



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

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
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www.portlandoregon.gov/bds

Date: March 4, 2014
To: Interested Person
From: Hillary Adam, Land Use Services
503-823-3581 / Hillary.Adam@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 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 13-226364 HR- JANTZEN KNITTING MILLS EXTERIOR ALTERATIONS

GENERAL INFORMATION

Applicant: Ryan Schera, Applicant's Representative
Mackenzie
1515 SE Water Avenue #100
Portland, OR 97214

Owner: P7 Jantzen LLC, Owner
810 NW Marshall St #300
Portland, OR 97209-3359

Representative: Jeff Taylor, Owner Representative
Scanlan Kemper Bard Companies
810 NW Marshall Street
Portland, OR 97214

Site Address: 541 NE 20TH AVE

Legal Description: BLOCK 7&16 TL 5300, SULLIVANS ADD
Tax Account No.: R806100510, R806100510, R806100510
State ID No.: 1N1E35AD 05300, 1N1E35AD 05300, 1N1E35AD 05300
Quarter Section: 3032

Neighborhood: Kerns, contact Steve Russell at 503-784-8785.
Business District: None
District Coalition: Southeast Uplift, contact Bob Kellett at 503-232-0010.

Plan District: None
Other Designations: Portland Historic Landmark individually listed in the National Register of Historic Places on June 24, 1991.

Zoning: EX, RHd – Central Employment and High Density Residential with Design overlay

Case Type: HR – Historic Resource Review
Procedure: Type II, an administrative decision with appeal to the Historic Landmarks Commission.

Proposal:

The applicant proposes to make the following alterations to the Jantzen Knitting Mills Building, a Portland Historic Landmark:

- Replacement of the existing non-historic storefront window systems at the 2nd floor of the NE 20th Avenue entrance bay, and the retail bay to the north on the 2nd floor, with storefront systems to match the existing except with clear glazing in the existing opening;
- Replacement of existing tinted glazing with clear glazing at the NE 20th Avenue entrance bay, including doors and sidelights;
- Rehabilitation of the existing historic canopy with the addition of a new wood soffit and recessed can lighting;
- Construction of a new skylight above the NE 20th Avenue entrance lobby, to be hidden from view by the parapet; and
- New paint on the entire building in dark gray and two shades of beige.

The Notice of Proposal noted that the applicant was also seeking approval for the following:

- Replacement of the existing canopy with a replica if the existing canopy was found to be deteriorated beyond repair;
- Replacement of the existing non-historic entrance doors, transoms, and sidelights at the NE 20th Avenue entrance bay with new doors and sidelights made of black anodized aluminum and clear glazing in the existing openings;

These two items are no longer included as part of this proposal.

Also proposed, but exempt from review, are upgrades to the parking lot landscaping at the north end of the property to meet the requirements of Title 33.

Historic Resource Review is required because the proposal is for non-exempt exterior alterations to a Portland Historic Landmark.

- 33.846.060.G *Other approval criteria*

ANALYSIS

Site and Vicinity: The subject property is located at the double-block bound by NE 20th Avenue to the east, NE Glisan Street to the south, NE 19th Avenue to the west, and NE Irving Street to the north. The site is a Portland Historic Landmark, known as the Jantzen Knitting Mills, constructed in three phases between 1929 and 1946. The reinforced concrete building was designed by Richard Sundeleaf, in the Art Deco style. The southwest corner was the first phase constructed and housed the yarn spinning operation on the 2nd floor, lit by north-facing sawtooth clerestory skylights, hidden by the parapet, with steel sash windows lighting the 1st floor dyeing room. The second phase, constructed in 1937-38, at the southeast corner was designed to seamlessly blend with the first phase in its bay repetition and use of medallions and other sea-themed ornamentation crafted from the same molds used on the first phase. The third phase was constructed in 1946 to the north of phases 1 and 2, and is distinguished by bowstring arch trusses on the west end and, on the east end, 80-foot long glue-laminated roof beams, which were the longest to have been fabricated at the time of their construction. Again, the sea motif was continued on the exterior, unifying the three phases of the building.

The building was listed in the National Register of Historic Places on June 24, 1991. The Nomination repeatedly noted that the building maintained the integrity of the original design and that renovation of the building was

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 High Density Residential (RH) is a high density multi-dwelling zone which allows the highest density of dwelling units of the residential zones. Density is not regulated by a maximum number of units per acre. Rather, the maximum size of buildings and intensity of use are regulated by floor area ratio (FAR) limits and other site development standards. Generally the density will range from 80 to 125 units per acre. Allowed housing is characterized by medium to high height and a relatively high percentage of building coverage. The major types of new housing development will be low, medium, and high-rise apartments and condominiums. Generally, RH zones will be well served by transit facilities or be near areas with supportive commercial services. Newly created lots in the RH zone must be at least 10,000 square feet in area for multi-dwelling development. There is no minimum lot area for development with detached or attached houses or for development with duplexes. Minimum lot width and depth standards may apply.

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.

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

- LU 91-008522 (ref. file: LUR 91-00267 DZ) – Design Review Approval, with conditions, for conversion of the Jantzen Knitting Mill to office use; and
- LU 91-008882 (ref. file: LUR 91-00627 DZ) – Design Review Approval with conditions, of revision to previous LUR for exterior alterations to the existing building, including new windows and the removal of two canopies on the west façade and one canopy on the south façade.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **January 27, 2014**. The following Bureaus have responded with no issues or concerns:

The **Life Safety Division of BDS** responded with the following comments:

1. A separate Building Permit is required for the work proposed and the proposal must be designed to meet all applicable building codes and ordinances. More information regarding building code requirements can be obtained by visiting the Bureau of Development Services Development Services Center - 1900 SW 4th Ave, 1st floor. The Development Services Center is open Tuesday through Friday from 8:00 a.m. to 3:00 p.m. (closed on Mondays). No appointment is necessary. Building Code information is also available online at: <http://www.portlandonline.com/bds/>, or by calling (503) 823-1456.

2. It is recommended the applicant visit the Development Services Center for more information at 1900 SW 4th Ave, 1st floor. The Development Services Center is open Tuesday through Friday from 8:00 a.m. to 3:00 p.m. (closed on Mondays). No appointment is necessary.
3. Alterations to the building exterior envelope shall meet the prescriptive requirements Energy Code. Exception: When up to 25 percent of the glazing in any one wall is being replaced, it may be replaced with glazing with a U-factor and shading coefficient equal or better than the existing glazing. OEESC 101.4.2
4. Doors and windows shall not open or project into the public right-of-way. OSSC 3202.2 Please see Exhibit E-1 for additional details.

Staff Response: Following receipt of the Life Safety comments, the applicant amended their proposal to retain the existing door on NE 20th Avenue; as such, no new doors are proposed to encroach into the right-of-way.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on January 27, 2014. 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 33.846.060 - 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 a designated Historic Landmark outside the Central City Plan District and not within in a Historic or Conservation District, and the proposal is for non-exempt treatments. Therefore the proposal requires Historic Resource Review approval. The approval criteria are those listed in *33.846.060 G – Other Approval Criteria*.

Staff has considered all of the approval criteria 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.
- 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.
- 4. Historic features.** Generally, deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and other visual qualities and, where practical, in materials. Replacement of missing features must be substantiated by documentary, physical, or pictorial evidence.

Findings for 1, 2, and 4: No historic materials are proposed to be removed. The applicant proposes to re-introduce clear glazing at two bays where tinted glazing currently exists, to provide additional natural lighting through the introduction of a

skylight hidden from public view, and to introduce a new wood soffit to the underside of the historic canopy. The applicant also proposes to rehabilitate the canopy, which has visible damage along the fascia, and to paint the building in an Art-Deco inspired paint scheme. The majority of the alterations affects either non-historic elements of the building or will not be visible from the public way. The proposed paint scheme is similar to the existing; however, a bit subtler with shades of gray and beige, which is appropriate for the period of significance. The proposal to install a wood soffit at the historic canopy will mask electrical conduit to the lighting proposed to replace the existing lighting. The existing canopy is constructed of steel with a painted wood ceiling above the structural frame. The proposal to introduce this new element to the historic canopy is warranted, provided the canopy is rehabilitated to repair any damage, visible or otherwise. If the existing damage to the canopy is not repaired, then the introduction of a new wood soffit and lighting is not warranted, as the intent for these alterations are to enhance the existing entrance, a goal which can only be accomplished with repair of the damaged canopy. *Provided any existing damage, visible or not visible, to the canopy is repaired, these guidelines are met.*

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

Findings: The proposed alterations to the storefront systems affect non-original features which have not gained historic significance, while the new skylight will primarily affect the roof which, in the proposed location, is not considered significant. The canopy is considered historically significant and the proposal includes its restoration. *This guideline is met.*

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: No sandblasting or chemical treatments are included as part of this proposal. *Provided the applicant does not employ sandblasting or chemical treatments as part of the re-painting of the building, this guideline is 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.

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 7 and 9: The proposed wood soffit in the canopy will be placed within the existing structure of the historic canopy, with no destruction of historic materials; therefore the form and integrity of the historic canopy will remain. The alteration will be differentiated from the old through this record and by comparison with the one other remaining historic canopy on the 19th Avenue façade of the building. *These guidelines 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.

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 and 10: With the exception of the proposed skylight, all of the proposed alterations will be contained within the existing envelope of the building. The skylight will project above the roof, but will be hidden from view by the existing parapet. The storefront window systems to be replaced will match the existing non-historic storefronts with the exception that the glazing will be clear, rather than tinted, which is more in keeping with other windows and storefronts in the neighborhood. As noted above, the existing ceiling material of the historic canopy is painted wood and the applicant proposes a new wood soffit, to be installed at the bottom of the canopy structure, which will mask the conduit for the lighting. The proposal is compatible and in keeping with the character of the historic resource. *These guidelines are 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 proposal is limited in scope, aimed at improving the entry experience of this Portland Historic Landmark. The clear storefront systems at the NE 20th Avenue entry, the new skylight, and the rehabilitated canopy will improve the NE 20th Avenue entrance experience and a fresh coat of paint in historically appropriate colors will give new life to the building. 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

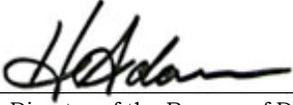
Approval of alterations to the Jantzen Knitting Mills Building, a Portland Historic Landmark to include the following:

- Replacement of the existing non-historic storefront window systems at the 2nd floor of the NE 20th Avenue entrance bay, and the retail bay to the north on the 2nd floor, with storefront systems to match the existing except with clear glazing in the existing opening;
- Replacement of existing tinted glazing with clear glazing at the NE 20th Avenue entrance bay, including doors and sidelights;
- Rehabilitation of the existing historic canopy with the addition of a new wood soffit and recessed can lighting;
- Construction of a new skylight above the NE 20th Avenue entrance lobby, to be hidden from view by the parapet; and
- New paint on the entire building in dark gray and two shades of beige.

This approval is per the approved site plans, Exhibits C-1 through C-11, signed and dated February 27, 2014, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through C) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 13-226364 HR." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. Any existing damage, visible or not visible, to the canopy must be repaired.
- C. The applicant must not employ sandblasting or chemical treatments as part of the re-painting of the building.

Staff Planner: Hillary Adam

Decision rendered by:  **on February 27, 2014**

By authority of the Director of the Bureau of Development Services

Decision mailed: March 4, 2014

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 November 8, 2013, and was determined to be complete on January 21, 2014.

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 November 8, 2013.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: May 22, 2014.**

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 Historic Landmarks Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on March 18, 2014** at 1900 SW Fourth Ave. Appeals can be filed Tuesday through Friday on the first floor of the Development Services Center until 3 p.m. After 3 p.m. and Mondays, appeals must be submitted to the receptionist at the front desk on the fifth 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 Historic 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 Historic 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 **March 19, 2014 – (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:

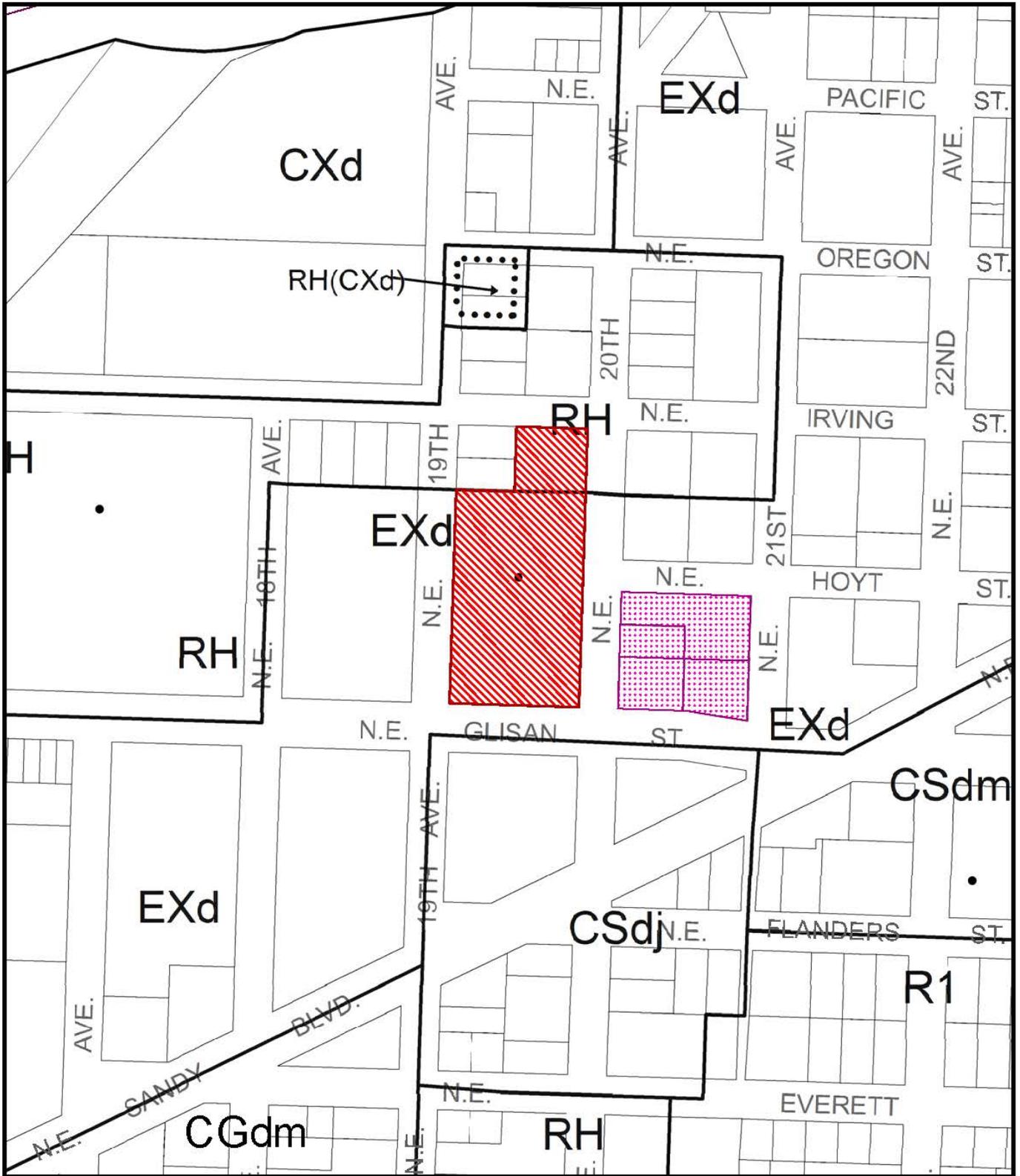
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 1. Applicant's Original Submittal, dated November 8, 2013
 2. Draft Completeness Response, dated January 10, 2014
 3. Draft Completeness Response Drawings, dated January 10, 2014
 4. Applicant Email requesting Application not be deemed complete, dated Jan. 16, 2014
 5. Completeness Response, received January 21, 2014
 6. Completeness Response Drawings, received January 21, 2014
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Site Plan (attached)
 2. Site Aerial & Main Entrance Photo
 3. Existing Conditions Photos
 4. Canopy Details (attached)
 5. Partial Building Elevation (NE 20th Avenue)
 6. Paint Scheme
 7. Skylight Details
 8. Lighting & Storefront Specifications
 9. Proposed Landscape Plan/Exemptions
 10. Landscape Recommendation Plan
 11. Option B Landscape Recommendation Plan
- D. Notification information:
 1. Mailing list
 2. Mailed notice
- E. Agency Responses:
 1. Life Safety Division of BDS
- F. Correspondence: none
- G. Other:
 1. Original LU Application
 2. Incomplete Letter, dated November 22, 2013
 3. National Register nomination
 4. Historic Resource Inventory Information

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

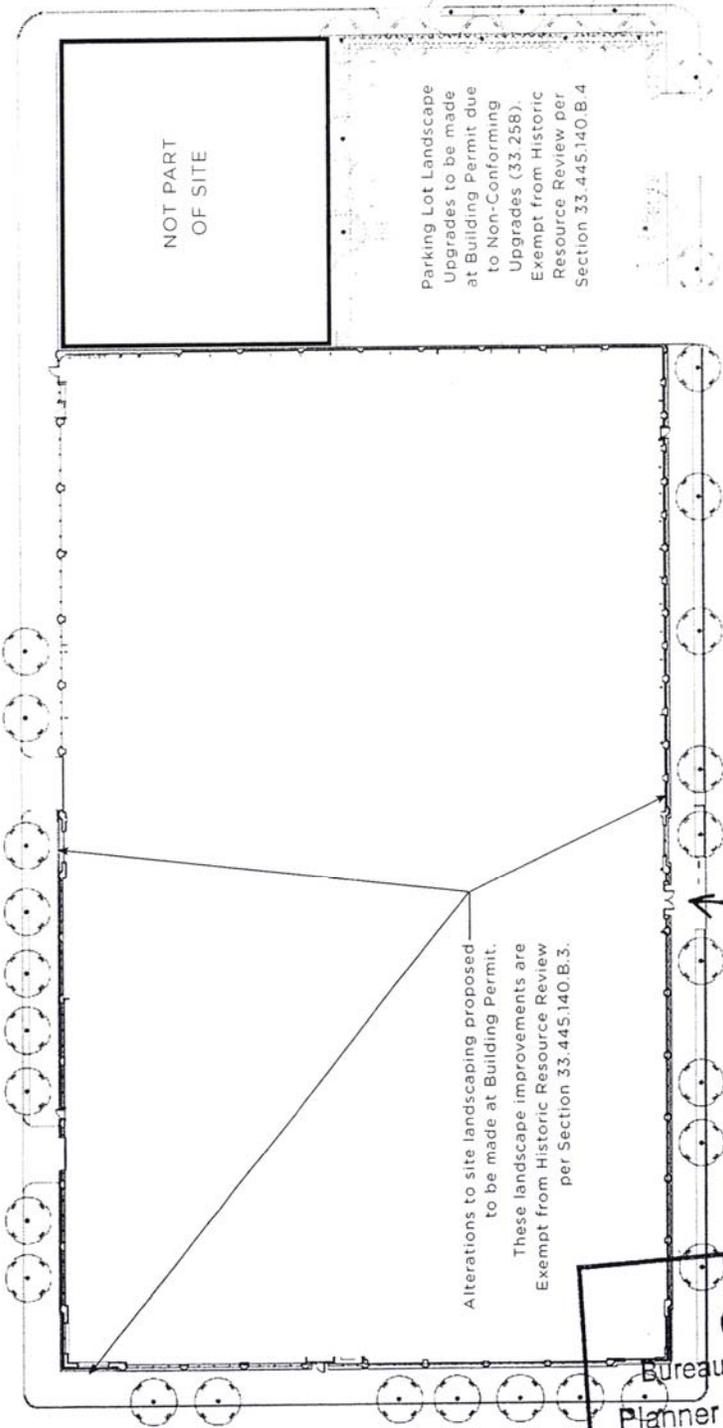
-  Site; Historic Landmark:
"Jantzen Knitting Mills Company Building"
-  Also Owned
-  Historic Landmark



File No. LU 13-226364 HR
 1/4 Section 2932
 Scale 1 inch = 200 feet
 State_Id 1N1E35AD 5300
 Exhibit B (Nov 13, 2013)

NE NINETEENTH

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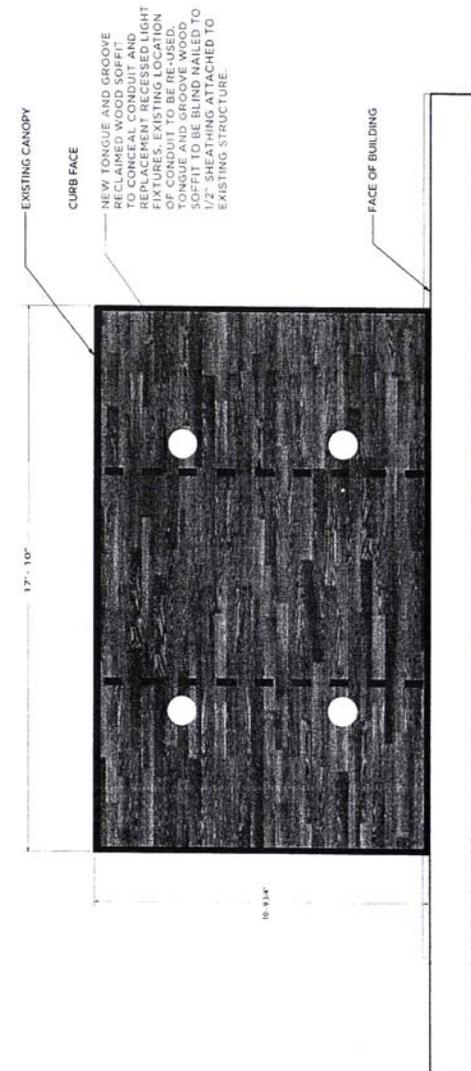
*Approved
 City of Portland
 Bureau of Development Services
 Planner Adrian
 Date 2/27/14

Proposed Landscaping/Exemptions

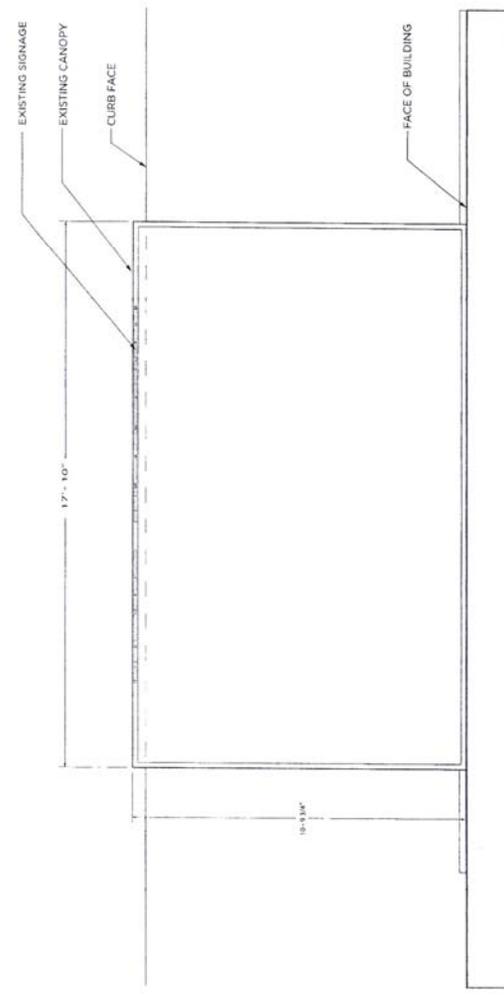
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

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Jantzen Park 8

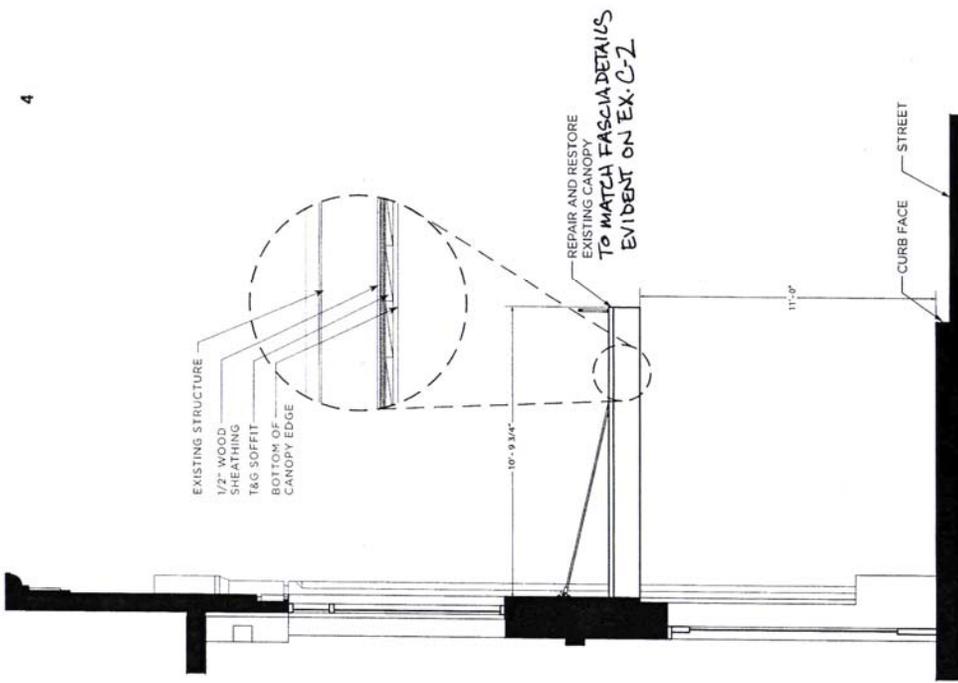


Reflected Plan



Plan

SKB
01/7/2014



Section **Approved***
 City of Portland
 Bureau of Development Services
 Planner [Signature]
 Date 7/27/14

* This approval applies only to the reviews requested and is subject to all conditions of approval.
 Approved on 07/27/2014 by [Signature]

Existing Entry Canopy
Jantzen Park M.
 2130316.00

C-4