

C. Plans & Drawings:

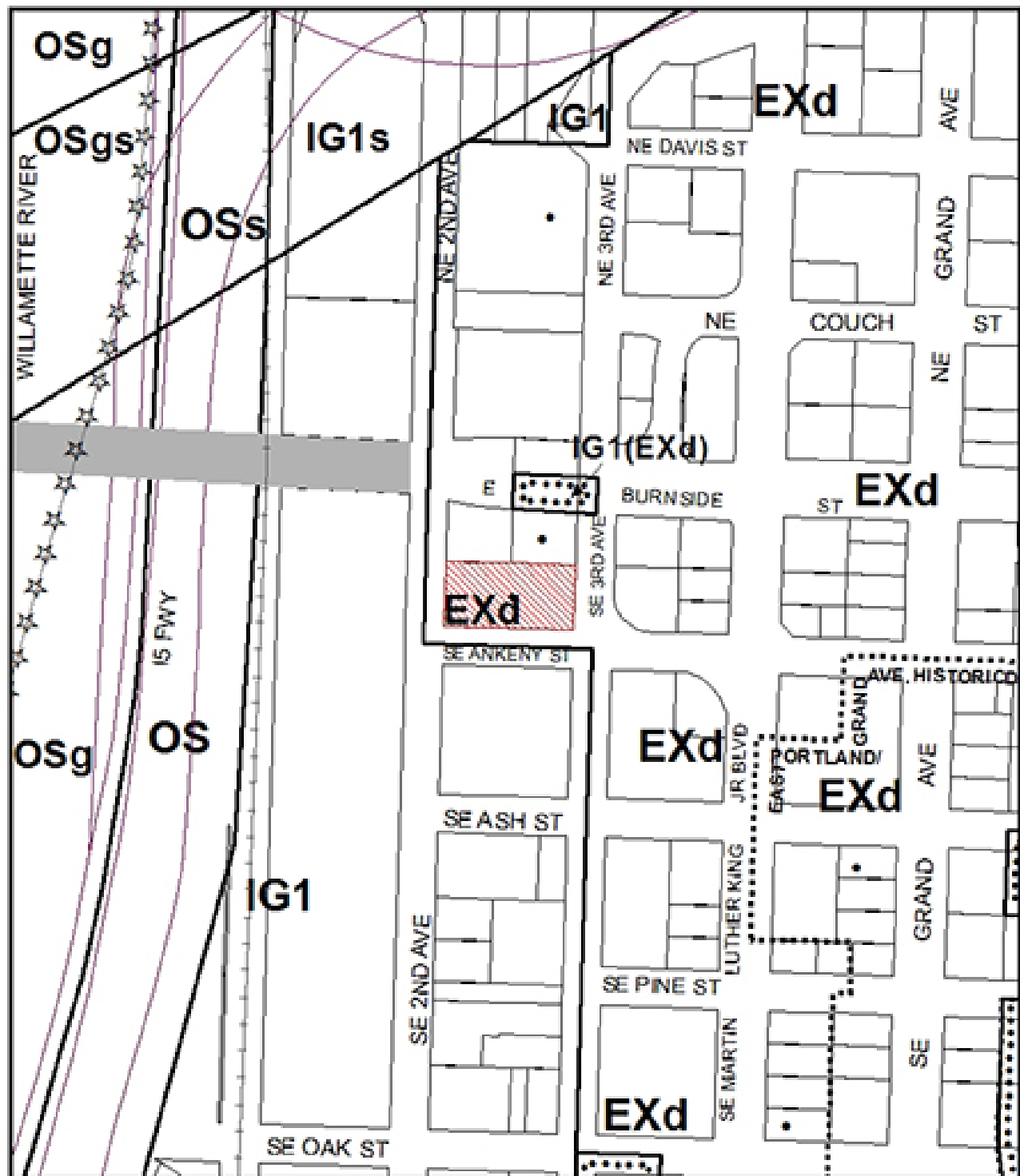
1. Drawing Set, dated February 29, 2016 (81 sheets); (elevations and ground floor plan attached)

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 Transportation Engineering and Development Review
 - 2. Bureau of Environmental Services
 - 3. Life Safety Division of BDS
 - 4. Site Development Review Section of Bureau of Development Services
 - 5. Water Bureau
 - 6. Fire Bureau
- F. Letters:
 - 1. Peter Finley Fry, Vice-Chair of the Land Use and Urban Development Committee for the Central Eastside Industrial Council, on February 18, 2016 (dated February 2, 2016), wrote in support of the proposal.
- G. Other:
 - 1. Original LUR Application
 - 2. Incomplete Letter, dated December 4, 2015
 - 3. National Register Information
 - 4. Drawing Set for February 22, 2016 hearing (postponed) (80 sheets)
 - 5. Heritage Consulting Group Memo, dated February 11, 2016
 - 6. Staff Report for February 22, 2016 hearing, dated February 12, 2016

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



NORTH



Site



Recreational Trails



Historic Landmark

This site lies within the:
CENTRAL CITY PLAN DISTRICT
CENTRAL EASTSIDE SUBDISTRICT

File No. LU 15-262061 HR

1/4 Section 3030

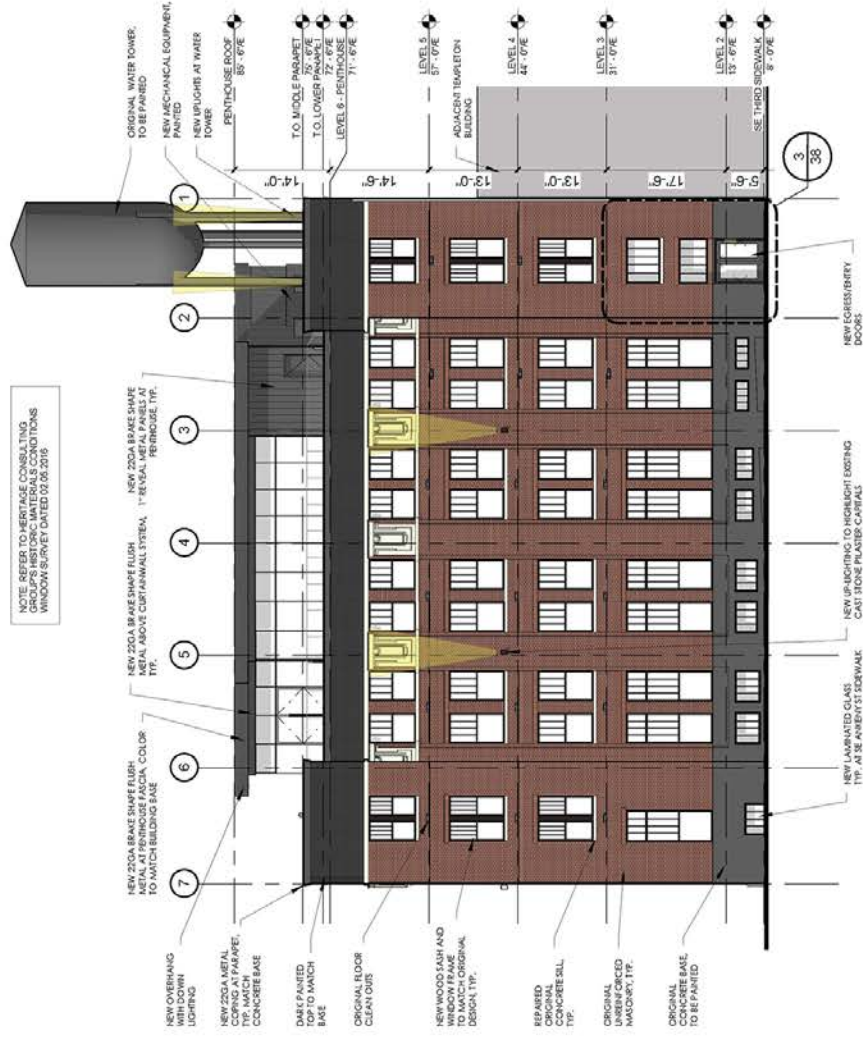
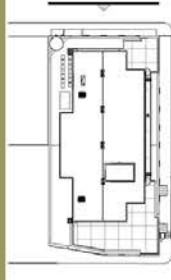
Scale 1 inch = 200 feet

State_Id 1N1E34DD 800

Exhibit B (Nov 12, 2015)

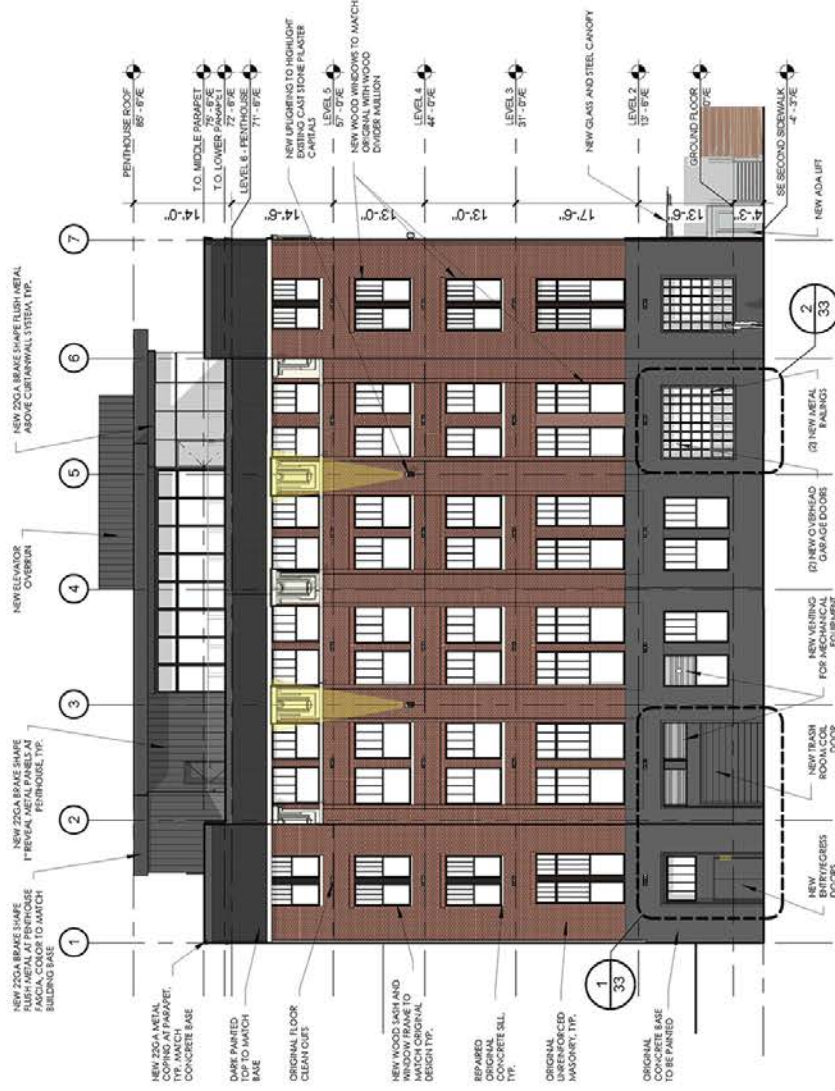








NOTE: REFER TO HERITAGE CONSULTING GROUP'S HISTORIC MATERIALS CONDITIONS WINDOW SURVEY DATED 02/05/2016



02.29.2016

WEST ELEVATION PROPOSED