

**ORDER OF COUNCIL ON APPEAL OF JOHN HOLLISTER AGAINST THE PORTLAND HISTORIC LANDMARK COMMISSION'S HISTORIC RESOURCE REVIEW DECISION OF APPROVAL WITH CONDITIONS IN THE RIVER DISTRICT SUB DISTRICT OF CENTRAL CITY PLAN DISTRICT FOR CONSTRUCTION OF A 6-STORY OFFICE BUILDING WITH A PENTHOUSE AND 3-STORY UNDERGROUND GARAGE AT NW GLISAN AND NW 13<sup>TH</sup> AVENUE (HEARING; LU 16-153002 HRM AD)**

**Applicant:** The Pearl Building LLC  
PO Box 1672  
Palo Alto, CA 94302

Suzannah Stanley and Mark Person  
Mackenzie Architects  
1515 SE Water Ave, Suite 100  
Portland, OR 97214

Brent Hedberg  
PBE, LLC C/O Specht Development, Inc  
10260 SW Greenburg Rd #170  
Portland OR 97223

**Site Address:** NW 13th and NW Glisan St

**Legal Description:** BLOCK 87 LOT 2&3, COUCHS ADD

**Zoning:** EX- Central Employment Zone with Design and Historic Resource Protection Overlays

**Procedure:** Type III, with a public hearing before the Historic Landmarks Commission. The decision of the Historic Landmarks Commission was appealed to City Council.

**Procedure:** Type III, with a public hearing before the Hearings Officer. The decision of the Hearings Officer can be appealed to City Council.

**Proposal:** The Historic Landmarks Commission approved a 6-story office building with a three story underground parking garage for 45 vehicles and rooftop amenity space. The proposed building includes a wooden accessibility ramp and platform on its west elevation that is made to approximate the loading docks that define the NW 13th Avenue Historic District. The submitted drawings show a building that is primarily clad in brick with concrete at the base. End walls facing north and east are proposed to be CMU with a banded detail and board-formed concrete defining a stair tower on the north. Because the proposal is in the NW 13th Avenue Historic District, it required historic resource review.

A **Modification** was approved to:

1. 33.140.230 – To reduce the ground floor windows on the NW Glisan Street elevation from the required 50% of the length of the building to 0% and from 25% of the ground level wall area to 0%

**Adjustments** were approved to:

1. 510.265.F.6.b – To allow parking access on NW Glisan Street, an access restricted street and;

2. 266.310.C.2.c – To reduce the number of loading spaces from 2 required Standard A to 0 (zero)

The City Council hearing on the appeal of John Hollister was opened in the Council Chambers, 1221 SW 4<sup>th</sup> Avenue, on June 14, 2017 at approximately 2:00 p.m. At the conclusion of the public hearing and after hearing public testimony, Council voted 5-0 to tentatively deny the appeal and uphold the Portland Historic Landmark Commission's decision to approve Historic Design Review for a 6-story office building with a three story underground parking garage for 45 vehicles and a penthouse amenity space, including the approval of Modification and Adjustment requests, and ordered findings prepared for July 12, 2017 at 10:20 a.m. On July 12, 2017 at approximately 10:20 a.m. Council voted 4-0 to adopt findings denying the appeal of John Hollister and upholding the decision of the Historic Landmarks Commission.

## DECISION

Based on evidence in the record and adoption of the Council's Findings and Conclusions in **Case File LU 16-153002 HRM AD** and by reference made a part of this Order, **it is the decision of Council to deny the appeal of John Hollister and uphold the Historic Landmarks Commission's decision**, approving Historic Design Review for a 6-story office building with a three story underground parking garage for 45 vehicles and a penthouse amenity space, including the approval of the following Modification and Adjustment requests:

Modification requests:

1. 33.140.230 – To reduce the ground floor windows on the NW Glisan St. elevation from the required 50% of the length of the building to 0% and from 25% of the ground level wall area to 0%

Adjustment requests:

1. 510.265.F.6.b – To allow parking access on NW Glisan Street, an access restricted street and
2. 266.310.C.2.c – To reduce the number of loading spaces from 2 required Standard A to 0 (zero)

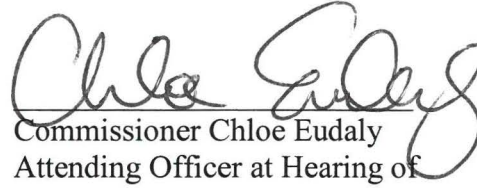
Approvals per Exhibits C.1-C-42, signed, stamped, and dated April 3, 2017, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through F) 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 16-153002 HRM AD". All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. No more than 15% of the bricks used to clad the building will be dark clinker brick or show signs of paint, efflorescence or other forms of distress.
- C. All pre-distressed decorative brick on street-facing facades will be distributed evenly across the building.
- D. If any exterior changes come as a result of Bureau of Environmental Service's requirements for onsite infiltration, a Type II land use review may be required to ensure that the modifications are in keeping with the approved land use review.

- E. Window jamb returns shall be clad in brick as indicated in the project renderings.
- F. At the time of building permit submittal, a signed Certificate of Compliance form (<https://www.portlandoregon.gov/bds/article/623658>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.

**IT IS SO ORDERED:**

July 18, 2017  
Date

  
Commissioner Chloe Eudaly  
Attending Officer at Hearing of  
July 12, 2017  
9:30 a.m. Session



BRENT HEDBERG  
PBE, LLC C/O SPECHT  
DEVELOPMENT INC  
10260 SW GREENBURG RD #170  
PORTLAND OR 97223

THE PEARL BUILDING LLC  
PO BOX 1672  
PALO ALTO CA 94302

PATRICIA GARDNER  
2257 NW RALEIGH ST  
PORTLAND OR 97210

Caroline Dao  
4545 N Missouri Ave  
Portland OR 97217

Gary Reddick  
1001 SE Water Ave, Ste  
175  
Portland OR 97214

Tracy Prince  
2187 SW Market  
Portland OR 97201

Shawn McCloud  
2270 NW Irving St  
Portland OR 97210

Gregory Specht  
Specht Investments, Inc.  
10260 SW Greenburg Rd,  
Suite 170  
Portland OR 97223

EMAILED: Mike Gushard, Linly Rees,  
Maja Haium, BDS Hearings Clerk; Tim  
Heron, Douglas Morgan, Kurt Krueger,  
Dawn Krantz, Robert Haley, Stephen  
Himes, Elisabeth Reese Cadigan, Mari  
Moore, Sara Drake, Meghaan Davis,  
Toni Anderson

SUZANNAH STANLEY  
MARK PERSON  
MACKENZIE  
1515 SE WATER AVE, #100  
PORTLAND OR 97214

JOHN HOLLISTER  
526 NW 13TH AVE #4  
PORTLAND OR 97209

David Dysert  
323 NW 13th Ave  
Portland OR 97209

Glenn Traeger  
1133 NW 11th Ave  
Portland OR 97209

Jim Petennari  
1677 E 25th Ave  
Eugene OR 97403

Brent McCarter  
7061 N University Ave  
Portland OR 97203

Casey Sheahan  
Keen, Inc.  
515 NW 13th Ave  
Portland OR 97209

Casey Hopkins  
1410 NW Kearney St #517  
Portland OR 97209

KIRK RANZETTA  
URS  
111 SW COLUMBIA ST STE 1500  
PORTLAND OR 97201

Reza Farhood  
1230 NW 12th Ave  
Portland OR 97209

Iain MacKenzie  
20 NW 16th Ave  
Portland OR 97209

Danny Cohen  
1429 NW Slocum Way  
Portland OR 97229

Mark Smith  
1610 SW Canby St.  
Portland OR 97219

Michael Bernatz  
Meriwether Partners LLC  
1138 NW Hoyt St, Suite  
220  
Portland OR 97209

Mathew Mattila  
Cascade Northern Mortgage  
1238 NW Glisan St, Suite A  
Portland OR 97209

B129  
PDC

LU 16-153003 HRM-AD  
DATE MAILED: 07/18/2017  
LABELS: 25





Portland City Auditor  
Council Clerk/Contracts Division

Auditor Mary Hull Caballero  
Council Clerk Karla Moore-Love

July 18, 2017

The Pearl Building LLC  
PO Box 1672  
Palo Alto CA 94302

Suzannah Stanley and Mark Person  
Mackenzie Architects  
1515 SE Water Ave, Suite 100  
Portland, OR 97214

Brent Hedberg  
PBE, LLC C/O Specht Development, Inc  
10260 SW Greenburg Rd #170  
Portland OR 97223

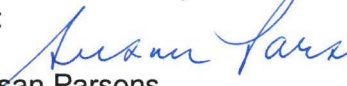
**RE: LU 16-153002**

Appeal of John Hollister against the Portland Historic Landmark Commission's Historic Resource Review decision of approval with conditions in the River District sub district of Central City plan district for construction of a 6-story office building with a penthouse and 3-story underground garage at NW Glisan and NW 13<sup>th</sup> Ave (Hearing; LU 16-153002 HRM AD)

To Whom It May Concern:

Enclosed is a copy of the Order of Council on LU 16-153002. This Order must be recorded with the Multnomah County Recorder within 10 days of receipt of this letter. **Please send a check for \$51.00 made payable to the Multnomah County Recorder, indicating the file number on your check and SEND TO: The City of Portland, Office of the City Auditor, 1221 SW 4<sup>th</sup> Ave. Room 130, Portland, OR 97204-1900**

City Council's decision is the final review process available through the City. You may appeal this decision to the Oregon Land Use Board of Appeals (LUBA) by filing a Notice of Intent to Appeal with LUBA within 21 days of the date of decision, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have appeared orally or in writing during the City's proceedings on this land review. LUBA's address is: DSL Building, 775 Summer Street NE, Suite 330, Salem, OR 97301-1283. You may call LUBA at 1-503-373-1265 or visit LUBA's website ([www.oregon.gov/LUBA](http://www.oregon.gov/LUBA)) for further information on filing an appeal.

Yours sincerely,  
Mary Hull Caballero  
Auditor of the City of Portland  
By:   
Susan Parsons  
Assistant Council Clerk

Encl.



City of Portland  
1221 SW 4<sup>th</sup> Avenue, Room 130 | Portland, OR 97204 | (503) 823-4086



**NOTICE OF FINAL DECISION**

TO: All Interested Persons  
DATE: July 18, 2017  
RE: LU 16-153002 HRM AD

Appeal of John Hollister against the Portland Historic Landmark Commission's Historic Resource Review decision of approval with conditions in the River District sub district of Central City plan district for construction of a 6-story office building with a penthouse and 3-story underground garage at NW Glisan and NW 13<sup>th</sup> Ave (Hearing; LU 16-153002 HRM AD)

Enclosed is a copy of the Order of Council on LU 16-153002 HRM AD denying the appeal of John Hollister and upholding the historic Landmarks Commission's decision. If you wish to obtain a copy of the City Council's findings and decision, please contact Karla Moore-Love, Council Clerk by email at: [Karla.Moore-Love@portlandoregon.gov](mailto:Karla.Moore-Love@portlandoregon.gov) or at (503) 823-4086.

City Council's decision is the final review process available through the City. You may appeal this decision to the Oregon Land Use Board of Appeals (LUBA) by filing a Notice of Intent to Appeal with LUBA within 21 days of the date of decision, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have appeared orally or in writing during the City's proceedings on this land review. LUBA's address is: DSL Building, 775 Summer Street NE, Suite 330, Salem, OR 97301-1283. You may call LUBA at 1-503-373-1265 or visit LUBA's website ([www.oregon.gov/LUBA](http://www.oregon.gov/LUBA)) for further information on filing an appeal.

Yours sincerely,  
Mary Hull Caballero  
Auditor of the City of Portland  
By:

  
Susan Parsons  
Assistant Council Clerk

Encl.

