



**City of Portland, Oregon**  
**Bureau of Development Services**  
**Land Use Services**

FROM CONCEPT TO CONSTRUCTION

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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** March 21, 2013  
**To:** Interested Person  
**From:** Dave Skilton, Land Use Services 503-823-0660  
dave.skilton@portlandoregon.gov

**NOTICE OF A TYPE I DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD**

The Bureau of Development Services has **approved** a proposal in your neighborhood. The reasons for the decision are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal it to the Oregon Land Use Board of Appeals (LUBA) at 550 Capitol St. NE, Suite 235, Salem, OR 97301. The phone number for LUBA is 1-503-373-1265. Information on how to appeal this decision is listed at the end of this notice.

**CASE FILE NUMBER: LU 13-107960 HDZ – DOOR REPLACEMENT**  
**GENERAL INFORMATION**

**Applicant:** Nancy Church / Golden West/Henry Building LP /  
c/o Central City Concern  
232 NW 6th Avenue / Portland, OR 97209  
  
Starbucks Coffee  
2401 Utah Avenue S / Seattle, WA 98134

**Representative:** Renee Strand, 503-233-9856 / Holst Architecture  
110 SE 8th Avenue / Portland, OR 97214

**Site Address:** 305 SW 4<sup>th</sup> Avenue

**Legal Description:** BLOCK 65 LOT 1&2 LAND ONLY SEE R246126 (R667707551) FOR  
IMPS POTENTIAL ADDITIONAL TAX, PORTLAND; BLOCK 65 LOT  
1&2 IMPS ONLY SEE R246125 (R66770-7550) FOR LAND  
POTENTIAL ADDITIONAL TAX, PORTLAND

**Tax Account No.:** R667707550, R667707551  
**State ID No.:** 1N1E34CD 05900, 1N1E34CD 05900A1  
**Quarter Section:** 3029  
**Neighborhood:** Portland Downtown, contact Jennifer Geske at 503-750-9843.  
**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.  
**Plan District:** Central City - Downtown  
**Other Designations:** Historic Landmark pursuant to listing in the National Register of  
Historic Places as the C. K. Henry Building on May 13, 1982.

**Zoning:** CXd, Central Commercial with Historic Resource Protection and  
Design Overlay zoning.

**Case Type:** HDZ, Historic Design Review  
**Procedure:** Type I, an administrative decision with appeal to the Oregon Land Use  
Board of Appeals (LUBA).

**Proposal:**

The applicant is seeking Historic Design Review approval for a proposal to replace a damaged pair of oak veneer doors with similar new doors, and to install a wireless automatic door opener device beside the entry. Historic Design Review is required because the proposal is for a non-exempt exterior alteration on a Historic Landmark, see Portland Zoning Code 33.445.120 A 1.

**Relevant Approval Criteria:**

In order to be approved, this proposal must comply with the approval criteria specified in the Portland Zoning Code (Title 33 of the Portland City Code). The specified approval criteria are:

- 33.846.060 G Other Approval Criteria
- Central City Fundamental Design Guidelines

**ANALYSIS**

**Site and Vicinity:** The C. K. Henry Building is a "quarter block" six story Commercial Style building completed in 1909 to a design by local architect Francis Berndt. The building is more significant for association with its namesake, the prominent businessman and real estate developer Charles Henry, than it is for its architectural character, which was restrained and conservative even at the time of its construction.

**Zoning:** The commercial zones implement the commercial policies and plan map designations of the Comprehensive Plan. The zones are for areas of the City designated by the Comprehensive Plan for commercial uses. The differences in the zones reflect the diversity of commercial areas in the City. The zones are distinguished by the uses allowed and the intensity of development allowed. Some of the zones encourage commercial areas that are supportive of surrounding residential areas, while other zones allow commercial areas which have a community or regional market. The regulations promote uses and development which will enhance the economic viability of the specific commercial district and the city as a whole.

In general, a wide range of uses is allowed in each zone. Limits on the intensity of uses and the development standards promote the desired character for the commercial area. The development standards are designed to allow a large degree of development flexibility within parameters which support the intent of the specific zone. In addition, the regulations provide certainty to property owners, developers, and neighbors about the limits of what is allowed.

The Central Commercial (CX) zone is intended to provide for commercial development within Portland's most urban and intense areas. A broad range of uses is allowed to reflect Portland's role as a commercial, cultural and governmental center. Development is intended to be very intense with high building coverage, large buildings, and buildings placed close together. Development is intended to be pedestrian-oriented with a strong emphasis on a safe and attractive streetscape.

The Historic Resource Protection chapter 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 Design Overlay Zone promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The Design Overlay Zone also promotes quality high-density development adjacent to transit facilities. 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 or compliance with the Community Design Standards. In

addition, design review or compliance with the Community Design Standards ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

**Land Use History:** City records indicate there are no prior land use reviews for this site.

**Public Notice:** A “Notice of Proposal in Your Neighborhood” was mailed February 8, 2013.

**Agency Review:** None of the notified Bureaus has responded with issues or concerns.

**Neighborhood Review:** No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

## ZONING CODE APPROVAL CRITERIA

### **Chapter 33.846, Historic Reviews**

#### **Purpose of Historic Design Review**

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

#### **Historic Design Review Approval Criteria**

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

**Findings:** The site is a designated Historic/Conservation Landmark. Therefore the proposal requires historic design 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.

*Staff has considered all approval criteria and has addressed only those applicable to this proposal.*

#### **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.
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 existing door, although appropriate to the building in architectural character, is unlikely to be original historic fabric. It is in deteriorated condition, with peeling and chipped veneer. The proposed replacement door duplicates the design, color, texture, and other visual qualities of the existing door and it is therefore also appropriate. The proposed new door opening hardware is small and appropriate in location. Its attachment will not harm the buildings materials. *These criteria are met.*

#### **Central City Fundamental Design Guidelines**

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

**Findings:** The proposed door replacement qualifies as rehabilitation because it

retains historic character while making continued use possible. *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

The purpose of the Historic Design 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 Design Review criteria and therefore warrants approval.

## ADMINISTRATIVE DECISION

Approval of an in-kind door replacement at the Historic Landmark C. K. Henry Building;

Approval is per Exhibits C-1 through C-4, signed and dated March 15, 2013, subject to the following conditions:

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C-1 through C-4. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 13-107960 HDZ."

**Staff Planner: Dave Skilton**

**Decision rendered by:**  **on March 15, 2013.**

By authority of the Director of the Bureau of Development Services

**Decision mailed: March 21, 2013**

**About this Decision.** This land use decision is **not a permit** for development. A Final Plat must be completed and recorded before the proposed lots can be sold or developed. 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 January 23, 2013, and was determined to be complete on **February 5, 2013.**

*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 January 23, 2013.

*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.

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

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

**Conditions of Approval.** If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

**This decision, and any conditions associated with it, is final.** It may be appealed to the Oregon Land Use Board of Appeals (LUBA), within 21 days of the date the decision is mailed, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have submitted written testimony during the comment period for this land use review. You may call LUBA at 1-503-373-1265 for further information on filing an appeal.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at [www.portlandonline.com](http://www.portlandonline.com).

**Recording the final decision.**

If this Land Use Review is approved, the final decision must be recorded with the Multnomah County Recorder. A building or zoning permit will be issued only after the final decision is recorded. The final decision may be recorded on or after **March 22, 2013**.

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 it is rendered unless:

- A building permit has been issued, or
- The approved activity has begun, or
- In situations involving only the creation of lots, the land division has been recorded.

**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:

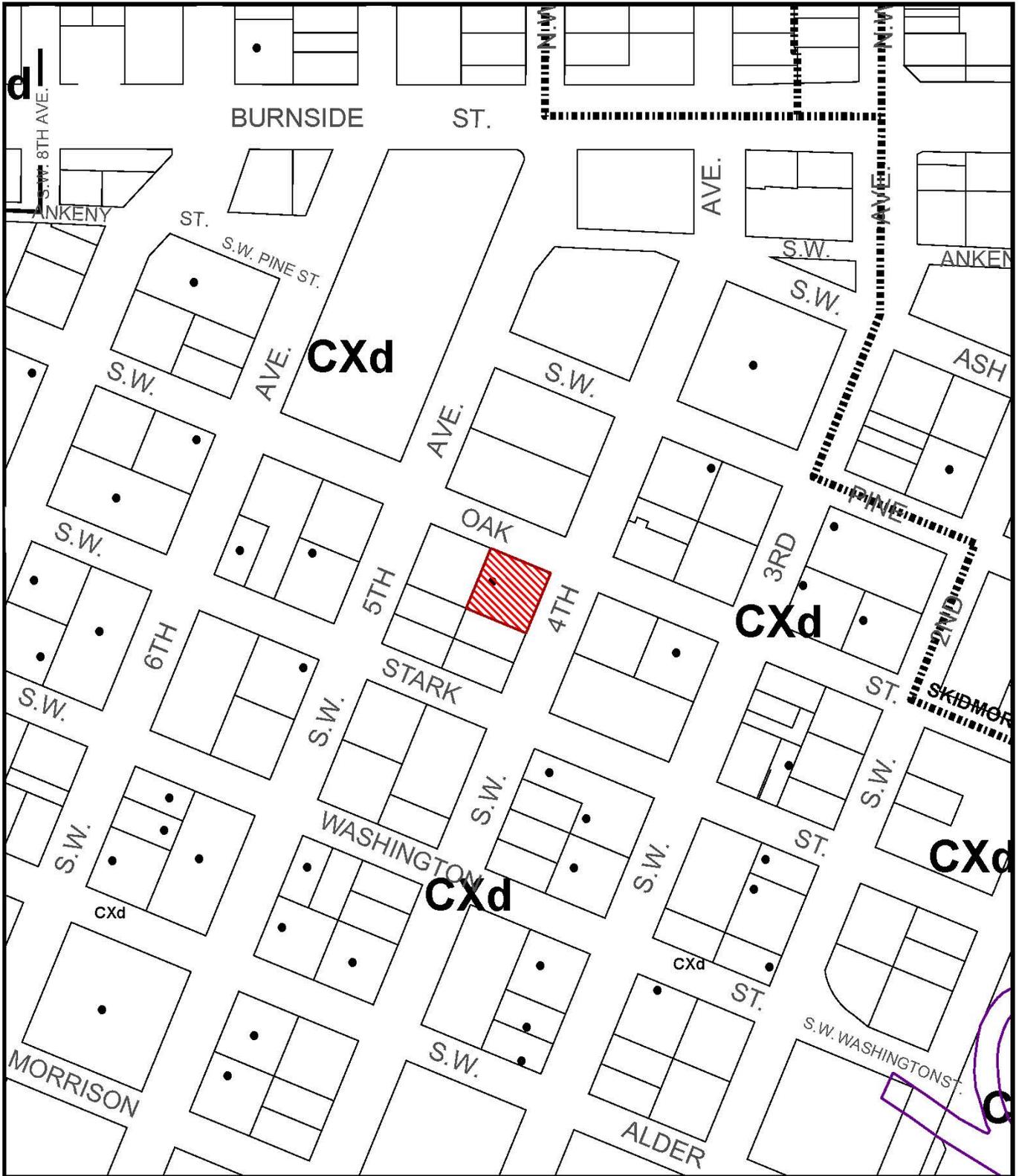
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code for the City of Portland, and all other applicable ordinances, provisions and regulations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

**EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Elevation and Photos (attached)
  - 2. Door and Hardware Details
  - 3. Door Opener Details
  - 4. Site Plan (attached)
- D. Notification information:
  - 1. Mailing list
  - 2. Mailed notice
- E. Agency Responses: none
- F. Correspondence: none
- G. Other:
  - 1. Original Land Use Application

**The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).**



# ZONING



Site



Historic Landmark  
C.K. Henry Building



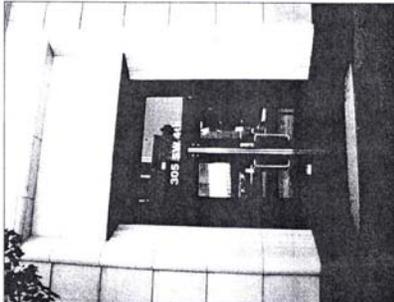
NORTH

This site lies within the:  
CENTRAL CITY PLAN DISTRICT

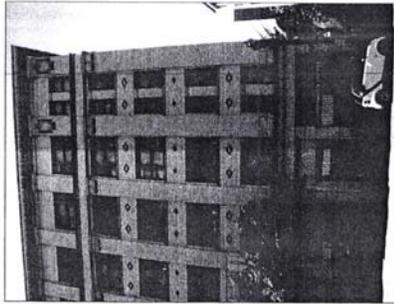
File No.	<u>LU 13-107960 HDZ</u>
1/4 Section	<u>3029</u>
Scale	<u>1 inch = 200 feet</u>
State Id	<u>1N1E34CD 5900</u>
Exhibit	<u>B (Jan 23, 2013)</u>



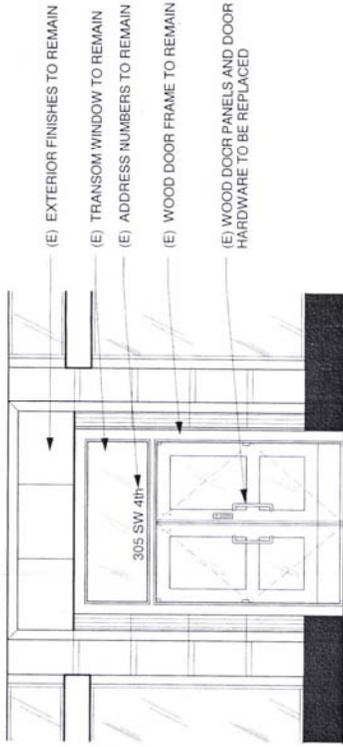
3 EXISTING BUILDING PERSPECTIVE



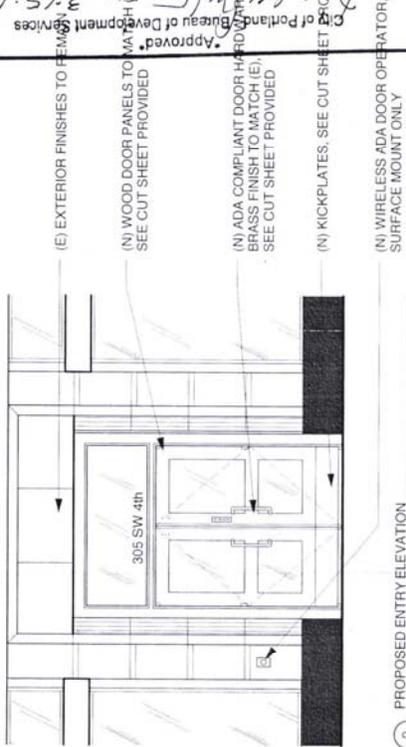
5 EXISTING STORE ENTRY



4 EXISTING EAST ELEVATION



1 EXISTING ENTRY ELEVATION  
Scale: 1/4" = 1'-0"



2 PROPOSED ENTRY ELEVATION  
Scale: 1/4" = 1'-0"

Approved: *[Signature]*  
 City of Portland, Bureau of Development Services  
 Planner: *[Signature]*  
 \* This approval is only valid for the project and site shown. It is subject to all conditions of approval. Additional zoning requirements may apply.  
 3-15-13

Starbucks Coffee Company  
 305 SW 4th Ave, Portland, OR (Henry Building)  
 Submittal Date: 01-04-2013  
 A1 ENTRY DOOR

Holt Architecture  
 110 SW 8th Portland, OR 97214  
 v 503 233 9856 f 503 232 7135

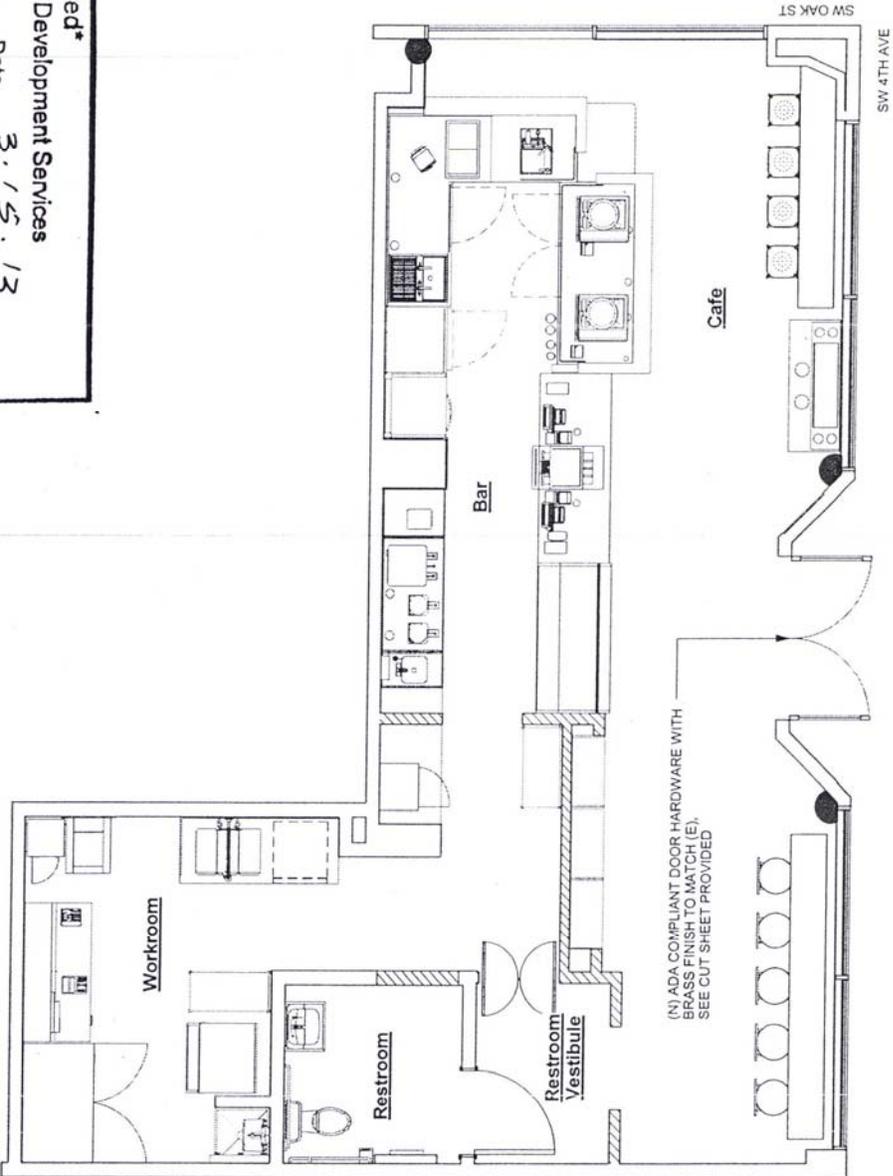


7-4

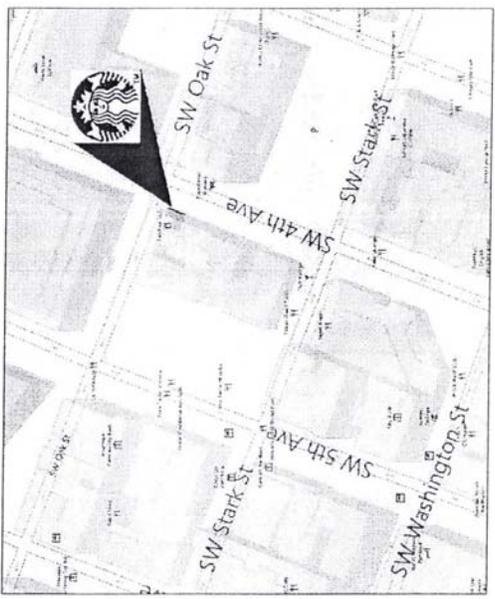
**\*Approved\***

City of Portland - Bureau of Development Services  
 Planner *Dave J. Walker* Date *3.15.13*

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



1 FLOOR PLAN  
 Scale: 1/4" = 1'-0"



2 SITE PLAN  
 Scale: NTS

**Starbucks Coffee Company**  
 305 SW 4th Ave, Portland, OR (Henry Building)  
 The City of Portland, Landmarks Preservation Board  
 Submittal Date: 01-04-2013



Hoist Architecture  
 110 SW 8th Portland OR 97214  
 Phone 233 8853 Fax 232 7135

1900 SW 4th Avenue, Suite # 5000, Portland, OR 97201