



City of Portland
Bureau of Development Services
Land Use Services Division

1900 SW Fourth Ave. Suite 5000
Portland, Oregon 97201
Telephone: 503-823-7300
TDD: 503-823-6868
FAX: 503-823-5630
www.portlandonline.com/bds

Date: June 25, 2008
To: Interested Person
From: Dave Skilton, Land Use Services
503-823-0660 / dave.skilton@ci.portland.or.us

**FINAL DECISION BY THE LANDMARKS COMMISSION
RENDERED ON June 9, 2008**

**CASE FILE NUMBER: LU 08-108274 HDZM
PC # 07-183811**

CORNELIUS HOTEL REHABILITATION

BUREAU OF DEVELOPMENT SERVICES STAFF: Dave Skilton 503-823-0660 /
dave.skilton@ci.portland.or.us

GENERAL INFORMATION

Applicant: Thomas P Moyer, Owner
805 SW Broadway #2020
Portland, OR 97205-3360

Lamont Smith, Agent
TMT Development
805 SW Broadway Suite 2200
Portland, OR 97205

Representative: John Heili, Architect (503-220-0668)
TVA Architects
920 SW 6th Avenue #1500
Portland, OR 97204

Site Address: 809 SW Alder

Legal Description: Portland Park Blocks Lot 2 Block 2
Tax Account No.: R667743200
State ID No.: 1N1E34CC 06400
Quarter Section: 3029

Neighborhood: Downtown Community Association, contact Jennifer Geske at 503-750-9843.
Business District: Downtown Retail Council, contact Portland Business Alliance at 503-224-8684.
Plan District: Central City - Downtown
Other Designations: Portland Historic Landmark (National Register of Historic Places, February 27, 1986)

Zoning: CXd, Central Commercial with Design Overlay
Case Type: HDZM, Historic Design Review with a Modification Request
Procedure: Type III, with a public hearing before the Historic Landmarks Commission. The decision of the review body can be appealed to City Council.

LANDMARKS COMMISSION DECISION

It is the decision of the Landmarks Commission to approve Historic Design Review for the following aspects of the proposal as submitted:

- General in-kind repairs,
- Masonry cleaning,
- Painting,
- Lighting,
- New rooftop mechanical equipment,
- Partial enclosure of the light well,
- New hotel entry configuration and surface treatment,
- New marquee canopy, and
- Vertical illuminated sign at the corner of SW Park Avenue and Alder Street.

Approval of the following Modification requests:

1. Approval of a sign greater than 100 square feet in area with more than 30 square feet of sign area projecting into the public right of way.

Approvals per Exhibits C-1 through C-15, signed, stamped, and dated June 25, 2008, subject to the following conditions:

- A.** As part of the building permit application submittal, the following development-related conditions (A – D) 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 08-108274 HDZM . All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled “REQUIRED.”
- B.** Those historic windows on floors 2 through 7 that the applicant’s Exterior Building Assessment Report (Exhibit C-1) found to be deteriorated beyond repair may be replaced in kind.
- C.** All other historic windows on floors 2 through 7 must be retained and repaired.
- D.** No field changes allowed.

By: 
Art DeMuro, Landmarks Commission Chair

Application Filed: February 11, 2008
Decision Rendered: June 9, 2008

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on February 11, 2008, and was determined to be complete on March 3, 2008.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on **February 11, 2008**.

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 waived the 120-day review period, as stated with Exhibit A-2.

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. This report is the final decision of the Landmarks Commission with input from other City and public agencies.

Conditions of Approval. This approval 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.

Appeal of this decision. This decision is final unless appealed to City Council, who will hold a public hearing. Appeals must be filed by 4:30 pm on July 9, 2008 at 1900 SW Fourth Ave. Appeals can be filed on the first floor in the Development Services Center until 3 p.m. After 3 p.m., appeals must be submitted to the receptionist at the front desk on the fifth floor. Information and assistance in filing an appeal is available from the Bureau of Development Services in the Development Services Center or the staff planner on this case. You may review the file on this case at our office, 1900 SW Fourth Avenue, Suite 5000, Portland Oregon, 97201.

If this decision is appealed, a hearing will be scheduled and you will be notified of the date and time of the hearing. The decision of City Council is final; any further appeal is to the Oregon Land Use Board of Appeals (LUBA).

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to City Council on that issue. Also, if you do not raise an issue with enough specificity to give City Council an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Who can appeal: You may appeal the decision only if you have written a letter which was received before the close of the record at the hearing or if you testified at the hearing, or if you are the property owner or applicant. Appeals must be filed within 14 days of the decision. **An appeal fee of \$3,905.50 will be charged (one-half of the application fee for this case).**

Neighborhood associations and low-income individuals may qualify for a waiver of the appeal fee. Additional information on how to file and the deadline for filing an appeal will be included with the decision. Assistance in filing the appeal and information on fee waivers are available from the Bureau of Development Services in the Development Services Center, 1900 SW Fourth Ave., First Floor. Fee waivers for low income individuals must be approved prior to filing your appeal; please allow three working days for fee waiver approval. Fee waivers for neighborhood associations require a vote of the authorized body of your association. Please see appeal form for additional information.

Recording the final decision.

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed,* The final decision may be recorded on or after **July 10, 2008 – (the day following the last day to appeal).**
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- **By Mail:** Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- **In Person:** Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034
For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

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

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

- All conditions imposed here.
- All applicable development standards, unless specifically exempted as part of this land use review.

- All requirements of the building code.
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the city.

Dave Skilton
June 23, 2008

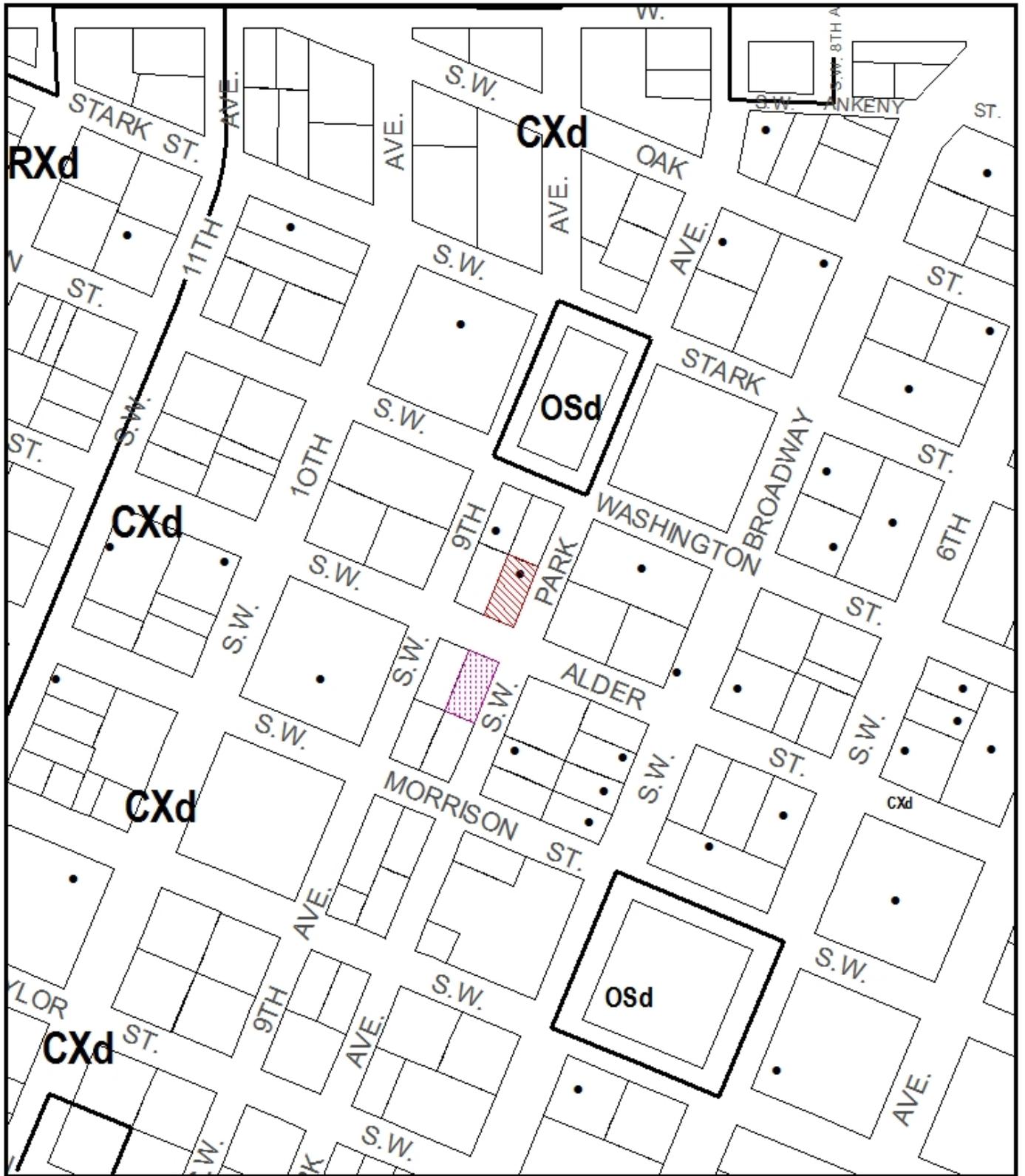
The Bureau of Development Services is committed to providing equal access to information and hearings. If you need special accommodations, please call 503-823-0625 (TTY 503-823-6868).

EXHIBITS – NOT ATTACHED UNLESS INDICATED

- A. Application Materials
 - 1. Applicant's Statement
 - 2. Request for an Evidentiary Hearing and Waiver of Right to a Decision within 120 Days
- B. Zoning Map (attached)
- C. Plans & Drawings
 - 1. Cornelius Hotel, Portland, Oregon – Exterior Building Assessment, Peter Meijer Architect LLC, October 1, 2007, 45 pages
 - 2. Site Plan (attached)
 - 3. Ground Level Plan
 - 4. Roof Plan
 - 5. South and East Elevations (attached)
 - 6. Rooftop Partial Elevations
 - 7. North-South Building Section
 - 8. East-West Building Section
 - 9. Storefront Opening Details
 - 10. Hotel Entry Opening Details
 - 11. Corner Sign Plan and Elevations
 - 12. Marquise Canopy Elevations and Details
 - 13. Lighting Fixture Details
 - 14. Lighting Fixture Details
 - 15. Lighting Fixture Mounting Detail
- 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. Mailed notice
 - 6. Mailing list
- E. Agency Responses: (None)
- F. Letters:
 - 1. Joy Sears, State Historic Preservation Office (SHPO), March 27, 2008 – References project approval by SHPO and National Park Service.
- G. Other
 - 1. Original LUR Application
 - 2. Site History Research

cc: Applicants and Representatives
Neighborhood Associations

Those who testified, orally or in writing
City Auditor's Office
Development Services Center
BDS Staff for Bureau of Buildings
BDS Staff for Commission Book



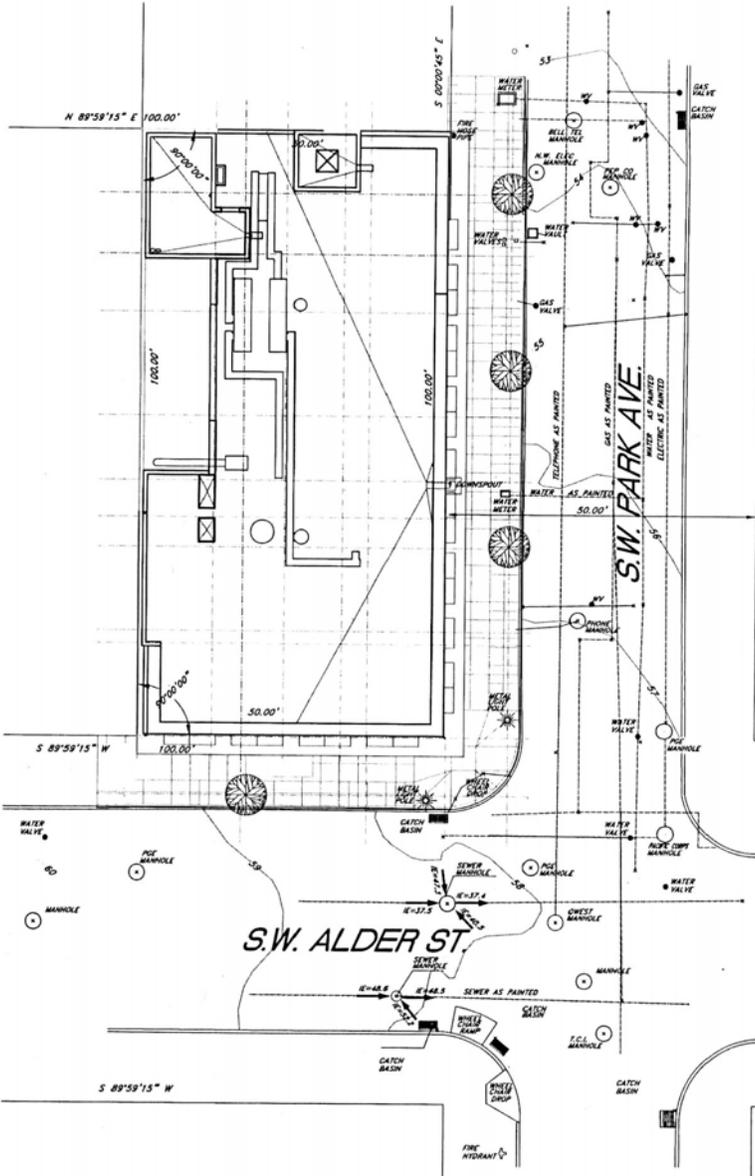
ZONING

-  Site
-  Also Owned
-  Historic Landmark



This site lies within the:
CENTRAL CITY PLAN DISTRICT

File No.	<u>LU 08-108274 HDZM</u>
1/4 Section	<u>3029</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1N1E34CC 6400</u>
Exhibit	<u>B (Feb 12, 2008)</u>



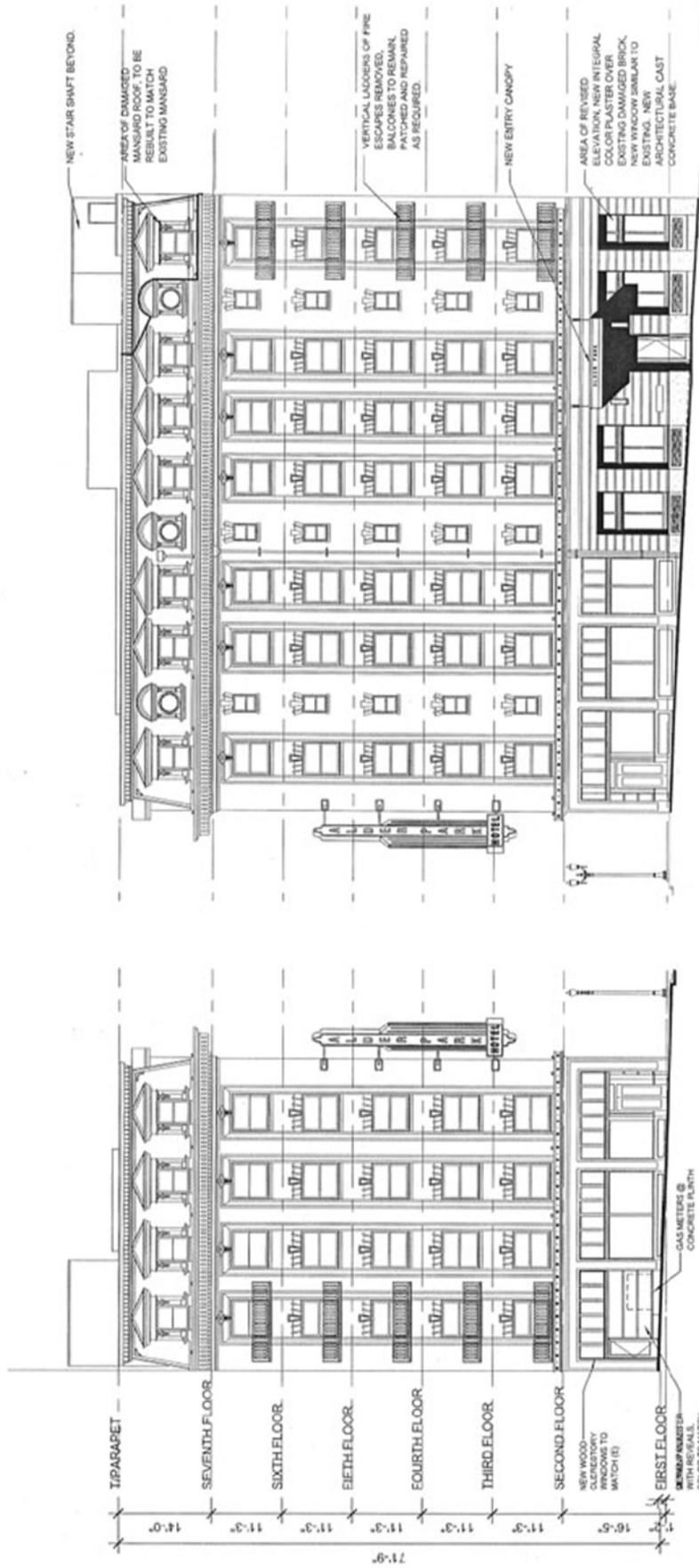
Approved
 City of Portland - Bureau of Development Services
 Planner Dave Shuler Date 6.25.08
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.
L-08108274 HDZM EX-HIBIT C-2

1 SITE PLAN
 1" = 20'

TOPOGRAPHIC SURVEY
 OF
 LOT 2 BLOCK 2, CITY OF PORTLAND*
 N.W. 1/4 OF SECTION 3, T. 1 N., R. 1 E., W.M.
 CITY OF PORTLAND, COUNTY OF MULTNOMAH, STATE OF OREGON

S.A. SHERRY REGISTERED PROFESSIONAL SURVEYOR 1111 S.W. 10TH AVE PORTLAND, OREGON 97204 PHONE (503) 238-3444 FAX (503) 238-3444	CRENSHAW, JENSEN & ASSOCIATES ENCL. 1111 S.W. 10TH AVE PORTLAND, OREGON 97204 PHONE (503) 238-3444 FAX (503) 238-3444
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ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE OREGON ENGINEERING BOARD'S REGULATIONS AND THE OREGON ENGINEERING BOARD'S REGULATIONS.	DATE: 6.25.08 DRAWN BY: JLS CHECKED BY: JLS SCALE: 1" = 20'
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APR 17/11 - ALDER PARK HOTEL - CADS - DWG28-7150-483.dwg

Approved*
 City of Portland - Bureau of Development Services
 Planner *Dave Paultz* Date *6.25.08*
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

1 EAST ELEVATION

1/16" = 1'-0" REVISED 24 JUNE 08 L-U 08-108 274 #DZ.M EX-HIB 7 c-5

2 SOUTH ELEVATION

1/16" = 1'-0"

tva architects

alder park hotel
 TMT DEVELOPMENT
 PORTLAND, OREGON