



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

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: May 29, 2015
To: Interested Person
From: Benjamin Nielsen, Land Use Services
503-823-7812 / Benjamin.Nielsen@portlandoregon.gov

NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has **approved** a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision, including the written response to the approval criteria and to public comments received on this application, 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. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 14-254667 HR – MONT BLANC BUILDING RENOVATION

GENERAL INFORMATION

Applicant/Rep: Richard Brown / Richard Brown Architect
239 NW 13th # 305 / Portland OR 97209

Applicant/Rep: Jeffery Weitz / North Rim Development
819 SE Morrison Ste 110 / Portland OR 97214

Owner: Tom Shipley / Shipley Properties
135 Hawthorne Blvd / Portland OR 97214-3395

Site Address: 1836 NE 7TH AVE

Legal Description: BLOCK 252 LOT 1&2, HOLLADAYS ADD; BLOCK 252 LOT 3&4, HOLLADAYS ADD; BLOCK 252 LOT 8, HOLLADAYS ADD

Tax Account No.: R396218370, R396218390, R396218440

State ID No.: 1N1E26CC 06500, 1N1E26CC 06400, 1N1E26CC 06600

Quarter Section: 2831

Neighborhood: Irvington, contact Dean Gisvold at 503-284-3885.

Business District: None

District Coalition: Northeast Coalition of Neighborhoods, contact Claire Adamsick at 503-388-9030.

Plan District: Albina Community Plan District

Other Designations: Irvington Historic District

Zoning: EXd – Central Employment with Design Overlay

Case Type: HR – Historic Resource Review

Procedure: Type II—an administrative decision with appeal to the Landmarks Commission.

PROPOSAL:

The applicants request historic resource review approval for a proposal to renovate the Mont Blanc Building, located at 1808 & 1836 SE 7th Avenue in the Irvington Historic District. The

building is actually a series of buildings, two of which were constructed in 1913 and 1928 for factory and machine shop uses. During the 1970s, the northern portion of the building (1836 NE 7th) underwent a major renovation, including the addition of interior truck loading bays and a second floor office use. At that time, many of the original large, ground floor industrial style windows were removed and the openings blocked in with concrete masonry units.

The new proposal includes the following alterations:

- Installation of new aluminum sash windows at the ground floor on the north and west elevations;
- Replacement of in-filled metal sash windows at the ground floor on the west and south elevations;
- Removal of existing metal roll-up doors on the north elevation and replacement with new storefront entries and glazed roll-up doors;
- Removal of two existing metal roll-up door on the south elevation and replacement with a new roll-up door and two new storefront entries;
- Replacement of an existing storefront window and door and metal awning on the west elevation with a larger storefront system and flat metal canopy and new sign band;
- Removal of a metal roll-up door on the west elevation and replacement with a new, recessed storefront system;
- Installation of a pair of metal doors and a single metal door with transom window in a block in-fill bay on the west elevation;
- In-fill of two existing metal doors on the south elevation;
- Replacement of two metal sash clerestory windows with glazed roll-up doors;
- New metal sash windows on the south elevation at the second floor;
- New exterior lighting;
- New gas meters on the east elevation;
- Three new illuminated blade signs on the south elevation and two new illuminated blade signs on the north elevation;
- A new entry sign above the new recessed entry on the west elevation;
- An existing sign armature on the second story of the south elevation will be removed;
- New mechanical systems on the roof; and,
- Seismic, life-safety, and accessibility upgrades which are exempt from this review.

Historic resource review is required since this proposal includes exterior alterations to a structure within the Irvington Historic District.

RELEVANT APPROVAL CRITERIA:

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

- 33.846 Historic Resource Reviews
- 33.846.060.G Other Approval Criteria

ANALYSIS

Site and Vicinity: The subject property is comprised of a series of interconnected concrete buildings which were built over the course of the early and mid twentieth century. The buildings located along the NE 7th Avenue frontage [*Local Service Walkway, City Bikeway, Minor Emergency Response Street*] were constructed for factory and machine shop uses—the northern, two-story warehouse was built in 1913 and the southern single-story addition was built in 1928. A small, single-story extension was added in the late 1940s to the east of the original 1928 building, and later in the early 1960s, that building extended further south still toward NE Schuyler Street [*Local Service Walkway, Local Service Bikeway, Minor Emergency Response Street*]. By the 1970s, the exterior existing buildings were substantially altered and many of the original windows were blocked up. Office and warehouse uses replaced the factory and machine shop uses as well. In 1987, the final, two-story addition of a loading bay and additional offices was added at the northeast portion of the existing buildings. This new building fronted NE Hancock Street. Finally, in 2001, landscape and accessibility upgrades were made to the existing parking lot at the northeast corner of the site, fronting NE Hancock

Street and facing NE 8th Avenue [*both are Local Service Walkways, Local Service Bikeways, Minor Emergency Response Streets*].

The site lies at the southwestern corner of the Irvington Historic District. Only a few other warehouse-type structures exist within the district, and they lie immediately to the north and south along NE 7th Avenue. None are contributing historic structures. To the immediate east of the subject site lies a series of attached houses and a pair of detached houses which are in commercial use. Slightly farther east are higher-density apartments of varying styles. These step-down in intensity across NE Hancock Street and transition into more single-dwelling detached houses interspersed with lower-density apartments. To the south, an assorted collection of detached houses with ground-level storefront extensions and streetcar commercial style storefronts line NE Broadway.

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.

Irvington Historic District Platted in the late Nineteenth Century as the first addition to Portland that employed restrictive covenants, the Irvington area developed intensely with a mix of middle class housing types and sizes during the first two decades of the Twentieth Century. The contributing resources in Irvington range in design character from expressions of the late Victorian Era styles, especially Queen Anne, through the many Period Revival modes of the early decades of the Twentieth Century, to a few early modernist examples. There is also a wide diversity in the sizes of lots and houses. In terms of the streetscape, the numbered north-south avenues in Irvington vary dramatically in width, and they mostly form rather long block faces which the houses generally face. The named east-west street block faces are more consistent in length, almost all being traditional 200’ Portland blocks. All are lined with mature street trees. These patterns help to lend the neighborhood the distinctive and homogeneous historic character.

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

- LU 62-028726 (Ref. #VZ 050-62): Approval to reduce the rear (east) and front (south) yards to zero feet to construct at 50’ x 50’ one-story addition.
- LU 87-027592 (Ref. #VZ 011-87): Approval to reduce the front yard to zero feet to construct a two story addition to the east of the existing two-story building.
- LU 90-024527 (Ref. #PC 6274): The application was denied; however, no details are available.
- CO 01-130835: Permit to renovate second floor office and modify the parking lot landscaping.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **April 13, 2015**. The following Bureaus have responded with no issues or concerns:

- The Life Safety Section of BDS responded with general life safety comments. Please see Exhibit E-1 for additional details.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on April 13, 2015. A total of two written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

- Lynda Pelayo, April 20, 2015, Owner 1805 NE Schuyler Street: Wrote, via email, to inquire about the proposed uses for the building and concerned about additional foot traffic and parking impacts.

Staff responded by identifying the proposed uses as offices and four commercial kitchens, per the submitted drawings.

- Dean Gisvold, May 4, 2015, on behalf of the Irvington Community Association Land Use Committee: Via email. Wrote to correct that the entire structure should be considered contributing, as identified on the historic nomination. Also expressed overall support for the changes, except for the proposed new canopy and with concern that the new sash windows would have muntins that are too large or residentially-styled.

Staff responded by forwarding the comments to the applicant and working to further refine both the muntin design of the windows and the canopy design. Staff also responded to Mr. Gisvold with follow-up comments. Additional follow-up comments were received as well from Mr. Gisvold and Nathan Corser, though all of this follow-up communication occurred after the official comment period ended.

ZONING CODE APPROVAL CRITERIA

Chapter 33.846.060 - Historic Resource Review

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 within the Irvington Historic District and the proposal is for non-exempt treatment. Therefore Historic Resource Review approval is required. The approval criteria are those listed in *33.846.060 G – Other Approval Criteria*.

Staff has considered all guidelines and addressed only those applicable to this proposal.

33.846.060 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.

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 for 1, 5, & 6: The existing building complex superstructure is the primary historic feature remaining on the site. Most of the once-existing architectural detailing, such as historic steel sash windows, was removed decades ago. The existing exposed structural concrete frame on the northwestern two-story building will remain, though the openings on the ground level will change to reflect the new uses of the building. Other buildings in the complex have different structural systems, being composed of either concrete or concrete masonry unit structural walls; they are also varyingly covered with cement plaster or merely painted over. In all cases, except where new insertions or specific exterior alterations are proposed, the existing structure and material will remain in place. Any damaged cement plaster will be repaired.

Similarly, the existing window penetrations on the west and south elevations of the building, most of which are currently blocked up, will remain largely unchanged in size. New aluminum sash windows that mimic the style of the steel sash windows shown in some of the original drawings will be installed in some of these openings. No photos of the building with original sash windows are known, and the remaining drawings show little detail. Existing, and likely historic, headers and sills will be retained or repaired (or replaced if necessary), with the exception of three window bays on the south elevation – though only one of those was constructed during the period of significance.

Therefore, these guidelines are met.

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.

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

Findings for 2 & 3: The existing building complex is, in many ways, a palimpsest which has quietly documented changes to itself and industry in Portland through the twentieth century. The overall form of the building complex has grown over time and still remains despite many minor, and some major, alterations through the years. The proposal to redevelop the site for office and commercial kitchen uses will overlay yet another layer of history on a very adaptable set of buildings.

The exterior of the buildings will remain largely the same as they are now, retaining a mixture of both contributing and noncontributing details. The existing expressed concrete frame on the two-story northwestern building will remain while, at the ground floor level, the existing, non-original infill wall with small sash windows will be altered on the west and north elevations with new larger aluminum sash windows as well as new aluminum storefront systems and new steel doors, described in more detail below. An existing, noncontributing metal canopy will be removed from the west façade and replaced with a new, flat steel tube-frame canopy which is supported by the historic structural concrete frame. New aluminum sash windows will also be installed at CMU wall infill on the second story south elevation, and an existing sign armature will be removed, but again, the historic structural expression will remain unchanged.

At the southwestern building on the south and west facades, the original windows have either been in-filled or altered significantly to accommodate an overhead door. New aluminum sash windows that mimic the style of the historic steel sash windows will be installed in place of the in-fill. On the south façade, the proposed modifications will maintain the existing opening widths and head heights that have been long-established

on the south façade and replace them with new aluminum sash windows, glazed roll-up doors, and aluminum storefront systems, all with clear glazing. The existing exterior wall finishes, which vary from building to building within the complex and which include plaster and exposed CMU, will be retained and repaired as necessary.

Altogether, the proposed exterior alterations retain the primary and important historical features of a building complex which has grown and been adapted and remodeled over the last 100 years. The new alterations also restore some of the original character of the building without the use of uncharacteristically ornate or conjectural detailing.

Therefore, these guidelines are met.

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 proposed exterior alterations include both the reinstallation of windows into historic window openings and the insertion of new, contemporary exterior systems. These latter insertions occur primarily along the ground level on the southern, western, and northern elevations and include the installation of new storefront systems, new clear glazed roll-up doors, new signage, and new exterior lighting.

At the northern end of the west façade, the existing, noncontributing CMU wall, metal canopy, storefront entry, and non-original sash window will be removed. In their place, a new aluminum storefront system with large expanses of clear glazing (and narrow spandrels at the base) will fill the bay. Immediately above it will be a new, white MDO panel sign band (at approximately 13.9 SF). Above this, and immediately below the expressed structural beam, will be a new, flat, simple steel tube-frame canopy with tongue-and-groove wood inlay. Together, the storefront, sign band, and canopy form a contemporary, almost minimalist, insertion into the existing historic structural frame, replacing the noncontributing infill.

Farther to the south on the west façade, at the fifth bay from the north, the existing overhead door and its surrounding frame and CMU infill will be removed. A new recess in the building wall will be created in their place. This recess will signify the new lobby entrance to the building. A clear glazed aluminum storefront system, with narrow spandrels at the base and a pair of out-swinging entry doors, will form the street facing wall. On either side of the entry recess, new walls will be installed that will be clad with stained and sealed tongue-and-groove cedar siding. A new steel door will also be installed on the southern side wall in the recess. A new ceiling with stained and sealed tongue-and-groove cedar siding, to match that on the side walls, will be installed in the recess as well. On the face of the structural frame of the building, and wrapping under the concrete frame into the recess and over part of the tongue-and-groove ceiling, a new laser-cut, powder-coated steel sign (at approximately 17.3 SF) will be installed. Taken together as a system, the recessed storefront entry, cedar siding, and new steel sign form another contemporary insertion into the existing historic structural frame.

At the next bay to the south, the existing CMU infill wall will be cut open to allow for a new pair of steel doors and a separate new steel egress door with a transom window. Both will be simply detailed and will be compatible with both the new storefront systems and the existing warehouse vocabulary.

On the north elevation, the existing two overhead doors on the eastern half of the façade will be removed and replaced with another contemporary insertion. In place of each door, a new storefront door and transom—both with clear glazing—a new glazed overhead door, and a new framed infill wall with stucco finish will be inserted. A new, small blade sign with integrated external illumination will be installed on each infill wall. The new insertions will be mirror images of each other about the existing column between the two bays.

Similar interventions will occur on the south elevation. The two existing overhead doors will be replaced. On the western half of the south façade, a new, glazed overhead door will be installed. On the eastern half of the south façade, two new storefront entry doors—each with a transom and sidelite—will replace the overhead door. Between the two new doors will be a small new framed infill wall clad with metal to match the storefront system. The storefront system will be set flush with the interior side of the CMU wall which will help it read as a new addition to the historic structure. Both of these façade changes will retain the existing opening dimensions of the overhead doors.

Elsewhere on the south elevation, three existing window openings will be enlarged. In all three cases, the existing headers will remain, while the sills will be removed and the openings extended to grade to provide additional entries into the warehouse. At the western half of the south façade, one existing window opening, currently filled in with CMU, will be replaced with a new aluminum storefront system with clear glazing and including a new entry door, sidelite, and transoms. Like the new storefronts that will be installed at other locations on the building, the storefront system will be installed flush with the interior face of the exterior wall. On the eastern half of the south façade, the existing clerestory windows on either side of the existing overhead door will be removed and the opening will be extended to grade. A new, clear glazed overhead door will be inserted into each opening.

At the south, west, and north elevations, existing industrial exterior lighting will be removed and new, minimalist exterior lighting will be installed. Down-lighting will be installed above all new storefront entries and glazed overhead doors on both the south and north facades. Down-lighting will also be installed above the new pair of steel doors on the west façade. Up-and-down-lighting will be installed between two windows and at the western edge of the south façade. Up-and-down-lighting will also be installed between the existing window openings and on the side of existing window openings on the southern half of the west façade. At the northern half of the west façade, up-and-down-lighting will be installed on the structural columns; the top of the light fixtures will align with the bottom of the expressed concrete beam. The same holds true on the western half of the north façade. Ultimately, this new lighting not only improves the quality of the public realm at night, but it is also a contemporary addition which helps to highlight the character of the historic industrial warehouse.

New, small, blade signage will also be installed. This was already described on the north façade, above. This same signage, with integrated exterior lighting, will also be installed on the south elevation. On the eastern half of the south façade will be two blade signs: one each will be centered between the each new glazed overhead door and storefront system. An additional blade sign will be located above a newly infilled person door to the west of the overhead door on the western half of the south façade. The design of the blade sign is at once contemporary with an historic essence, though signs of this type would not have been found on a warehouse building during the historic district's period of significance.

Taken together, these alterations maintain the integrity of the existing contributing structures and overlay new physical interventions that both reflect the new, contemporary uses and are clearly differentiated from the historic structures.

Therefore, this guideline 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.

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 for 8 & 9: The exterior alterations proposed are compatible with the existing historic structures and represent relatively modest alterations compared to the scale of the structures themselves. The proposed new aluminum sash windows on the south and west facades of the ground floor will be inserted into existing window openings which have been blocked in with CMU. While they may not be a true restoration to the original steel sash windows, the new aluminum sash windows will have similar operable portions. They will also have narrow muntins made of extruded aluminum—with 5/8” wide superficial muntins that taper to 1/4” at their exterior face and with 5/8” wide internal muntin grids located behind the exterior muntins between the two panes of glazing—that will help replicate the narrow dimension of the steel sashes.

The new storefront systems on the north, west, and the eastern half of the south façade are all being inserted into either existing wall infill bays in the exposed concrete structure or taking the place of existing overhead doors. These all could easily be removed or replaced in the future without damaging the existing historic structures. Their design also maintains a simplicity and utility that responds to that of the existing, functional and modernist warehouse design. Similar to the storefronts, the new lobby recess fully occupies one of the infill bays while maintaining the existing structure. Finally, the new storefront system at the western half of the south façade will maintain the existing window header and the existing opening width; this will also maintain the rhythm of the existing openings on the south façade. While this alteration makes greater changes to the contributing structure than do the others, the historic integrity of the building will be maintained; the storefront system could also be removed in the future, and the wall and sill restored to their previous state.

The new glazed overhead doors will use clear glazing and will have muntins that echo those on the new sash windows. The glazed overhead doors on the north façade will partially replace existing opaque overhead doors (along with new walls and storefronts). The glazed overhead door on the western half of the south façade will completely replace an existing opaque overhead door. The glazed overhead doors on the eastern half of the south façade will replace the existing clerestory windows, maintaining their headers and their opening widths while extending the opening to grade. These doors could all be removed and replaced in the future with minimal difficulty; the two overhead doors at the eastern half of the south façade could be replaced by new CMU infill and the current (or possibly more historically accurate) sills replaced.

The new aluminum sash windows on the south elevation at the second story will use the same window system as those on the ground floor, though they will be smaller and more appropriately sized to work with the design of the expressed concrete structural frame. These windows could also be removed in the future and the openings in-filled with new CMU without significantly damaging the contributing building. The new steel doors, both the pair and the single door with transom, on the west elevation will be unobtrusive and functional additions to the industrial façade, and they could also be removed and in-filled with CMU again in the future, if necessary, without impacting the overall contributing superstructure of the warehouse.

New mechanical equipment will be added to the existing mechanical equipment on the roof. This new equipment will be located in all four quadrants of the roof, though most will be concentrated on the eastern and northern portions of the roof. At the southeast quadrant, new equipment will be setback at least 14'-0" from the eastern edge of the building, and the large 53" tall hood will be setback approximately 18'-8". All of the equipment will be setback around 25'-0" or more from the southern parapet. The equipment will generally be grouped together, save for a compressor located towards the western edge of the southeastern quadrant. The new equipment here should not be

visible from across NE Schuyler Street and only minimally visible from the corner of NE 8th & Schuyler. At the southwestern roof quadrant, only one new mechanical unit has been proposed. It will be located towards the eastern edge of the roof, and, even at 59” tall, it should not be visible from either NE Schuyler Street or NE 7th Avenue. Two new skylights will be installed in this roof quadrant as well, both replacing existing skylights. At the northwestern roof quadrant, above the second story of the building, only one new mechanical unit is proposed. It will be in line with an existing unit to the east. Three new skylights are also proposed in this quadrant towards the eastern side. Again, none will be visible from across NE 7th or NE Hancock Street. Finally, at the northeastern roof quadrant, there will be another cluster of new mechanical equipment on the roof above the second story. These will be setback from the parapet at least 12’ from the east, 30’ from the north, and 20’ from the south. Two additional skylights are also proposed. None will be visible from the sidewalk across NE Hancock Street or from the adjacent properties. All told, the new mechanical equipment on the roof, as well as the new skylights, will have little to no visible impact on the historic structure, and their presence on the roof will likewise have little impact on the structure’s integrity.

Finally, new gas meters are proposed to be located on northern corner of the eastern façade. These are essentially in a “back-of-house” area and are an appropriate location for them. Aside from the new pipe connections into the structure, they will have no physical impact on the building. The existing gas meters which are located on the both the NE Schuyler and NE 7th Avenue sidewalks will be removed.

Overall, these alterations maintain the integrity of the existing historic structure, both visually and physically, being compatible in material, design, and scale; these alterations are also reversible in the future should any need to be removed.

Therefore, these guidelines are met.

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: The proposed exterior alterations are designed to be compatible with the existing historic warehouse: there are no other contributing warehouse or industrial buildings in the vicinity. The new aluminum sash windows restore, at least to a visual degree, a currently missing historical feature to the warehouse, i.e., the currently-removed steel sash windows. The new, glazed overhead doors reflect the design of both the historic (missing) and the new sash windows. Meanwhile, the new storefronts are intended to be minimal additions to the façade to reflect their foreign nature in the twentieth century warehouse typology. Still the storefronts fit within the existing bays and openings to maintain an overall level of compatibility with the warehouse. They also reflect, to some extent the simple design of the streetcar style commercial structures on NE Broadway. The proposed exterior lighting also retains a minimal presence on the façade while serving to highlight the existing architecture.

Therefore, 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 proposed exterior alterations—including new clear glazed storefronts, new clear glazed overhead doors, new aluminum sash windows to replace infill CMU (in the style of the historic steel sash windows), new exterior lighting, new signage, and new rooftop mechanical systems—to the existing warehouse complex, a contributing resource within the Irvington Historic District, retains the overall historic character, materials, and primary architectural features of the warehouse while overlaying a new set of compatible architectural features that reflect the changing nature of the uses within.

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.

ADMINISTRATIVE DECISION

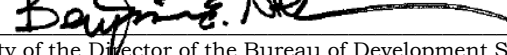
Approval of the proposed exterior alterations to the contributing Mont Blanc Warehouse in the Irvington Historic District, including:

- Installation of new aluminum sash windows at the ground floor on the north elevation and the northern half of the west elevation;
- Replacement of CMU infill with new aluminum sash windows at the ground floor on the southern half of the west elevation and the western half of the south elevation;
- Removal of existing overhead doors on the north elevation and replacement with new storefront entries, glazed overhead doors, and framed infill walls with stucco exterior finish;
- Removal of one existing overhead door on the western half of the south elevation and replacement with a new clear glazed overhead door;
- Replacement of one existing overhead door on the eastern half of the south elevation and replacement with two new storefront systems and separated by a new framed column with aluminum wrap to match the storefront system;
- Replacement of an existing storefront window and door and metal awning on the west elevation with a larger aluminum storefront system with clear glazing and a flat steel canopy with tongue-and-groove wood ceiling and a new sign band above the storefront;
- Removal of a metal overhead door on the west elevation and replacement with a new, recessed aluminum storefront system with clear glazing; the sides of the recess will be stained and sealed tongue-and-groove cedar siding; the ceiling will also be sealed and stained tongue-and-groove cedar;
- Installation of a pair of metal doors and a single metal door with transom window in a block in-fill bay on the west elevation;
- In-fill of two existing metal doors on the south elevation with finish to match the adjacent existing finish;
- Replacement of two metal sash clerestory windows with glazed overhead doors on the eastern half of the south elevation;
- New aluminum sash windows on the south elevation at the second floor;
- New exterior lighting on the south, west, and north elevations;
- New gas meters on the east elevation;
- Three new illuminated blade signs on the south elevation and two new illuminated blade signs on the north elevation;
- A new laser-cut, white powder-coated steel entry sign above the new recessed entry on the west elevation;
- Two new short-term bicycle parking spaces in the new lobby entry recess on the west elevation;
- The removal of an existing sign armature on the second story of the south;
- New mechanical systems on the roof; and,

Per the approved site plans, Exhibits C-1 through C-22, signed and dated 05/26/2015, 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-22. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 14-254667 HR. No field changes allowed."

Staff Planner: Benjamin Nielsen

Decision rendered by:  **on May 26, 2015.**
By authority of the Director of the Bureau of Development Services

Decision mailed: May 29, 2015

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 December 30, 2014, and was determined to be complete on **April 2, 2015.**

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 December 30, 2014.

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: July 31, 2015.**

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.

Appealing this decision. This decision may be appealed to the Landmarks Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on June 12, 2015** at 1900 SW Fourth Ave. Appeals can be filed at the Development Services Center Monday through Wednesday and Fridays between 8:00 am to 3:00 pm and on Thursdays between 8:00 am to 12:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 12:00 pm on Thursdays, appeals must be submitted at the reception desk on the 5th floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee

for ONI recognized organizations appealing a land use decision for property within the organization's boundaries. The vote to appeal must be in accordance with the organization's bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

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.

Attending the hearing. 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 the Landmarks Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

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 the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Landmarks Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

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 **June 15, 2015 – (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.

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.

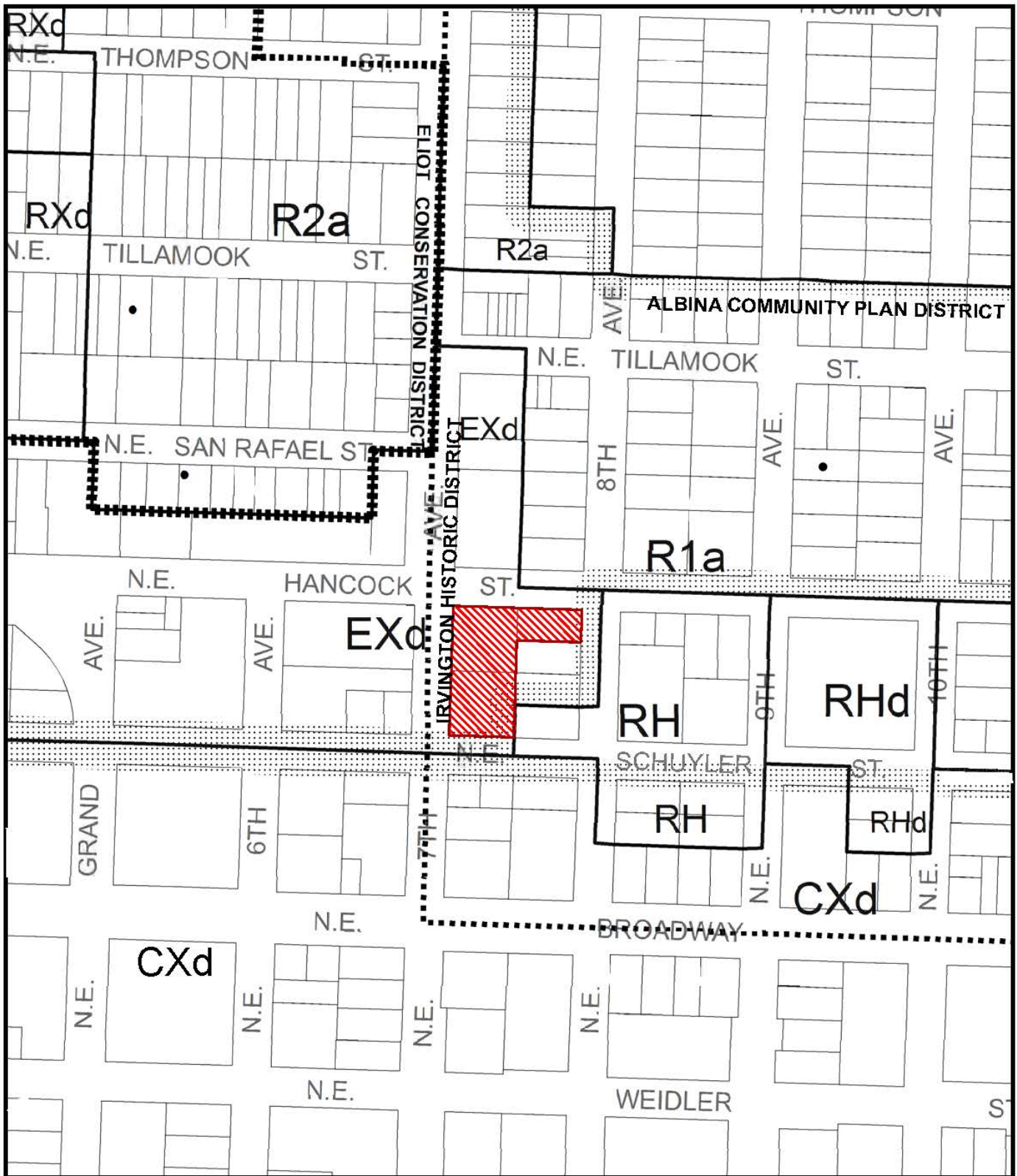
EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submissions:
 1. Applicant's Statement
 2. Original Applicant's Statement & Drawing Set (12/29/2014)
 3. Revised Applicant's Statement & Drawing Set (03/09/2015)
 4. Revised Applicant's Drawing Set (03/27/2015)
 5. Revised Applicant's Statement & Partial Drawing Set (04/02/2015)
 6. Final Revised Applicant's Statement (05/06/2015)
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Building Elevations (North) – Sheet DR.01 (attached)
 2. Building Elevations (West, north half) – Sheet DR.02 (attached)
 3. Building Elevations (West, south half) – Sheet DR.03 (attached)
 4. Building Elevations (South) – Sheet DR.04 (attached)
 5. Building Elevations (South, upper and main entry) – Sheet DR.05
 6. Site Plan – Sheet DR.06 (attached)
 7. Basement Plan – Sheet DR.07
 8. Ground Floor Plan – Sheet DR.08
 9. Second Floor Plan – Sheet DR.09
 10. Upper Roof Plan – Sheet DR.10
 11. Window/Door Dtls. – Sheet DR.11
 12. Window/Door Dtls. – Sheet DR.12
 13. Site-line Studies – Sheet DR.13
 14. Building Elevations (East) – Sheet DR.14
 15. 3D Rendering Diagrams (3 sheets)
 16. View from SW Corner of NE 8th & Schuyler
 17. Mercer 2.0 Series Window Details (4 sheets)
 18. Muntin Grid Installation Detail (for aluminum sash windows)
 19. CRL US Aluminum Storefronts: Series 451 details (6 sheets)
 20. Aluminum Door Systems – Models 511/521 Overhead Doors (4 sheets)
 21. 36" Palisades Lighted Sign Bracket Kit (2 sheets)
 22. Ligman Lighting UJE-31265 – Exterior Luminaire
- D. Notification information:
 1. Mailing list
 2. Mailed notice
- E. Agency Responses:
 1. Life Safety Review Section of BDS
- F. Correspondence:
 1. Lynda Pelayo, April 20, 2015, inquiry about proposed uses, parking impacts
 2. Dean Gisvold, May 4, 2015, on behalf of the Irvington Community Association Land Use Committee, general approval with requests for revisions to the industrial sash windows and the proposed canopy
- G. Other:
 1. Original LU Application
 2. Incomplete Application Letter
 3. Request to Postpone Public Notice (3/13/2015)
 4. Critical Design Issues Memo (03/20/2015)

5. Follow-up Letter from Staff to the Irvington Community Association Land Use Committee via Dean Gisvold (05/12/2015)
6. Response to Exhibit G-5 from Dean Gisvold on behalf of the Irvington Community Association Land Use Committee (05/19/2015)
7. Letter from Nathan Clark Corser, Irvington Community Association Land Use Committee member, in response to Exhibit G-5, with attachment

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

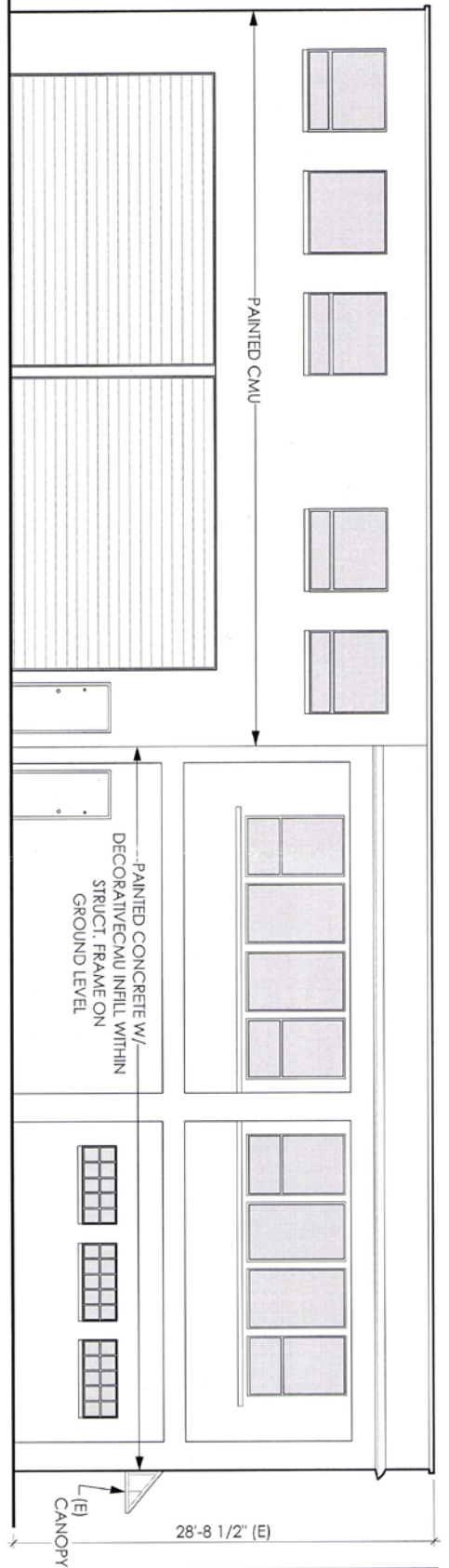


Historic Landmark

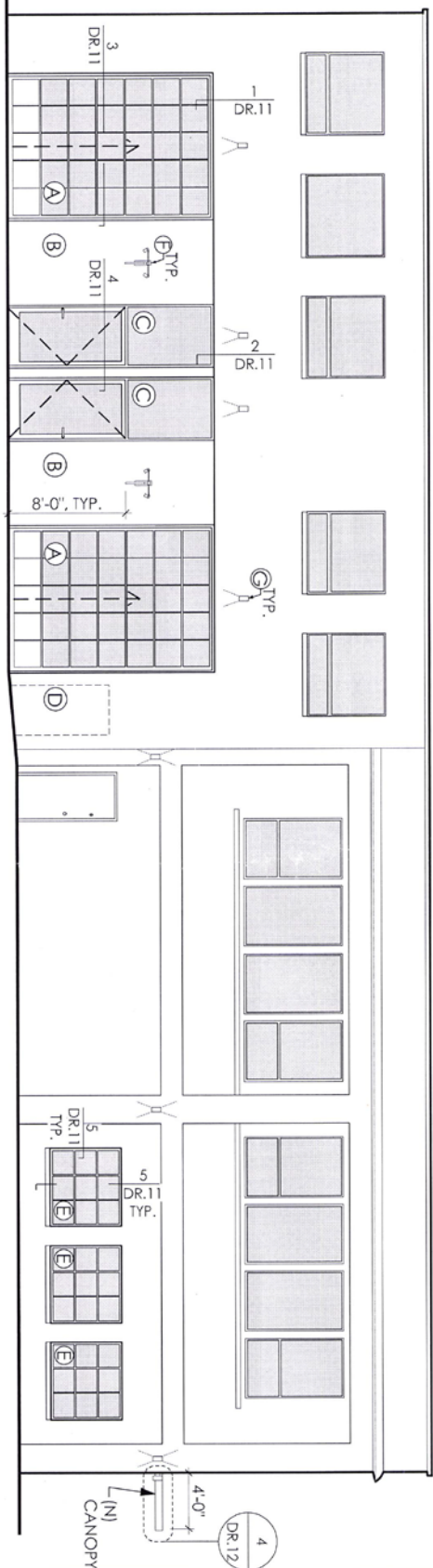


This site lies within the:
IRVINGTON HISTORIC DISTRICT
ALBINA COMMUNITY PLAN DISTRICT

File No. LU 14-254667 HR
 1/4 Section 2831
 Scale 1 inch = 200 feet
 State_Id 1N1E26CC 6500
 Exhibit B (Dec 30, 2014)



1 NORTH ELEVATION - EXISTING
Scale: 1/8" = 1'-0"



1 NORTH ELEVATION - NEW
Scale: 1/8" = 1'-0"

Planner *Brianne A. Alder*
Date *05/26/2015*
This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

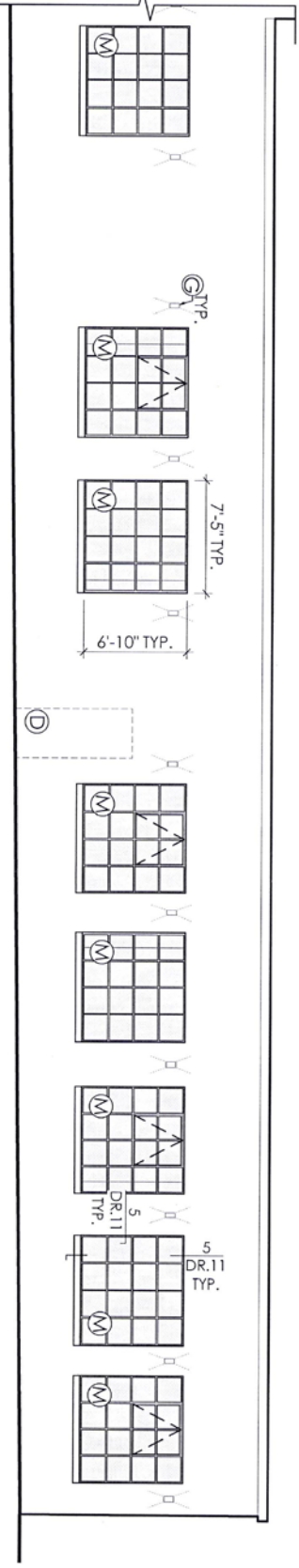
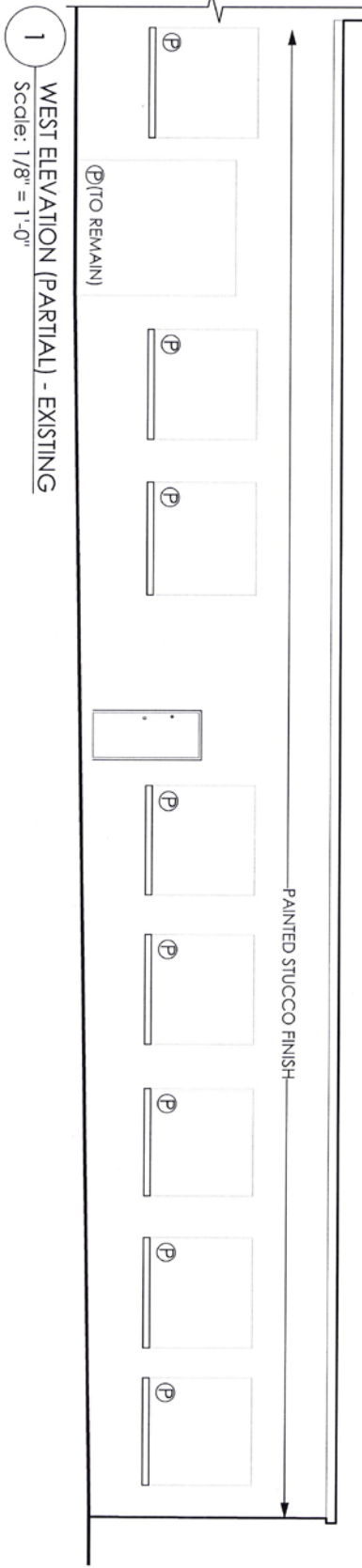
- (A) OVHD DOOR IN (E) OPNG.
- (B) INFILL WALL - STUCCO FINISH.
- (C) ENTRY STOREFRONT - (E) OPNG.
- (D) BLOCK INFILL W/IN (E) OPNG. - MATCH ADJ. FINISH.
- (E) ENLARGE (E) OPNG. - LOWER SILL ~16" (2 CMU BLOCKS)
- (F) LIGHTED "BLADE" SIGN - SPEC ATTACHED.
- (G) EXTERIOR LED LIGHT FIXTURES - SPEC ATTACHED.
- (H) ENTRY STOREFRONT - ENLARGE (E) OPNG(S).
- (1) INSET ENTRY STOREFRONT - ENLARGE (E) OPNG.
- (2) CONC. SHEAR WALL - STUCCO FINISH
- (K) DOOR
- (L) TRANSOM WNDW.
- (M) REMOVE (E) BLOCK INFILL. (N) WINDOWS IN HISTORIC OPNG.
- (N) OVHD DOOR - ENLARGE OPNG. UNDER (E) WINDOW HDR.

3544
PRELIMINARY
NOT FOR
CONSTRUCTION
MONT BLANC
BUILDING
1836 NE 7TH AVE
PORTLAND, OREGON 97212
DESCRIPTION: 98A PROJECT 181078
DATE: 2014.12.29
DSN, R.V.W. REV. 2015.03.09
DSN, R.V.W. REV. 2015.03.27
BUILDING
ELEVATIONS
DR.01

BBJA
Richard Berman Architects, AIA
3201 NE Oregon Street
Portland, OR 97232
P: 503.253.7000
F: 503.253.7000

- (A) (N) OVHD DOOR IN (E) OPNG.
- (B) (N) INFILL WALL - STUCCO FINISH.
- (C) (N) ENTRY STOREFRONT - (E) OPNG.
- (D) BLOCK INFILL W/IN (E) OPNG. - MATCH ADJ. FINISH.
- (E) ENLARGE (E) OPNG. - LOWER SILL ~16"
- (F) (N) LIGHTED "BLADE" SIGN - SPEC ATTACHED.
- (G) (N) EXTERIOR LED LIGHT FIXTURES - SPEC ATTACHED.
- (H) (N) ENTRY STOREFRONT - ENLARGE (E) OPNG(S).

- (I) (N) INSET ENTRY STOREFRONT - ENLARGE (E) OPNG.
- (J) (N) CONC. SHEAR WALL - STUCCO FINISH
- (K) (N) DOOR
- (L) (N) TRANSOM WNDW.
- (M) REMOVE (E) BLOCK INFILL, (N) WINDOWS IN HISTORIC OPNG.
- (N) OVHD DOOR. ENLARGE OPNG. UNDER (E) WINDOW HDR.
- (O) (E) BLOCK INFILL WITHIN HISTORIC OPNG.



Approved
 City of Portland
 Bureau of Development Services
 Planner *Benjamin Nick*
 Date *05/26/2015*

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

RBIA
 Richard Brown | Architect/AAA
 2331 NW 1st Avenue, Room 105
 Portland, OR 97209
 P 503.252.7633

SEAL _____

PRELIMINARY
 NOT FOR
 CONSTRUCTION

MONT BLANC
 BUILDING

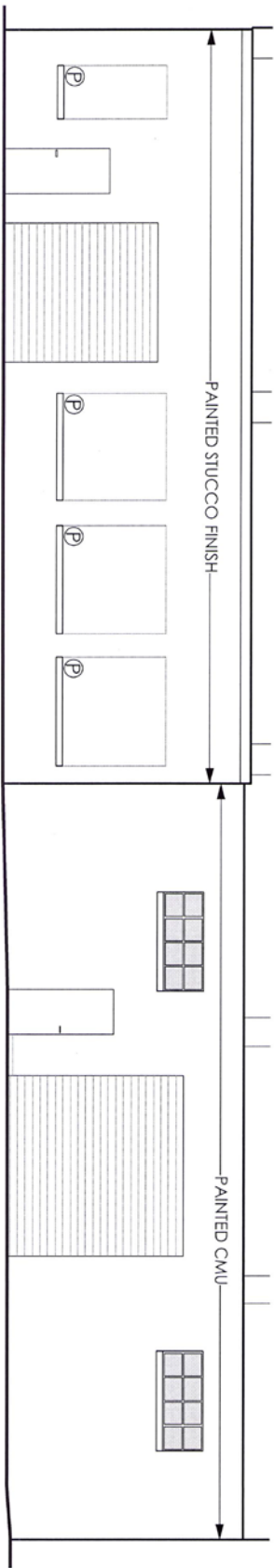
1836 NE 7TH AVE
 PORTLAND, OREGON 97212

DESCRIPTION: BBA PROJECT 444208
 DATE: 2014.12.29
 DSN, R/W: 2015.03.09
 DSN, R/W, REV: 2015.03.09
 DSN, R/W, REV: 2015.03.27

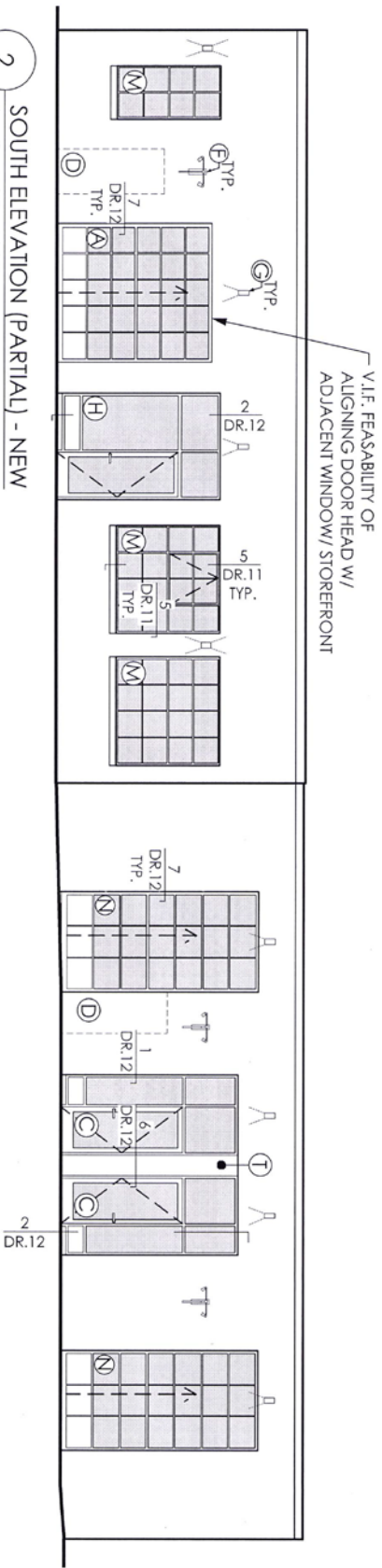
BUILDING
 ELEVATIONS

DR.03

- (A) OVHD DOOR IN (E) OPNG.
- (B) INFILL WALL - STUCCO FINISH.
- (C) ENTRY STOREFRONT - (E) OPNG.
- (D) BLOCK INFILL W/IN (E) OPNG. - MATCH ADJ. FINISH.
- (E) ENLARGE (E) OPNG. - LOWER SILL ~16"
- (F) LIGHTED "BLADE" SIGN - SPEC ATTACHED.
- (G) EXTERIOR LED LIGHT FIXTURES - SPEC ATTACHED.
- (H) ENTRY STOREFRONT - ENLARGE (E) OPNG(S).
- (I) INSET ENTRY STOREFRONT - ENLARGE (E) OPNG.
- (J) CONC. SHEAR WALL - STUCCO FINISH
- (K) DOOR
- (L) TRANSOM WNDW.
- (M) REMOVE (E) BLOCK INFILL. (N) WINDOWS IN HISTORIC OPNG.
- (N) OVHD DOOR. ENLARGE OPNG. UNDER (E) WINDOW HDR.
- (O) BLOCK INFILL WITHIN HISTORIC OPNG.
- (P) SHEET MTL., MATCH STOREFRONT



1 SOUTH ELEVATION (PARTIAL) - EXISTING
Scale: 1/8" = 1'-0"

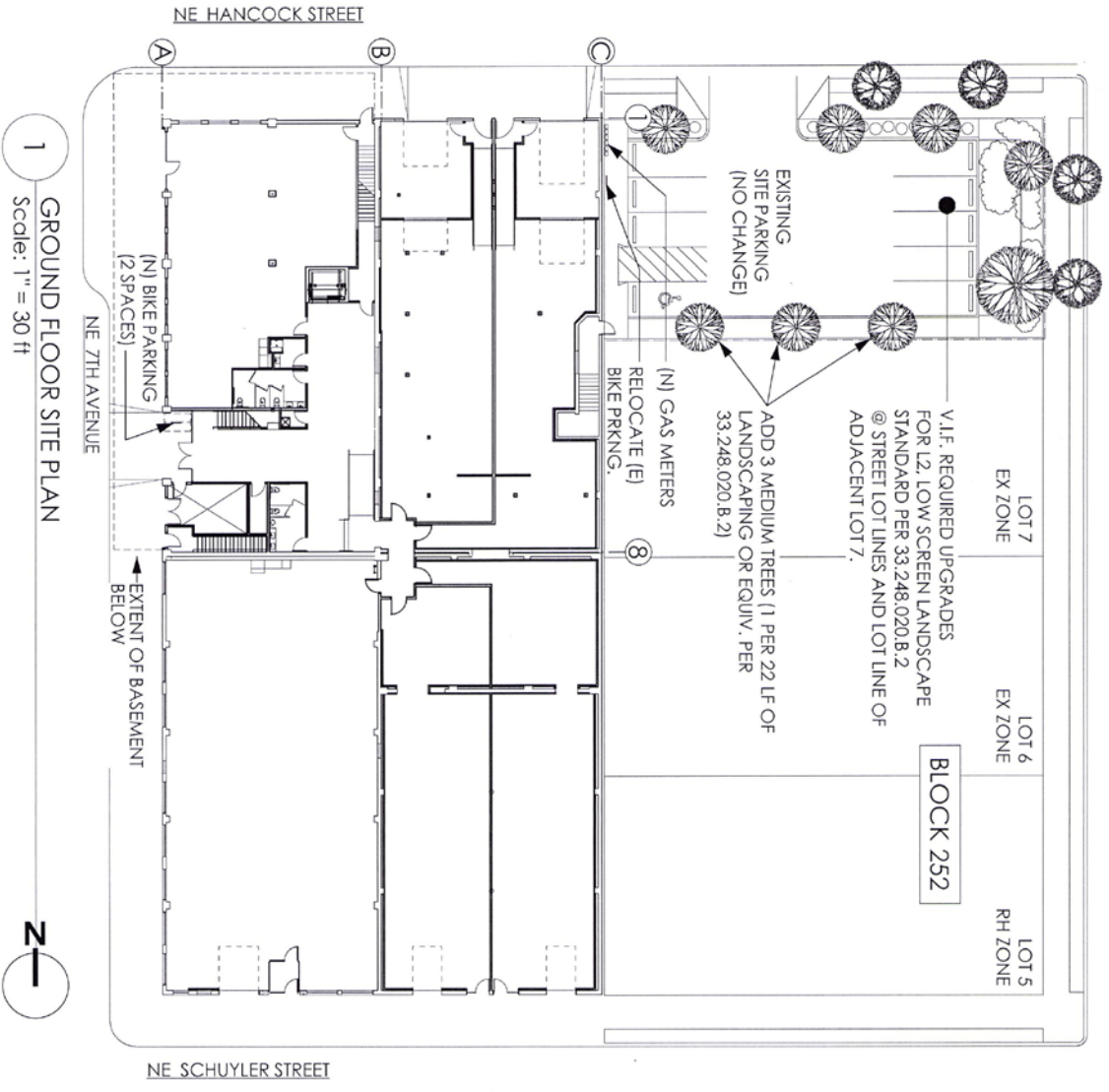


2 SOUTH ELEVATION (PARTIAL) - NEW
Scale: 1/8" = 1'-0"

Approved
City of Portland
Bureau of Development Services
Planner *Reagan E. [Signature]*
Date 05/26/2015
* This approval applies only to the reviews requested and is subject to all conditions of approval.
Additional zoning requirements may apply



MONT BLANC BUILDING
1836 NE 7TH AVE
PORTLAND, OREGON 97212
SMA PROJ/ECT # 14208
DESCRIPTION DATE
DSN. RVW. 2014.12.29
DSN. RVW. REV. 2015.03.09
DSN. RVW. REV. 2015.03.27
DSN. RVW. REV. 2015.04.02
DSN. RVW. REV. 2015.05.07
DSN. RVW. REV. 2015.05.21
DSN. RVW. REV. 2015.05.26
BUILDING ELEVATIONS
DR.04



LOT DESCRIPTION	
PROPERTY I.D.	R182542
ZONING INFO:	BLOCK 252, LOTS 1,2,3,4,8
-ZONE	EX
-OVERLAY	(d)
-PLAN DISTRICT	ALBINA COMMUNITY DIST.
-HISTORIC DISTRICT	IRVINGTON HISTORIC DIST.
PARCELL SIZE:	20,000SF + 5,000SF PARKING

Approved
 City of Portland
 Bureau of Development Services
 Planner *Bengji E. Williams*
 Date *05/26/2015*

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



MONT BLANC BUILDING

1836 NE 7TH AVE
 PORTLAND, OREGON 97212
 RBA PROJECT #146028

DESCRIPTION	DATE
DSN, RVW.	2014.12.29
DSN, RVW. REV.	2015.03.09
DSN, RVW. REV.	2015.03.27
DSN, RVW. REV.	2015.04.02
DSN, RVW. REV.	2015.05.07
DSN, RVW. REV.	2015.05.21
DSN, RVW. REV.	2015.05.26

DR.06

SITE PLAN

LU 14-254667 HR

EXHIBIT C-C