



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

1900 SW 4th Avenue, Suite 5000  
Portland, Oregon 97201  
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[www.portlandonline.com/bds](http://www.portlandonline.com/bds)

**Date:** May 4, 2009  
**To:** Interested Person  
**From:** Dave Skilton, Land Use Services  
503-823-0660 / [dave.skilton@ci.portland.or.us](mailto:dave.skilton@ci.portland.or.us)

**FINAL DECISION BY THE LANDMARKS COMMISSION**  
**RENDERED ON APRIL 27, 2009**

**CASE FILE NUMBER: LU 09-105169 HDZM**  
**PC # 08-173236**

**GLOBE HOTEL REHABILITATION**

**GENERAL INFORMATION**

**Applicant:** Pete Eggspuehler (Owner's Representative)  
Beam Development  
1001 SE Water Avenue, Suite 120  
Portland OR 97214

Kevin Brake, Project Coordinator  
Portland Development Commission  
222 NW 5th Avenue  
Portland, OR 97209

**Representative:** Gregory Vohs, Architect (503-245-7100)  
Ankrom Moisan Associated Architects  
6720 SW Macadam Avenue  
Portland, OR 97219  
(503-245-7100)

**Site Address:** 88 NW Davis Street

**Legal Description:** BLOCK 8 LOT 2&3 EXC PT IN ST, COUCHS ADD  
**Tax Account No.:** R180200080  
**State ID No.:** 1N1E34DB 00300  
**Quarter Section:** 3030

**Neighborhood:** Old Town-China Town, contact Carol McCreary at 503-984-4081  
**Business District:** Old Town Chinatown Business Association, contact Dorian Yee at 503-224-7066  
**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212  
**Plan District:** Central City - River District

**Other Designations:** Contributing resource in the Portland Skidmore/Old Town Historic District, listed in the National Register of Historic Places on December 6, 1975, and as a National Historic Landmark on May 5, 1977.

**Zoning:** CXd, Central Commercial with Design Overlay

**Case Type:** HDZM, Historic Design Review with a Modification request

**Procedure:** Type III, with a public hearing before the Historic Landmarks Commission. The decision of the review body can be appealed to City Council.

**Proposal:**

The applicant is seeking Historic Design Review approval for a proposal to rehabilitate the Globe Hotel, a contributing resource in the Portland Skidmore/Old Town Historic District. The proposed work includes the following:

- compatible replacement of non-historic storefronts
- new fabric awnings and metal canopies
- new entry doors
- rehabilitation of existing historic wood windows
- replacement of historic steel-framed windows
- new windows on the east and north sides of the building
- masonry repairs
- new flat-roofed 4200 sf. fifth floor (rooftop) addition
- rooftop mechanical equipment
- wall-mounted lighting fixtures at ground floor
- signage
- roof deck and “green” roof

Historic Design Review is required pursuant to listing of the Portland Skidmore/Old Town Historic District in the National Register of Historic Places on December 6, 1976, and as a National Historic Landmark on May 5, 1977.

Modification Requested through Historic Design Review:

- 33.266.310 - Loading Standards – One internal loading bay is required, at least 35 feet long, 10 feet wide, and with 13 feet of vertical clearance. The applicant is requesting a modification to eliminate the internal loading standard because the existing building covers virtually the entire site.

**Relevant Approval Criteria:**

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

- 33.846 Historic Design Review Skidmore/Old Town Historic Design Guidelines
- Central City Fundamental Guidelines
- 33.846.070 Modifications Considered During Historic Design Review

**LANDMARKS COMMISSION DECISION**

It is the decision of the Landmarks Commission to approve Historic Design Review for the rehabilitation of the Globe Hotel, a contributing resource in the Skidmore – Old Town Historic District. The approval includes:

- compatible replacement of non-historic storefronts
- new fabric awnings and metal canopies

- new entry doors
- rehabilitation of existing historic wood windows
- replacement of historic steel-framed windows
- new windows on the east and north sides of the building
- masonry repairs
- new flat-roofed 4200 sf. fifth floor (rooftop) addition
- rooftop mechanical equipment
- wall-mounted lighting fixtures at ground floor
- signage
- roof deck and “green” roof

Approval of a Modification to 33.266.310 – Loading as follows:

- One internal loading bay is required, at least 35 feet long, 10 feet wide, and with 13 feet of vertical clearance. The applicant requested a modification to eliminate the internal loading standard because the existing building covers virtually the entire site.

Approvals per Exhibits C.1 through C-20, signed, stamped, and dated April 30, 2009, subject to the following conditions:

- A.** As part of the building permit application submittal, the following development-related conditions (A – 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 09-105169 HDZM. All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled “REQUIRED.”
- B.** No field changes allowed.
- C.** Muntins shall be eliminated from those wood window sashes with divided lights that are to be repaired.

**D.**  =====

**By:** \_\_\_\_\_  
Art DeMuro, Landmarks Commission Chair

Application Filed: January 28, 2009  
Decision Rendered: April 27, 2009  
Decision Mailed: May 4, 2009

Decision Filed: April 28, 2009

**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 28, 2009, and was determined to be complete on **February 17, 2009**.

*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 28, 2009.

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

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

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. This report is the final decision of the Landmarks Commission with input from other City and public agencies.

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

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

**Appeal of this decision.** This decision is final unless appealed to City Council, who will hold a public hearing. Appeals must be filed by 4:30 pm on May 18, 2009 at 1900 SW Fourth Ave. Appeals can be filed on the first floor in the Development Services Center until 3 p.m. After 3 p.m., appeals must be submitted to the receptionist at the front desk on the fifth floor. Information and assistance in filing an appeal is available from the Bureau of Development Services in the Development Services Center or the staff planner on this case. You may review the file on this case by appointment at, 1900 SW Fourth Avenue, Suite 5000, Portland, Oregon 97201.

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

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

**Who can appeal:** You may appeal the decision only if you have written a letter which was received before the close of the record at the hearing or if you testified at the hearing, or if you are the property owner or applicant. Appeals must be filed within 14 days of the decision. **An appeal fee of \$13,162.50 will be charged (one-half of the application fee for this case).**

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

**Recording the final decision.**

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

- A building or zoning permit will be issued only after the final decision is recorded.

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

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

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

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

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

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

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

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

Dave Skilton  
April 30, 2009

**The Bureau of Development Services is committed to providing equal access to information and hearings. If you need special accommodations, please call 503-823-7300 (TTY 503-823-6868).**

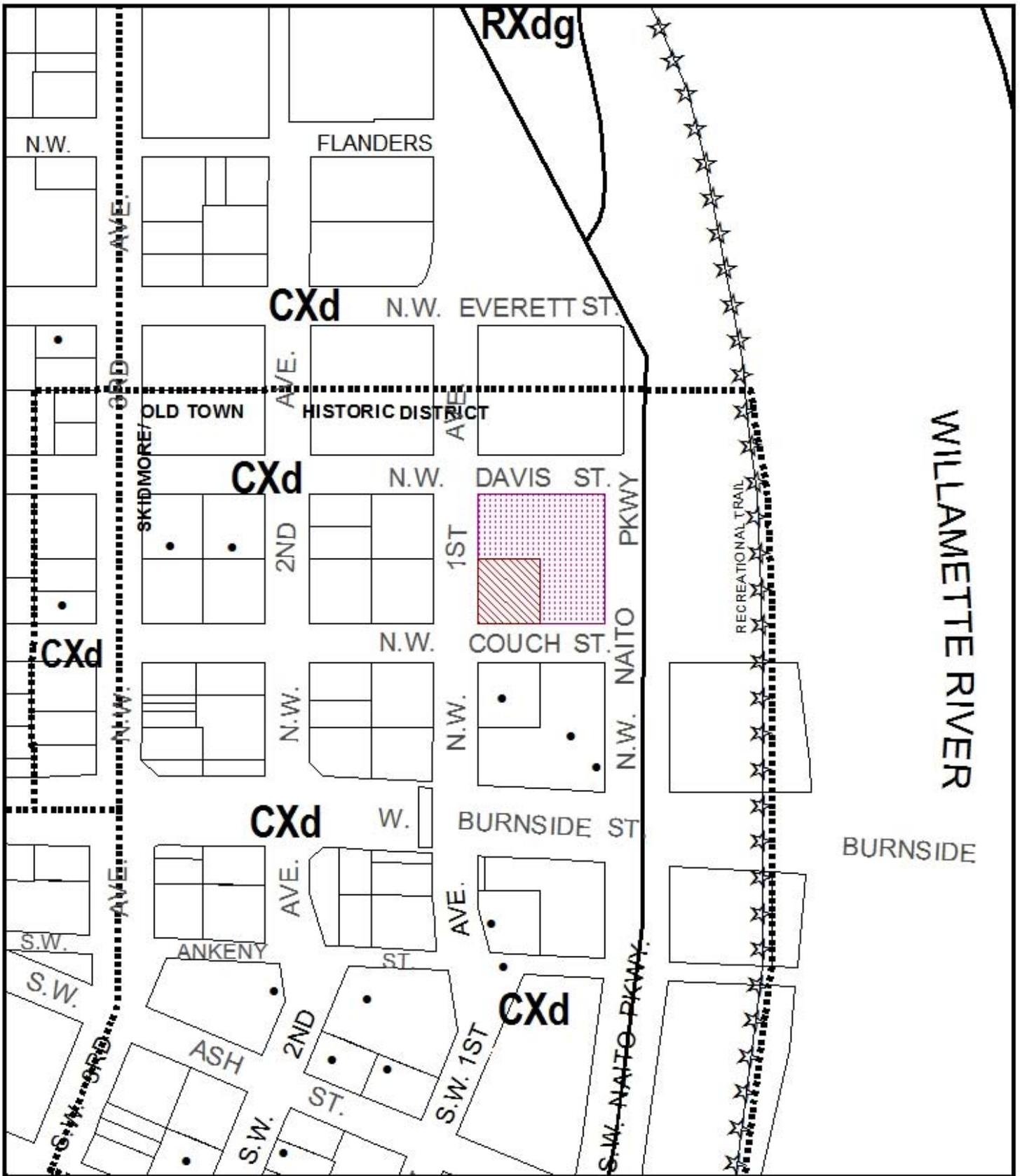
**EXHIBITS – NOT ATTACHED UNLESS INDICATED**

- A. Applicant Materials
  - 1. Statement Addressing Approval Criteria
- B. Zoning Map (attached)
- C. Plans & Drawings
  - 1. Site Photos
  - 2. Site Plan (attached)
  - 3. Landscape Plan
  - 4. Ground and Second Floor Plans
  - 5. Third and Fourth Floor Plans
  - 6. Fifth Floor and Roof Plans
  - 7. West Elevation (attached)
  - 8. South Elevation (attached)
  - 9. East Elevation
  - 10. North Elevation
  - 11. Building Section
  - 12. Enlarged South Entry Elevation and Section
  - 13. Enlarged North Entry Elevation and Section
  - 14. Enlarged South Fifth Floor Elevation and Section
  - 15. Photo-simulations
  - 16. Aerial Computer Model View
  - 17. Existing/Replacement Windows: a) metal windows, b) wood windows, and c) storefronts
  - 18. Fixture Detail Images
  - 19. Rooftop Mechanical Equipment Details
  - 20. Rooftop Mechanical Equipment Details
- D. Notification information:
  - 1. Request for Completeness Review
  - 2. Request for Response
  - 3. Posting letter sent to applicant
  - 4. Notice to be posted
  - 5. Applicant's statement certifying posting
  - 6. Mailing List
  - 7. Mailed Notice
  - 8. Mailing List
  - 9. Mailed Re-Notice
  - 10. April 13, 2009 Staff Report
  - 11. April 27, 2009 Revised Staff Report
- E. Agency Responses:
  - 1. Bureau of Environmental Services
  - 2. Water Bureau
  - 3. Life Safety Review Section of BDS
  - 4. Site Development Review Section of BDS
  - 5. Bureau of Transportation
- F. Letters
  - 1. Patrick Gortmacher and Paul Verhoeven, Co-Chairs of the Joint Land Use and Design Review Committee of the Old Town/Chinatown Neighborhood Association, March 16, 2009, wrote in support of the proposal.
  - 2. Howard Weiner, Chair of the Old Town Chinatown Visions Committee, March 19, 2009, wrote in support of the proposal, especially for the economic benefits it is expected to provide to the neighborhood.
  - 3. Joy Sears, of the State Historic Preservation Office (SHPO), April 8, 2009, wrote discussing the proposed rooftop addition, finding the submitted photo-simulations convincing in terms of low visibility.

G. Other

1. Original LUR Application
2. Site History Research

cc: Applicants and Representatives  
Neighborhood Associations  
Those who testified, orally or in writing  
City Auditor's Office  
Development Services Center  
BDS Staff for Bureau of Buildings  
BDS Staff for Commission Book



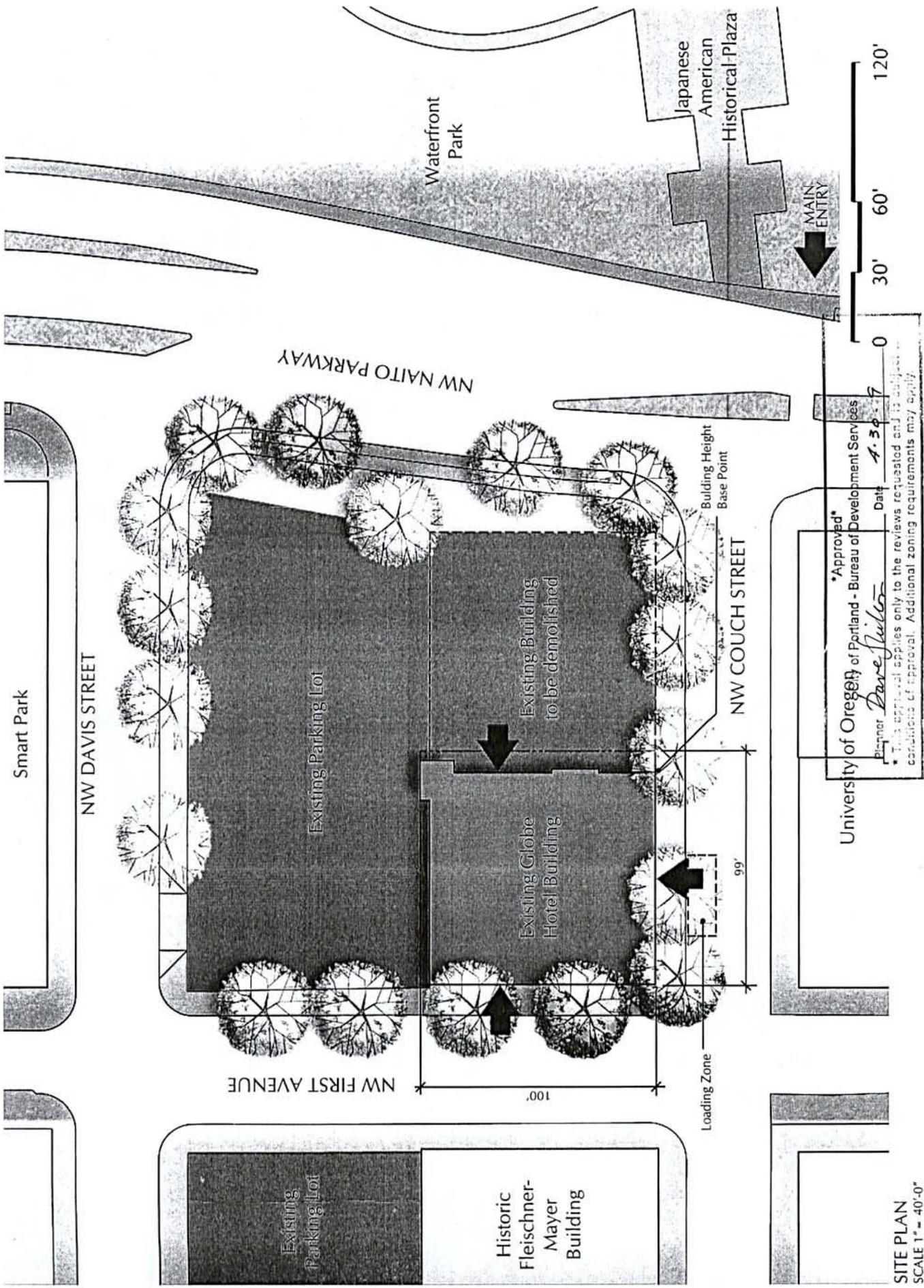
# ZONING

-  Site
-  Also Owned
-  Historic Landmark



This site lies within the:  
 SKIDMORE / OLD TOWN HISTORIC DISTRICT HISTORIC DISTRICT  
 CENTRAL CITY PLAN DISTRICT

File No.	LU 09-105169 HDZM
1/4 Section	3030
Scale	1 inch = 200 feet
State_Id	1N1E34DB 300
Exhibit	B (Jan 29,2009)



\*Approved\*  
 University of Oregon - Bureau of Development Services  
 Planner *Dave Jinks* Date *1.30.07*  
 This approval applies only to the reviews requested and is subject to conditions of approval. Additional zoning requirements may apply.

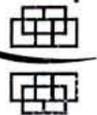
SITE PLAN  
 SCALE 1" = 40'-0"

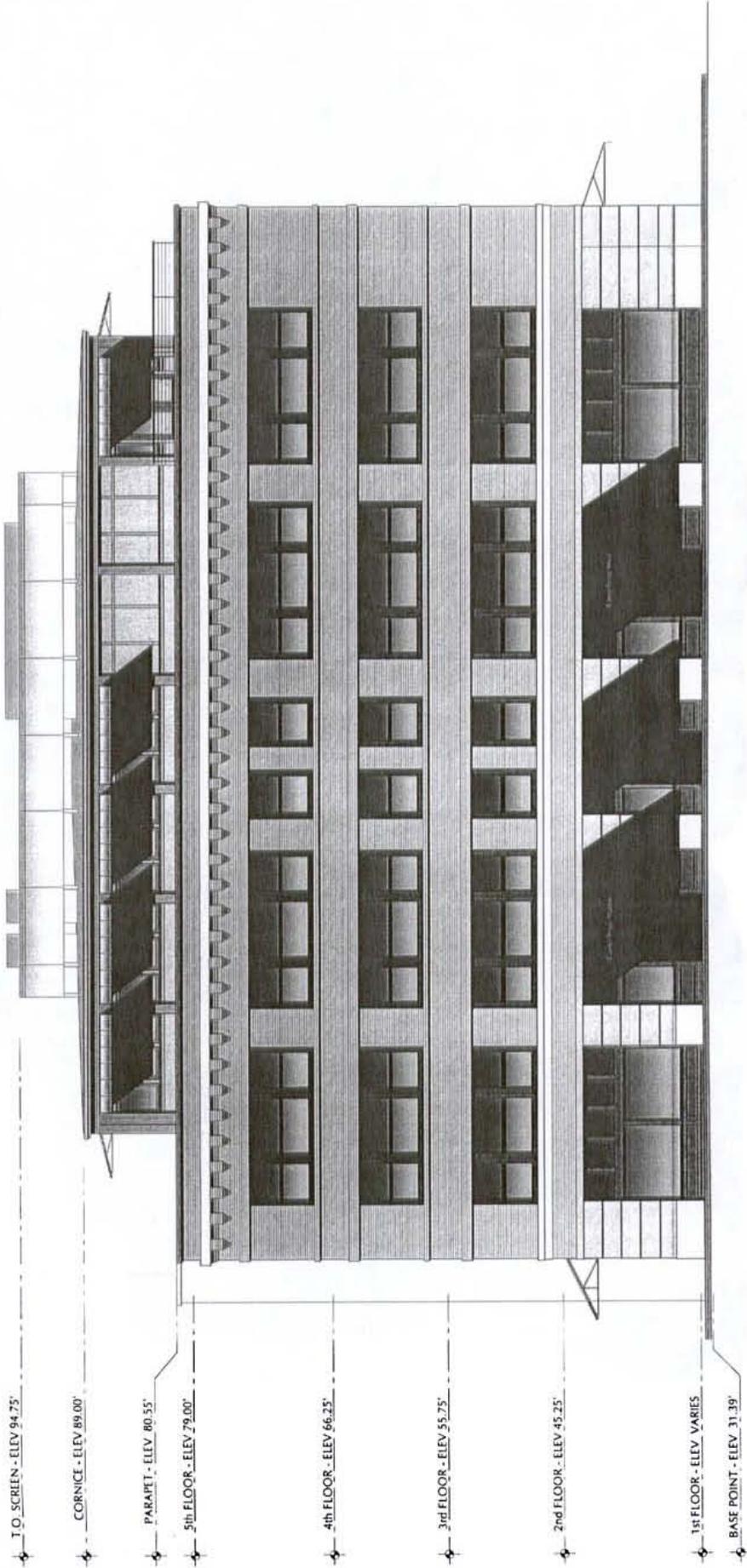
OREGON COLLEGE of ORIENTAL MEDICINE

Ankrom Moisan Associated Architects

(Revised April 27, 2009) January 26, 2009

Case File Number LU 09-105169 HDZM

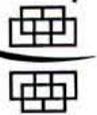




T.O. SCREEN - ELEV 94.75'  
 CORNICE - ELEV 89.00'  
 PARAPET - ELEV 80.55'  
 5th FLOOR - ELEV 79.00'  
 4th FLOOR - ELEV 66.25'  
 3rd FLOOR - ELEV 55.75'  
 2nd FLOOR - ELEV 45.25'  
 1st FLOOR - ELEV VARIES  
 BASE POINT - ELEV 31.39'

WEST ELEVATION  
 SCALE 3/32" = 1'-0"

\*Approved\*  
 City of Portland - Bureau of Development Services  
 Planner *Dave Hill* Date *4.30.09*  
 \* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

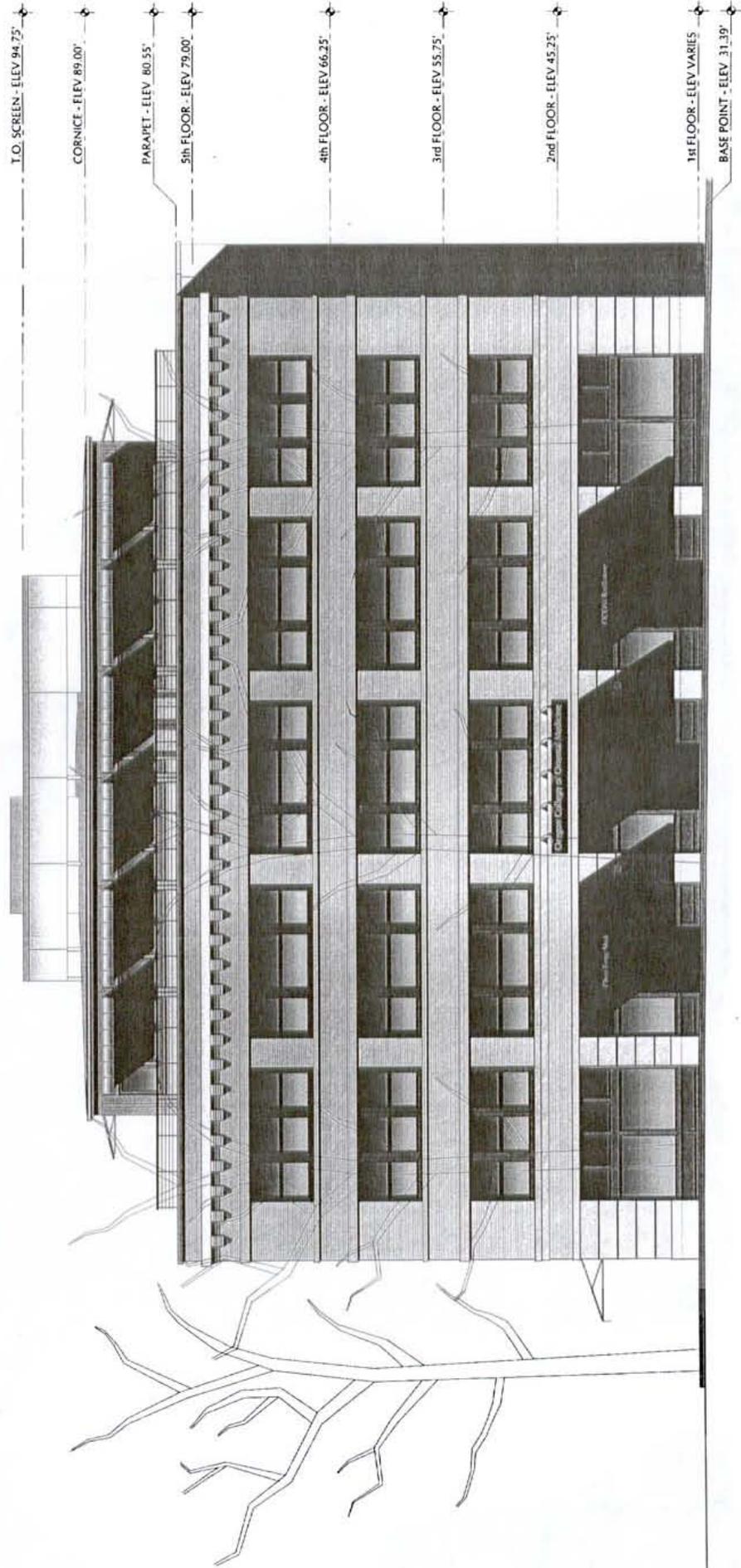


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Ankrum Moisan Associated Architects

(Revised April 27, 2009) January 26, 2009

Case File Number LU 09-105169 HDZM



SOUTH ELEVATION  
SCALE 3/32" = 1'-0"

City of Portland - Bureau of Development Services  
Planner *Dave Sullivan* Date *1.30.09*  
\* This approval applies only to the reviews requested and is subject to the conditions of approval. Additional zoning requirements may apply.

OREGON COLLEGE of ORIENTAL MEDICINE

Ankrom Moisan Associated Architects

(Revised April 27, 2009) January 26, 2009

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