



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

FROM CONCEPT TO CONSTRUCTION

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

Date: June 9, 2016
To: Interested Person
From: Megan Sita Walker, Land Use Services
503-823-7294 / MeganSita.Walker@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 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 16-109357 HR – SOVEREIGN HOTEL ALTERATIONS

GENERAL INFORMATION

Applicant: Dana Moore
Emerick Architects
321 SW 4th Avenue, Suite 200
Portland, OR 97204

Owner(s): 1922 Sovereign LLC
2 Centerpointe Dr, Suite 210
Lake Oswego, OR 97035

Oregon Historical Society (Owner of adjacent property)
1200 SW Park Avenue
Portland, OR 97205

Site Address: 710-716 SW MADISON ST

Legal Description: BLOCK 206 LOT 1&2 TL 2700, PORTLAND; CANCEL ACCOUNT INTO R246412 (R667722120), PORTLAND

Tax Account No.: R667722120, R667722121

State ID No.: 1S1E03BB 02700, 1S1E03BB 02700A1

Quarter Section: 3129

Neighborhood: Portland Downtown, contact Rani Boyle at 503-725-9979.

Business District: None

District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Central City - Downtown

Other Designations: Historic Landmark – Sovereign Hotel (Sovereign Apartments)

Zoning: CXd – Central Commercial with design overlay

Case Type: HR – Historic Resource Review

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

Proposal:

This is the second Land Use Review application associated with the renovation of the exterior façades of the historic Sovereign Hotel at 710 SW Madison Street. The Sovereign Hotel, also known as Sovereign Apartments, is a historic landmark, listed in the National Register of Historic Places on December 2, 1981. The extent of the work proposed in the current Historic Resource Review application, includes the following:

- Replacement/ reconstruction of damaged terra cotta clad balconies on the north and east elevations. The applicant proposes to assess all balconies, repair the existing balconies where possible and replace/ reconstruct all others using glass fiber reinforced concrete (GFRC) panels molded from the original terracotta panels. All balcony railings are to be retained and reinstalled using a similar attachment method.
- Installation of a new call box and a 4.5” by 1.5” ADA actuator button with wireless remote signal for the residence entry on SW Broadway (east) elevation.
- Alterations to non-original storefront at the north corner of the SW Madison Avenue façade to include:
 - The removal of two steps and an alcove to be replaced with new storefront in line with other storefronts.
 - The removal of an accordion style security gate in front of an existing recessed entry.
 - The removal of an AC unit above the recessed entry to be replaced with a mechanical louver in plane with the door, and painted to match the storefront.
- Installation of a fire pump test header on the west façade of the building, fronting onto a covered entry to structured parking to the west; pump to be visible from the street through an existing metal gate to remain.
- Installation of a HVAC exhaust fan to be located in a concealed niche on the second floor between the subject property and the building immediately to the west.
- Installation of five mechanical units on the roof of the adjacent 2-story Oregon Historical Society property to the south of the Sovereign building. The mechanical units are proposed to be set back approximately 13 feet from the roof edge. The applicant has provided sightline studies that confirm that the proposed units will not be visible from across SW Broadway to the east or SW Jefferson to the south.

Historic resource review is required because the proposal is for exterior alteration of a Historic Landmark.

Relevant Approval Criteria:

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

- 33.846.060.G *Other approval criteria*
- *Central City Fundamental Design Guidelines*

ANALYSIS

Site and Vicinity: The subject property is a historic Landmark building in the commercial core of downtown Portland, a quarter block site bound by SW Madison Street to the north, and SW Broadway to the east. Directly south of the property, the Oregon Historical Society and museum store, and restaurant, make up the remaining three quarters of the block. The site is one block east of the south park blocks, running along SW Park Avenue.

The Sovereign Hotel was designed by Architect Carl L. Linde in the Georgian Style, and opened its doors as Portland’s first residential hotel in 1923. In 1938, the units in the Sovereign Hotel were converted to apartments, and this use remains today. The Sovereign Hotel is 9-stories high with a reinforced concrete foundation. Considered a skyscraper in 1923, its walls were built with the lightest and most fire retardant medium of the time – reinforced concrete with tapestry brick, and peach colored, glazed terra cotta facing. The south and west faces of the

building remained unadorned, unfaced concrete, until 1989 when the Oregon Historical Society, who bought the property in 1982, hired muralist Richard Hass to paint two 8-story tall murals on the south and west façades, facing SW Broadway and the south park blocks, respectively.

Original exterior details that are still intact include wrought iron railings and set-in cast iron crests on the balconies, and various exterior terra cotta elements that frame the entrances on SW Broadway and SW Madison, as well as the 3rd floor julets and upper level balconies.

The original metal and glass canopy over the SW Broadway entrance, and the electric-light open framework "Sovereign Hotel" roof sign, are the only original exterior elements that have been removed. The metal and glass canopy is to be reconstructed as per a Historic Resource Review in 2015 (LU 15-232118 HR).

Zoning: 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 are allowed, reflective of 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 Design Overlay Zone [d] promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. 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.

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

LU 15-232118 HR Historic Resource Review approval of exterior alterations on the Sovereign Hotel building, to include restoration of the façades and the replacement of the rooftop penthouse.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **March 15, 2016**. The following Bureaus have responded with no issues or concerns:

- Life Safety Division of BDS. See Exhibit E-1 for additional information.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on March 15, 2016. 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 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 a designated Historic Landmark. Therefore the proposal requires Historic Resource Review approval. The relevant approval criteria are listed in 33.846.060.G *Other approval criteria*. In addition, because the site is located within the Central City, the relevant approval criteria are the *Central City Fundamental Design Guidelines*.

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.
- 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.
- 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.
- 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 for 1, 2, 3, 4, 5, and 7: This is the second Land Use Review application associated with the renovation of the exterior façades of the historic Sovereign Hotel. The most significant element of the current proposal involves the replacement/reconstruction of original terra cotta balconies on the Madison Avenue (north) and Broadway (east) elevations.

Due to pervasive water intrusion that has compromised the structural integrity of the original terra cotta clad balconies on the north and east elevations, a majority of the existing balconies are beyond repair and are proposed to be reconstructed using glass fiber reinforced concrete (GFRC) panels molded from the original terra cotta panels and will sit on top of the original terra cotta scroll elements to remain. Great effort has been taken to replicate the look and feel of the existing balconies. Much care has gone into matching the color and finish of the proposed GFRC replica elements to the existing color variances and sheen of the original terra cotta elements on the north and east elevations. The applicant has worked with a highly specialized consultant with extensive experience with this kind of replica work to develop a coating that has been designed to match the existing color variance and sheen of the Sovereign terra cotta when it is installed while allowing the outer coating to be maintained in the field with no change to the factory applied base coating. As such, the replica elements will maintain a consistent color and finish over time. In addition to the great care taken to match the finish of the GFRC panels to the original terra cotta elements, the reconstructed balconies are detailed in a way that all fasteners are concealed, no exterior flashing is required, and all historic balcony guardrails are to be retained and reinstalled. Although the priority is to repair as many of the original terra cotta clad balconies as possible, the proposed reconstruction of the balconies, as necessary, is thoughtfully detailed and will allow the resource to remain a physical record of its time, place, and use.

Other elements of the proposal include minor alterations to the façade, alterations to non-original storefront, or are mechanical elements located on the roof. Thus, the

proposal will not impact how the resource is perceived. The remaining alterations are as follows:

- Alterations to non-original storefront on the west corner of the SW Madison Avenue façade. The applicant proposes to remove two steps and relocate this storefront to the property line to match the historic condition, and to match the existing wood storefront profiles. The applicant also proposed to remove the accordion style security gate in front of an existing recessed entry and remove an AC unit above the recessed entry to be replaced with a mechanical louver in plane with the door, and painted to match the storefront.
- Repair of all concrete deck balconies on the courtyard (south & west) elevations (exempt).
- Installation of a new call box and a 4.5” by 1.5” ADA actuator button with wireless remote signal for the residence entry on SW Broadway (east) elevation.
- Installation of a HVAC exhaust fan to be located in a concealed niche on the second floor between the subject property and the building immediately to the west.
- Installation of five (5) mechanical units on the roof of the adjacent 2-story, Oregon Historical Society property, to the south of the Sovereign building. The mechanical units are proposed to be set back approximately 13 feet from the roof edge. The applicant has provided sightline studies that confirm that the proposed units will not be visible from across SW Broadway to the east or SW Jefferson to the south.
- Installation of a fire pump test header on the west façade of the building, fronting onto a covered entry to structured parking to the west; pump to be visible from the street through an existing metal gate to remain.

As stated, extensive damage requires that a majority of the original terra cotta clad balconies on the east and north elevations of the Sovereign Hotel be reconstructed. The applicant has proposed the use of GFRC for all replacement terra cotta, a tested method that will match the original terra cotta in design, color, texture, and other visual qualities and is a high quality material that is both durable and maintainable. The remaining alterations proposed include minor alterations with minimal impacts to the façade, alterations to non-original storefront that are more consistent with the historic storefront condition, and mechanical equipment not visible from the street. As such, the proposed alterations do not diminish the quality of the resource, allow the resource to remain a physical record of its time, and is detailed so that all new work will be differentiated with the use of relatively contemporary products and materials as proposed. All balcony railings are to be retained.

With the Condition of Approval that all balcony railings are to be retained, these criteria are 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.
- 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 for 8, 9, and 10: The proposal includes reconstruction and repair of damaged original architectural elements, the restoration of the non-original storefront on the west corner of the Madison Avenue façade to better match historic conditions, the addition of a call box and ADA button to the SW Broadway façade, and new mechanical equipment located on roof or 2nd level terrace. As such, all features will be compatible with the resource's massing, size, scale, and architectural qualities and will preserve the form and integrity of the existing resource.

These criteria are met.

Central City Fundamental Design Guidelines

These guidelines provide the constitutional framework for all design review areas in the Central City.

The Central City Fundamental Design Guidelines and the River District Design Guidelines focus on four general categories. **(A) Portland Personality**, addresses design issues and elements that reinforce and enhance Portland's character. **(B) Pedestrian Emphasis**, addresses design issues and elements that contribute to a successful pedestrian environment. **(C) Project Design**, addresses specific building characteristics and their relationships to the public environment. **(D) Special Areas**, provides design guidelines for the four special areas of the Central City.

Central City Plan Design Goals

This set of goals are those developed to guide development throughout the Central City. They apply within the River District as well as to the other seven Central City policy areas. The nine goals for design review within the Central City are as follows:

1. Encourage urban design excellence in the Central City;
2. Integrate urban design and preservation of our heritage into the development process;
3. Enhance the character of the Central City's districts;
4. Promote the development of diversity and areas of special character within the Central City;
5. Establish an urban design relationship between the Central City's districts and the Central City as a whole;
6. Provide for a pleasant, rich and diverse pedestrian experience for pedestrians;
7. Provide for the humanization of the Central City through promotion of the arts;
8. Assist in creating a 24-hour Central City which is safe, humane and prosperous;
9. Ensure that new development is at a human scale and that it relates to the scale and desired character of its setting and the Central City as a whole.

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

- A6. Reuse/Rehabilitate/Restore Buildings.** Where practical, reuse, rehabilitate, and restore buildings and/or building elements.
- C2. Promote Quality and Permanence in Development.** Use design principles and building materials that promote quality and permanence.
- C3. Respect Architectural Integrity.** Respect the original character of an existing building when modifying its exterior. Develop vertical and horizontal additions that are compatible with the existing building, to enhance the overall proposal's architectural integrity.
- C5. Design for Coherency.** Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.

Findings for A6, C2, C3, and C5: As mentioned above, extensive damage requires that a majority of the original terra cotta clad balconies on the east and north elevations of the Sovereign Hotel be reconstructed. The applicant has proposed the use of GFRC for all replacement terra cotta, a tested method that will match the original terra cotta in design, color, texture, and other visual qualities and has been proven to achieve the desired characteristics of replica terra cotta elements and is a high quality material that is both durable and maintainable.

The proposal includes reconstruction and repair of damaged original architectural elements, the restoration of non-original storefront on the west corner of the Madison Avenue façade to the street to better match historic conditions, the addition of a call box and ADA button to the SW Broadway façade, new mechanical equipment located on roof or 2nd level terrace, and a fire pump test header located inside of the covered parking entrance on the Madison Avenue elevation. The proposal allows for the continued use of an existing resource in a way that respects the original character of an existing building and maintains the architectural integrity of the resource.

Existing quality materials, such as brick and terra cotta will be maintained and preserved. On the original terra cotta balconies on the north and east elevations where water intrusion has led to structural failure, the use of GFRC is proposed to replace terra cotta elements damaged beyond repair. This application has been proven to be a quality solution used in the replacement of original terra cotta elements. The proposed storefront bay on the Madison Avenue elevation will be an all wood storefront to match the adjacent storefront bays also located at the street. The remaining alterations including the installation of a new call box and a 4.5” by 1.5” ADA actuator button with wireless remote signal for the residence entry on SW Broadway (east) elevation are minimal and are coherently incorporated on the historic façade. The mechanical equipment is well integrated and will be out of view from the street and will therefore not impact the architectural integrity of the resource.

These guidelines are met.

- A8. Contribute to a Vibrant Streetscape.** Integrate building setbacks with adjacent sidewalks to increase the space for potential public use. Develop visual and physical connections into buildings’ active interior spaces from adjacent sidewalks. Use architectural elements such as atriums, grand entries and large ground-level windows to reveal important interior spaces and activities.
- C8. Differentiate the Sidewalk-Level of Buildings.** Differentiate the sidewalk-level of the building from the middle and top by using elements including, but not limited to, different exterior materials, awnings, signs, and large windows.

Findings: The proposed alterations to non-original storefront bay on the Madison Avenue façade include the removal of two steps, the restoration of the storefront at the street, the removal of a non-original security gate, and the replacement of an existing AC unit with a louver in plane with the existing storefront and painted to match. The proposed alterations provide a solution that better matches the original storefront condition at this location and helps redefine the building edge and its relationship to the pedestrian environment, thus creating a more vibrant streetscape condition.

This guideline is met.

- B2. Protect the Pedestrian.** Protect the pedestrian environment from vehicular movement. Develop integrated identification, sign, and sidewalk-oriented night-lighting systems that offer safety, interest, and diversity to the pedestrian. Incorporate building equipment, mechanical exhaust routing systems, and/or service areas in a manner that does not detract from the pedestrian environment.

Findings for B2: All mechanical units are proposed at the roof or 2nd level alcove, away from pedestrians, and are setback from the edges of the building, behind the parapet and will remain unseen from the sidewalk level.

This guideline is met.

- C11. Integrate Roofs and Use Rooftops.** Integrate roof function, shape, surface materials, and colors with the building’s overall design concept. Size and place rooftop mechanical equipment, penthouses, other components, and related screening elements to enhance views of the Central City’s skyline, as well as views from other buildings or vantage points. Develop rooftop terraces, gardens, and associated landscaped areas to be

effective stormwater management tools.

Findings: As noted above, all mechanical units are proposed at the roof or 2nd level alcove, away from pedestrians, and are setback from the edges of the building, behind the parapet and will remain unseen from the sidewalk level.

This guideline is met.

- D1. Park Blocks.** Orient building entrances, lobbies, balconies, terraces, windows, and active use areas to the Park Blocks. In the South Park Blocks, strengthen the area's emphasis on history, education, and the arts by integrating special building elements, such as water features or public art. In the Midtown Park Blocks, strengthen the connection between the North and South Park Blocks by using a related system of right-of-way elements, materials, and patterns. In the North Park Blocks, strengthen the area's role as a binding element between New China/Japantown and the Pearl District.

Findings: Given the orientation of this existing historic building, this criterion is not applicable.

This criterion is not applicable.

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 proposal includes reconstruction/ repair all original terra cotta clad balconies on north and east elevations using glass fiber reinforced concrete (GFRC) panels molded from the original terra cotta panels, the restoration of the non-original storefront at the west corner of the Madison Avenue façade to better match historic conditions, minor changes to the SW Broadway façade, and new mechanical equipment located on roof or 2nd level terrace. The proposed alterations are compatible with the resource's massing, size, scale, and architectural features and will preserve the form and integrity of the existing resource.

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 exterior alterations to the historic Sovereign Hotel to include the following:

- Reconstruction and or repair of original terra cotta clad balconies on the north and east elevations using glass fiber reinforced concrete (GFRC) panels molded from the original terracotta panels. All balcony railings are to be retained and reinstalled using a similar attachment method.
- Repair of existing concrete deck balconies on the courtyard (south & west) elevations (exempt).
- Installation of a new call box and a 4.5" by 1.5" ADA actuator button with wireless remote signal for the residence entry on SW Broadway (east) elevation.
- Alterations to non-original storefront at the north corner of the SW Madison Avenue façade to include:
 - The removal of two steps and an alcove to be replaced with new storefront to the property line.

- The removal of an accordion style security gate in front of an existing recessed entry.
- The removal of an AC unit above the recessed entry to be replaced with a mechanical louver in plane with the door, and painted to match the storefront.
- Installation of a fire pump test header on the west façade of the building, fronting onto a covered entry to structured parking to the west; pump to be visible from the street through an existing metal gate to remain.
- Installation of a HVAC exhaust fan to be located in a concealed niche on the second floor between the subject property and the building immediately to the west.
- Installation of five mechanical units on the roof of the adjacent 2-story Oregon Historical Society property to the south of the Sovereign building.

Approved per Exhibits C-1 through C-13, signed and dated June 6, 2016, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related condition (B through C) must be noted on each of the four 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 16-109357 HR." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. All balcony railings are to be retained.
- C. No field changes allowed.

Staff Planner: Megan Sita Walker

Decision rendered by: _____  _____ **on June 6, 2016**

By authority of the Director of the Bureau of Development Services

Decision mailed: June 9, 2016

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 January 22, 2016, and was determined to be complete on February 20, 2016.

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 22, 2016.

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 requested that the 120-day review period be extended for 60 days (as per Exhibit A-10). Unless further extended by the applicant, **the 120 days will expire on: August 19, 2016.**

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 23, 2016** 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 24, 2016.**
- 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 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 Statement
 1. Project Description and Response to Historic resource Review Approval Criteria
 2. Response to Central City Fundamental Design Guidelines
 3. Narrative for use of GFRC for replicating historic terra cotta elements, from David Talbott, President of Architectural Castings, Inc.
 4. Vicinity Map
 5. Existing Photos
 6. Historic North (Madison Avenue) Elevation
 7. Original Drawing Set – Not Approved/ For Reference Only
 8. Revised Photos with Proposed work called out (Received 5/31/2016)
 9. Supplemental GFRC Documentation Memo and Report
 10. Request for Extension of the 120-day Review Period
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Demolition East & North Elevation
 2. Proposed Site/ Roof Plan (attached)
 3. Proposed Ground Floor Plan & Enlarged Demolition and Proposed Plans (attached)
 4. Proposed North and East Elevations (attached)
 5. Proposed South & West Elevations (attached)
 6. Type 1,2, & 3 Balcony Repair Conditions – Front & Side Elevations

7. North/South Mechanical Unit Site Lines & East/ West Mechanical Unit Site Lines
 8. Existing Balcony Connection Detail & Section
 9. Revised Balcony Connection Detail & Section (Received 5/16/2016)
 10. Existing & Proposed Storefront Detail (Received 5/31/2016)
 11. Mechanical Unit Specifications
 12. Flush Mount LED Fixture Specifications
 13. Image of proposed ADA Actuator Button with Wireless Remote Signal
- D. Notification information:
1. Mailing list
 2. Mailed notice
- E. Agency Responses:
1. Life Safety Division of BDS response
- F. Correspondence: none
- G. Other:
1. Original LU Application
 2. Oregon Historic Site Record
 3. National Register of Historic Places Inventory – Nomination Form
 4. Historic resource Inventory Form & Document
 5. Photos of GFRC production molds




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



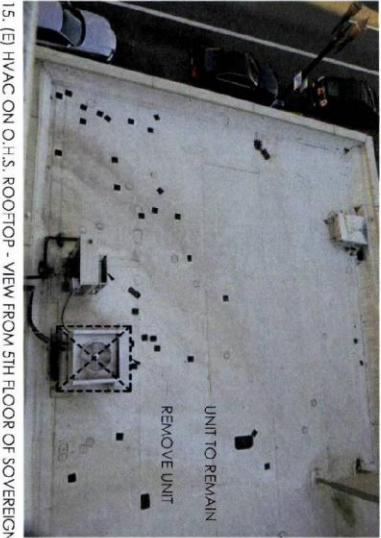
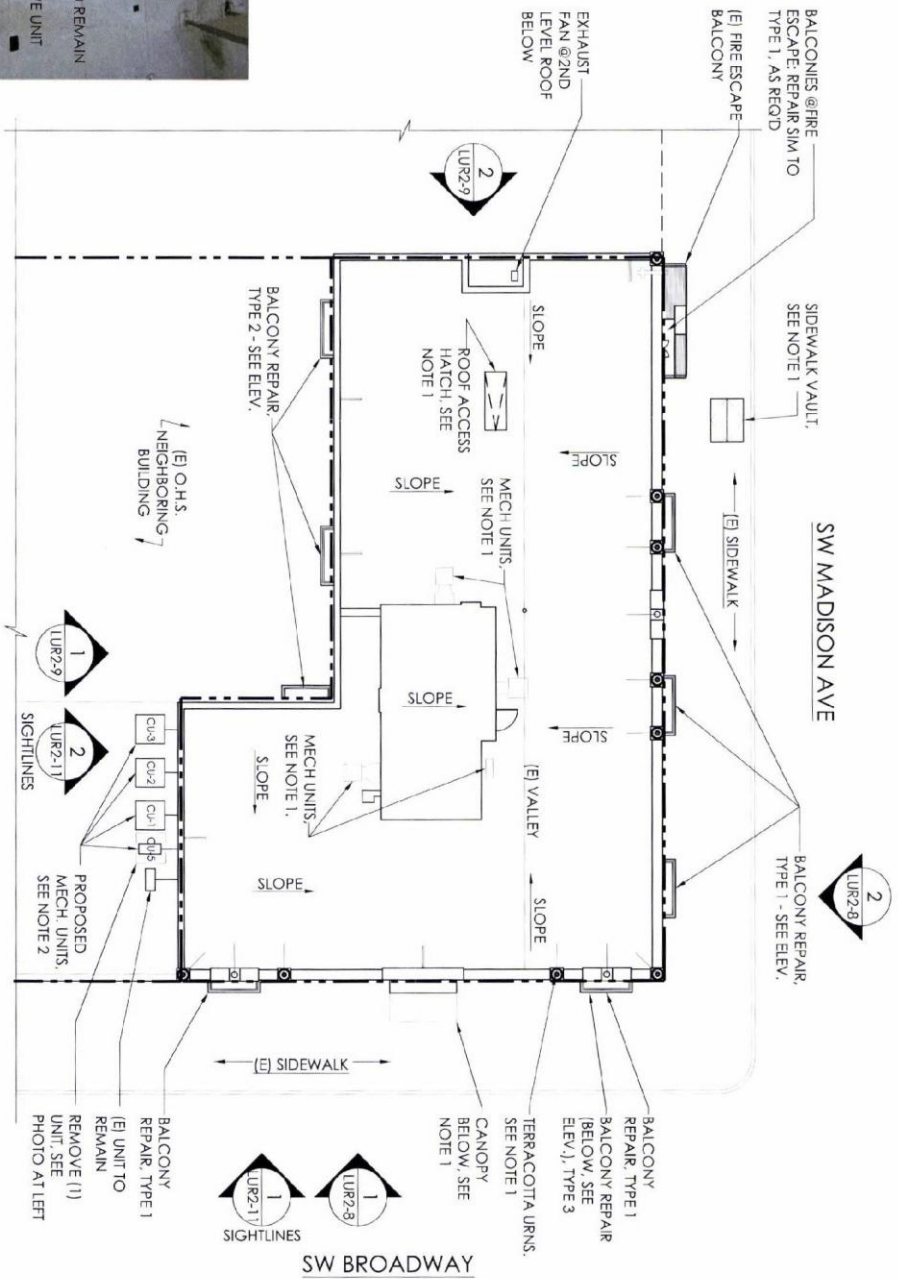
This site lies within the:
 CENTRAL CITY PLAN DISTRICT
 DOWNTOWN SUBDISTRICT

-  Site
-  Also Owned Parcels
-  Historic Landmark

File No.	<u>LU 16-109357 HR</u>
1/4 Section	<u>3129</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1S1E03BB 2700</u>
Exhibit	<u>B (Mar 10, 2016)</u>

Approved
City of Portland
 Bureau of Development Services
 Planner *Mrs. Ma*
 Date *06.06.16*

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



15. (E) HVAC ON O.H.S. ROOF-TOP - VIEW FROM 5TH FLOOR OF SOVEREIGN HOTEL

LEGEND

— (E) PROPERTY LINE, VERIFY PRECISE LOCATION WITH SITE SURVEY

1. THESE ITEMS WERE APPROVED IN LUR 15-23211 BHR

2. SEE COVER SHEET FOR EASEMENT INFORMATION.

NOTES:

PROPOSED ROOF/SITE PLAN

SCALE: 1/16" = 1'-0"

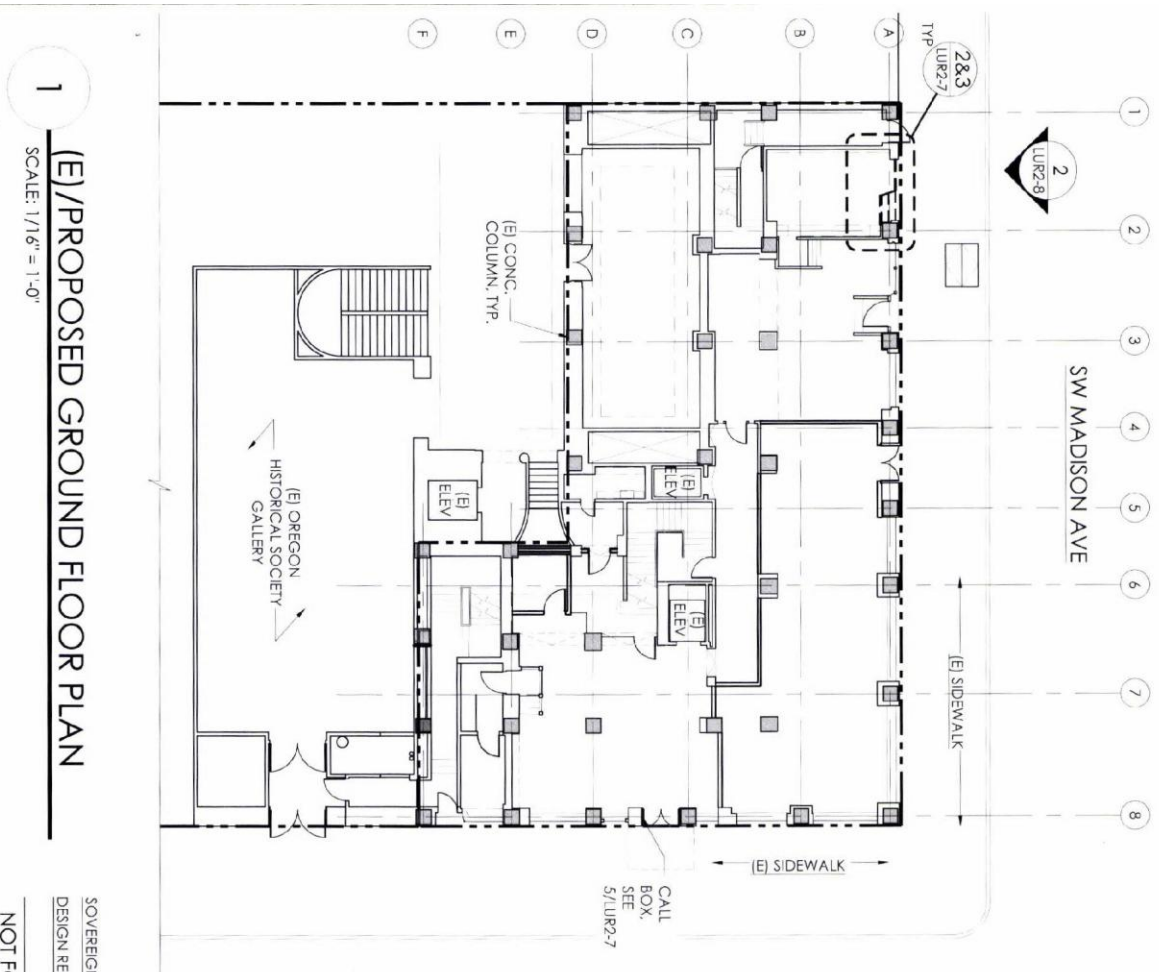
SOVEREIGN HOTEL
 DESIGN REVIEW (LUR 2)
 NOT FOR CONSTRUCTION

EMERICK ARCHITECTS

SOVEREIGN HOTEL
 JOB #: 1450
 Ext C-2

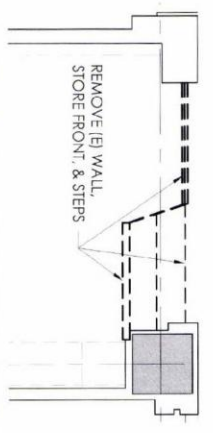
LUR2-6
 DATE: 01.19.16

LV 16-109357 HPL

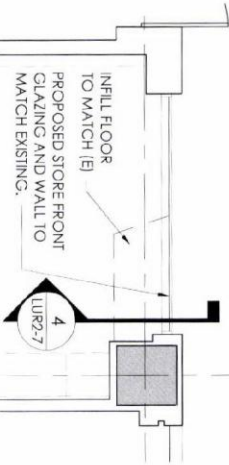


1
 (E)/PROPOSED GROUND FLOOR PLAN
 SCALE: 1/16" = 1'-0"

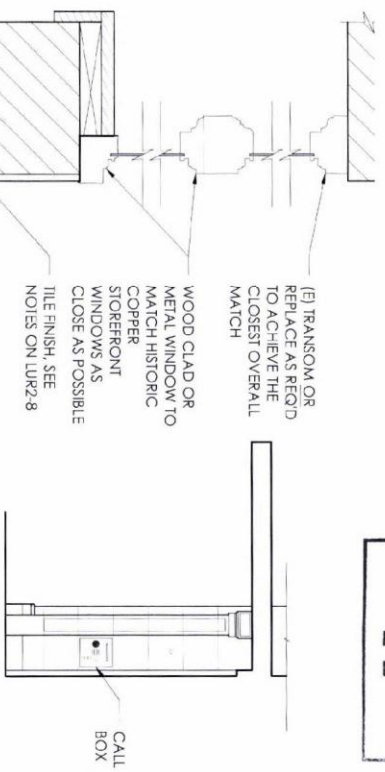
SOVEREIGN HOTEL
 DESIGN REVIEW (LUR 2)
 NOT FOR CONSTRUCTION



2
 PARTIAL DEMOLITION PLAN
 SCALE: 1/4" = 1'-0"



3
 PARTIAL PROPOSED PLAN
 SCALE: 1/4" = 1'-0"



4
 STOREFRONT
 SCALE: 1/2" = 1'-0"

Lv 16 - 109357 H2

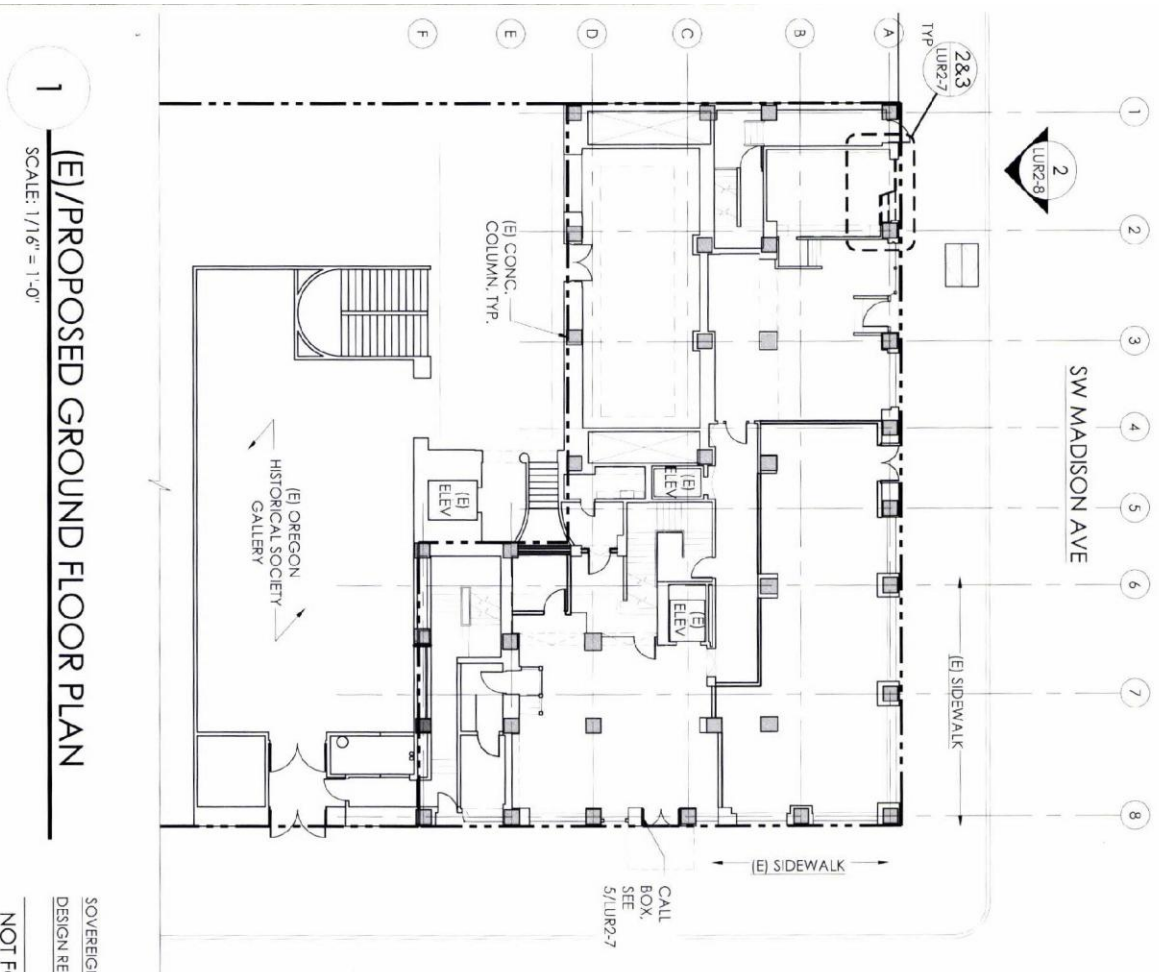
5
 CALL BOX
 SCALE: 1/4" = 1'-0"

Approved
 City of Portland
 Bureau of Development Services
 Planner *[Signature]*
 Date *06.06.16*
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EMERICK ARCHITECTS

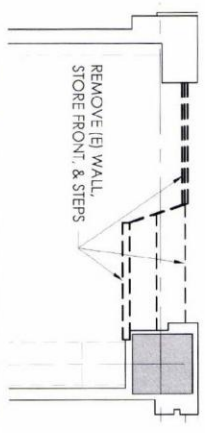
SOVEREIGN HOTEL
 JOB #: 1450
 Exit c-3

LUR2-7
 DATE: 01.19.16

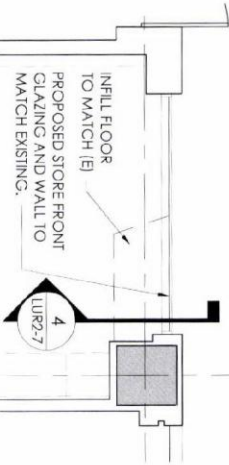


1
 (E)/PROPOSED GROUND FLOOR PLAN
 SCALE: 1/16" = 1'-0"

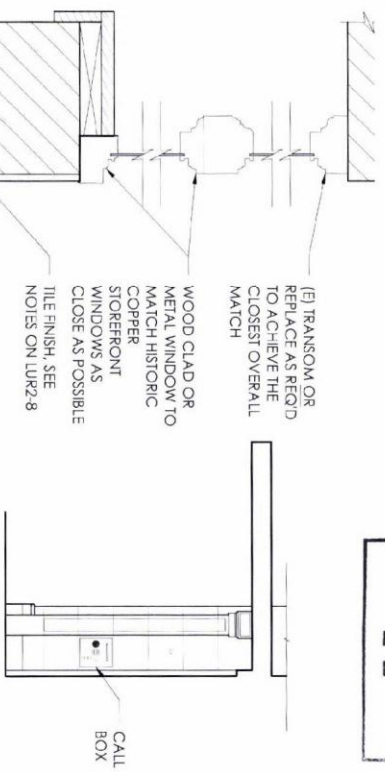
SOVEREIGN HOTEL
 DESIGN REVIEW (LUR 2)
 NOT FOR CONSTRUCTION



2
 PARTIAL DEMOLITION PLAN
 SCALE: 1/4" = 1'-0"



3
 PARTIAL PROPOSED PLAN
 SCALE: 1/4" = 1'-0"



4
 STOREFRONT
 SCALE: 1/2" = 1'-0"

5
 CALL BOX
 SCALE: 1/4" = 1'-0"

Approved
 City of Portland
 Bureau of Development Services
 Planner *[Signature]*
 Date *06.06.16*
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

EMERICK ARCHITECTS

SOVEREIGN HOTEL
 JOB #: 1450
 Exit c-3
 LUR2-7
 DATE: 01.19.16



- NOTES**
1. ALL CONCRETE BALCONIES ARE TO BE ASSESSED AND REMAIN WHEREVER POSSIBLE OR BE REPAIRED AND REPLACED AS DESCRIBED IN DETAILS.
 2. ALL ORIGINAL TERRACOTTA IS TO BE ASSESSED AND REMAIN WHEREVER POSSIBLE OR BE REPLACED TO MATCH EXISTING PROFILES EXACTLY (AS DESCRIBED IN DETAILS).
 3. ALL WROUGHT-IRON GUARDRAILS ARE TO BE REUSED AND MODIFIED AS INDICATED IN THESE DRAWINGS TO PREVENT FURTHER WATER DAMAGE TO BALCONIES.
 4. TILE AT GROUND FLOOR STOREFRONTS: REPLACE TILE AT (2) LOCATIONS INDICATED TO MATCH (E) TILE. PAINT ALL TILE TO MATCH WINDOW COLOR, VTY. COLOR IN FIELD WITH ARCH.

PROPOSED EAST ELEVATION

SCALE: 1/16" = 1'-0"

Approved*

City of Portland - Bureau of Development Services

DESIGN REVIEW DATE: 06.06.16

PLANNER: *[Signature]*

* This approval applies only to the conditions of approval. Additional zoning requirements may apply.

NOT FOR CONSTRUCTION

EMERICK ARCHITECTS

LV 16-109337 HR

SOVEREIGN HOTEL

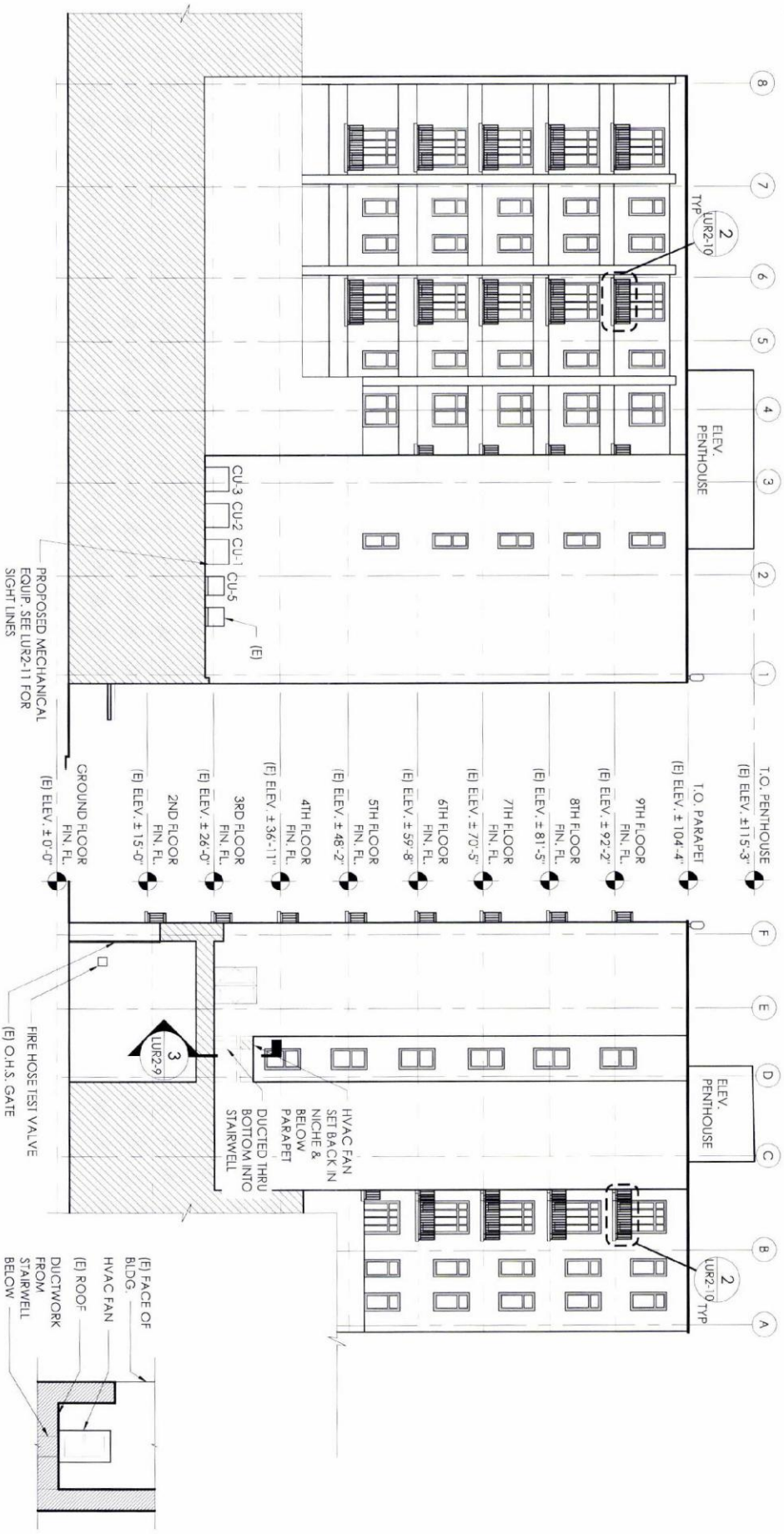
JOB #: 1450

EXT C-4

LUR2-8

DATE: 01.19.16

- PROPOSED NORTH ELEVATION**
- SCALE: 1/16" = 1'-0"
- (E) TILE, SEE NOTE 4 ON THIS SHEET
- LOUVERS PRD. TO MATCH STOREFRONT, VTY. W/ARCH.
- REPLACED TILE, SEE GENERAL NOTES ON THIS SHEET
- NOTE: FIRE ESCAPE LADDERS TO REMAIN NEIGHBORING OHS BUILDING
- FIRE PUMP TEST VALVE BYD. SEE WEST ELEVATION
- STOREFRONT WINDOW TO MATCH (E) TYP.



1 PROPOSED SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

2 PROPOSED WEST ELEVATIONS

SCALE: 1/16" = 1'-0"

3 NICHE SECTION

SCALE: 1/4" = 1'-0"

Approved
 City of Portland - Bureau of Development Services
 Planner *Helen Ad*
 Date *06.06.16*
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

SOVEREIGN HOTEL
 DESIGN REVIEW (LUR 2)
 NOT FOR CONSTRUCTION

EMERICK ARCHITECTS

16-109357 HR
 SOVEREIGN HOTEL
 JOB #: 1450
 EXH C-5
LUR2-9
 DATE: 01.19.16