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M Vaughn, Deputy Clerk

2017-093410



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CITY OF PORTLAND
Office of the City Auditor
1221 SW Fourth Avenue, Room 130
Portland, OR 97204-1900

I hereby certify this Land Use Document No. LU 16-153002 HRM AD – Order of Council to be a complete and exact copy of the original as the same appears on file and of record in my office and in my care and custody on August 1, 2017.

MARY HULL CABALLERO
Auditor of the City Of Portland
By Meghan Davis
Deputy

RETURN TO CITY AUDITOR
131/130/Auditor's Office

**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 13TH 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 4th 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)

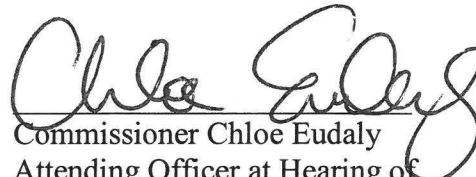
Approvals per Exhibits C.1-C-42, signed, stamped, and dated April 3, 2017, subject to the following conditions:

- 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