



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

FROM CONCEPT TO CONSTRUCTION

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Date: February 6, 2014
To: Interested Person
From: Dave Skilton, Land Use Services 503-823-0660
dave.skilton@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 13-241124 HR - SIGNS

GENERAL INFORMATION

Applicant: Kathy Fry, 503- 758-3107 / Mayer Reed
319 SW Washington Street / Portland, OR 97204

Owner: Susan Meamber / Bureau of Parks and Recreation
1120 SW 5th Avenue / Portland, OR 97204

Site Address: 3229 NW Pittock Drive

Legal Description: TL 200 13.38 ACRES, SECTION 32 1N 1E
Tax Account No.: R941320570
State ID No.: 1N1E32CA 00200 **Quarter Section:** 3025
Neighborhood: Hillside, contact Peter Stark at 503-274-4331.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Northwest Hills
Other Designations: Historic Landmark pursuant to listing in the National Register of Historic Places on November 21, 2014.

Zoning: OSp, Open Space with Historic Resource and Environmental Overlay Zones

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

Proposal:

The applicant is seeking Historic Resource Review approval for a proposal to install twenty signs in the vicinity and at the entrance to the Pittock Mansion. The signs fall into the following categories: pedestrian wayfinding; vehicular wayfinding; and interpretive. Historic Resource Review is required because the proposal is for signs on a Historic Landmark site.

Approval Criteria:

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

- 33.846.060 G – Other Approval Criteria

ANALYSIS

Site and Vicinity: The Pittock Mansion is among the most substantial and lavish houses ever built in Portland. It was completed in 1914 to a French Renaissance Revival design by the respected architect Edward T. Foulkes, of San Francisco. The house was built late in the lives of its famous first occupants, Henry Lewis Pittock, the larger-than-life newspaper editor and lumber magnate, and his wife of nearly sixty years, Georgiana Martin Burton. It has been in City Of Portland ownership since the 1960s when it was purchased through citizen initiative to avoid demolition, and is currently operated as a house museum and events venue.

Zoning: The Open Space (OS) zone is intended to preserve and enhance public and private open, natural, and improved park and recreational areas identified in the Comprehensive Plan. These areas serve many functions including: providing opportunities for outdoor recreation; providing contrasts to the built environment; preserving scenic qualities; protecting sensitive or fragile environmental areas; enhancing and protecting the values and functions of trees and the urban forest; preserving the capacity and water quality of the stormwater drainage system; and providing pedestrian and bicycle transportation connections.

The Historic Resource Protection chapter protects certain historic resources in the region and preserves significant parts of the region's heritage. The regulations implement Portland's Comprehensive Plan policies that address historic preservation. These policies recognize the role historic resources have in promoting the education and enjoyment of those living in and visiting the region. The regulations foster pride among the region's citizens in their city and its heritage. Historic preservation beautifies the city, promotes the city's economic health, and helps to preserve and enhance the value of historic properties.

The Future Urban overlay zone limits development in future urban areas. Future urban areas are, (1) all areas beyond the Metro Urban Growth Boundary (UGB), and (2) areas within the UGB to which the extension of full urban services would not be cost effective or would cause unacceptable harm to the environment. The Future Urban overlay zone limits development by prohibiting the creation of new lots with a total area of less than 20 acres.

Environmental zones protect resources and functional values that have been identified by the City as providing benefits to the public. The environmental regulations encourage flexibility and innovation in site planning and provide for development that is carefully designed to be sensitive to the site's protected resources. These regulations also help meet other City goals, along with other regional, state, and federal goals and regulations. The environmental regulations also carry out Comprehensive Plan policies and objectives.

Land Use History: City records indicate the following relevant land use review for this site:

- LU 08-178139 HDZ, approving new copper downspouts.
- LU 12-123016 HDZ, approving rehabilitation of terraces and balustrades.

Public Notice: A "Notice of Proposal in Your Neighborhood" was mailed on January 9, 2014.

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

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

ZONING CODE APPROVAL CRITERIA

Chapter 33.846.060 - 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 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.

- 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.

- 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.

Findings for 1, 2, 7, and 8: Pittock Mansion occupies a multi-acre site that adjoins other extensive city-owned park property. The undeveloped character of this area gives the building a unique "natural" setting, but one which is not directly related to its historic significance. In addition to serving Pittock Mansion, park-related infrastructure to its west, including parking and restrooms, anchors foot access to many miles of forest trails. Lawns and formal plantings to the east and south, although not dating to the period of significance in their current form, are more closely related to the historic development on the site. The majority of the proposal signs will occur in the area west of the house, and in many cases will replace existing signs in the same or near locations. These signs are directional in nature and they will no affect significant historic character. To the east and south, a mix of directional and informational signs are similarly innocuous and respectful of historic character. The only signs attached to the landmark structure itself will be interpretive panels clamped to non-historic railings at the porte cochere entry. These panels will be made of a durable, laminated, resin-coated material. They will be clearly modern, well integrated within the railing structure, and specifically designed to be easily removable. *These criteria 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 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 twenty signs on the site of the Historic Landmark Pittock Mansion;

Approval is per Exhibits C-1 through C-20, signed and dated February 3, 2014, subject to the following condition:

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C-1 through C-20. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 13-241124 HR. No field changes allowed."

Staff Planner: Dave Skilton

Decision rendered by:  on February 3, 2014.
By authority of the Director of the Bureau of Development Services

Decision mailed: February 6, 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 December 23, 2013, and was determined to be complete on January 7, 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 December 23, 2013.

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

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

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

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

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

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 February 20, 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 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 **February 21, 2014**.
- 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

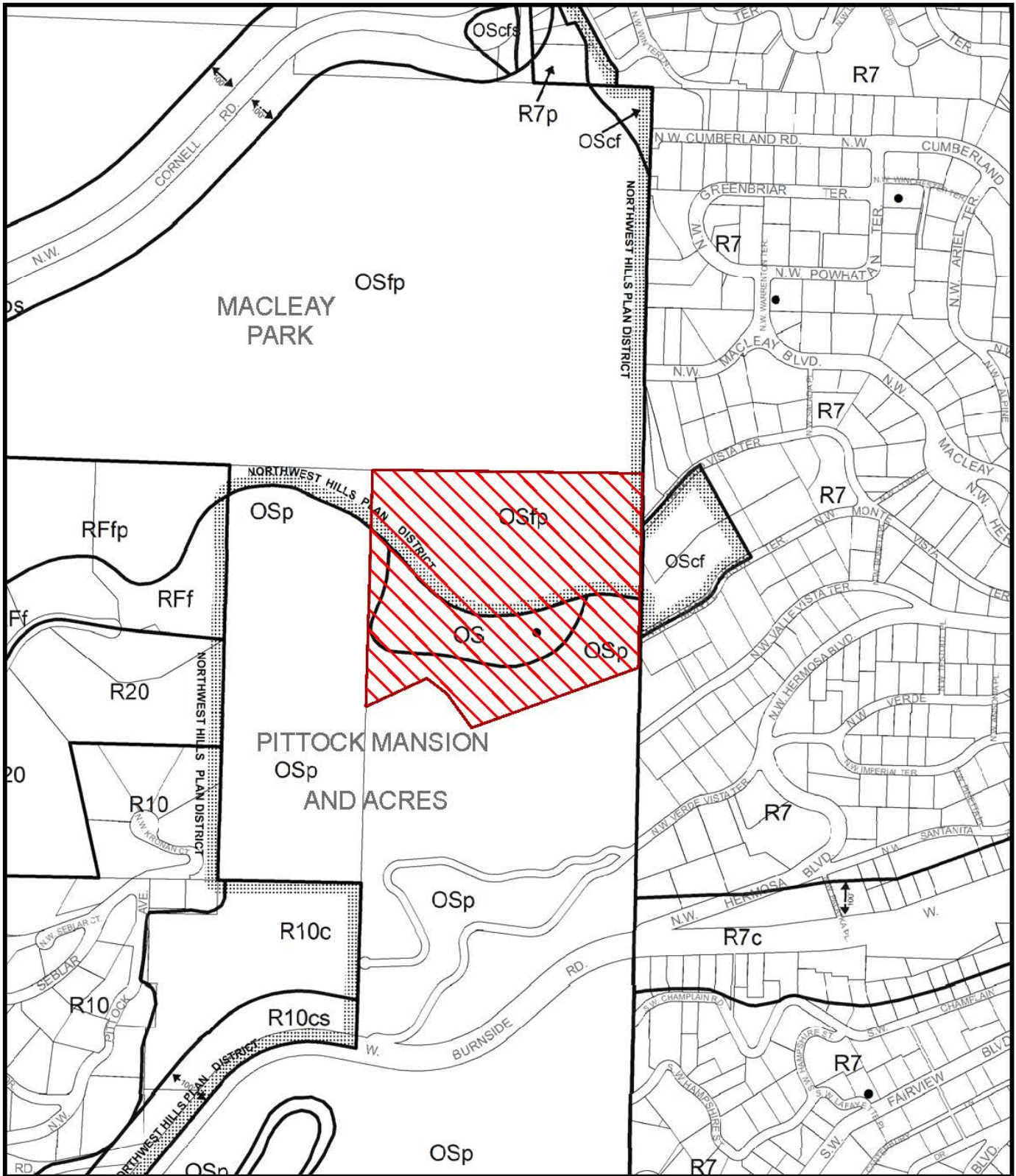
- A. Applicant's Statement - none
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Cover
 - 2. Sign Types
 - 3. Site Plan (attached)
 - 4. Parking Lot Sign
 - 5. Parking Lot Security Sign
 - 6. Orientation Sign at Garage
 - 7. Pedestrian Directional Sign
 - 8. Pedestrian Directional Sign Details
 - 9. Pedestrian Directional Sign Alternates
 - 10. Pedestrian Safety Signs
 - 11. A-Board Sign
 - 12. Vehicular Directional Sign
 - 13. Trail Interpretive Sign
 - 14. Building Entry Interpretive Sign (attached)
 - 15. Stanchion Sign
 - 16. Temporary Sign
 - 17. Typography and Symbols
 - 18. Ornamental post
 - 19. Photo Simulations
 - 20. Photos
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses: none

F. Correspondence: none

G. Other:

1. Original LU Application

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



ZONING

 Site: Historic Landmark; Pittock Mansion

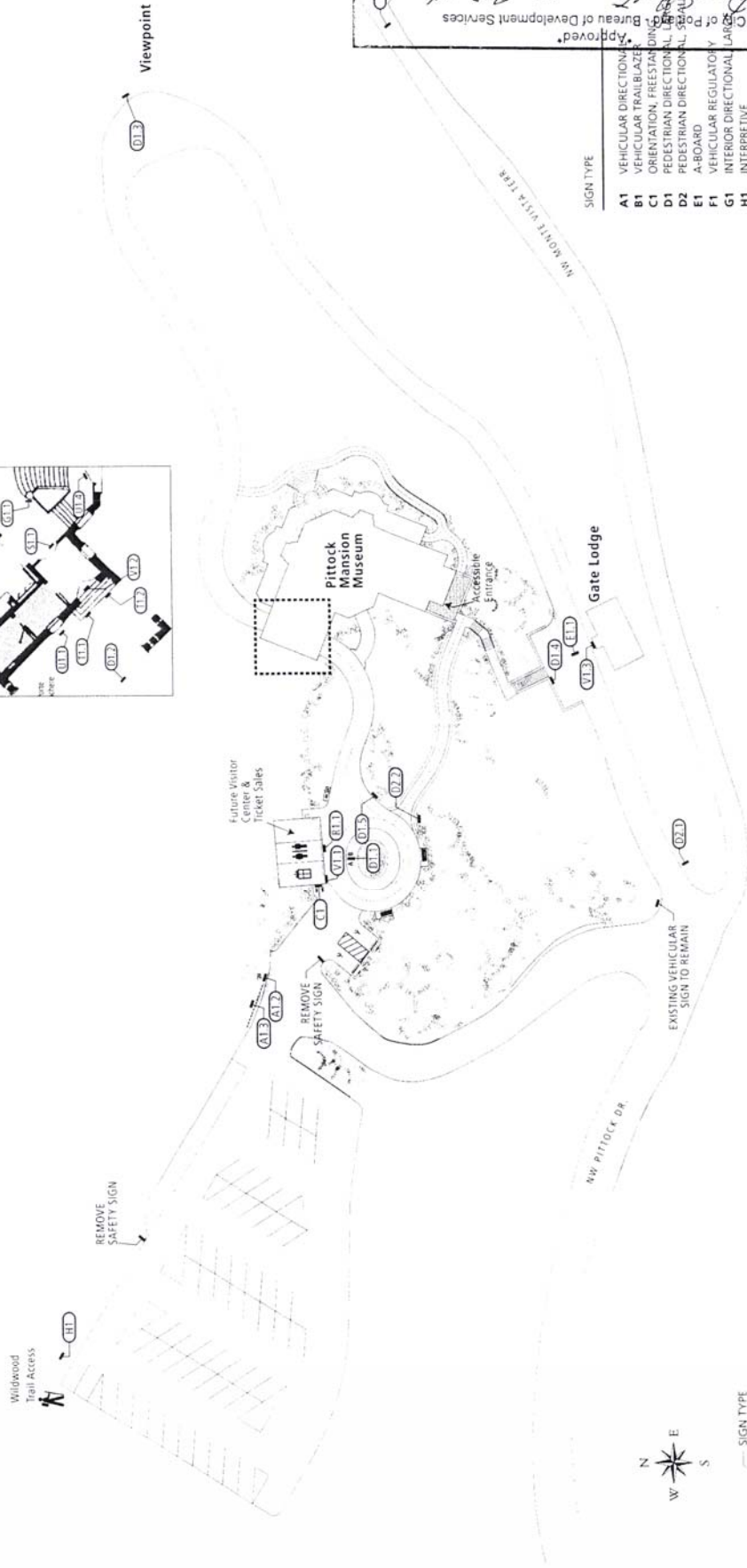
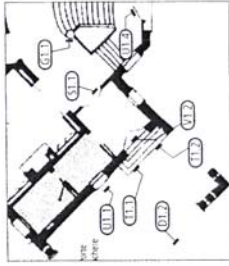
 Historic Landmark

This Site is Located Within The:
Northwest Hills Plan District



File No. LU 13-241124 HR
 1/4 Section 2925.3025
 Scale 1 inch = 400 feet
 State_Id 1N1E32CA 200
 Exhibit B (Dec 30, 2013)

Sign Location Plan
Park



City of Portland
Bureau of Development Services
Approved: _____ Date: 2.3.14
Planner: _____
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

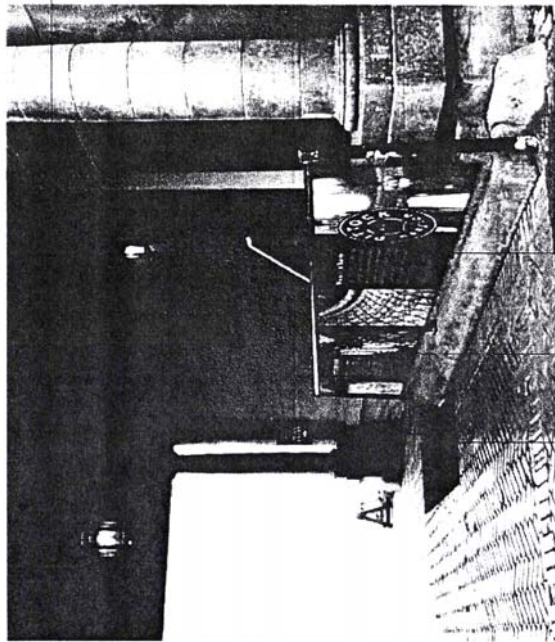
SIGN TYPE	SIGN NUMBER
A1	VEHICULAR DIRECTIONAL
B1	VEHICULAR TRAILBLAZER
C1	ORIENTATION, FREESTANDING
D1	PEDESTRIAN DIRECTIONAL
D2	PEDESTRIAN DIRECTIONAL, SMALL
E1	A-BOARD
F1	VEHICULAR REGULATORY
G1	INTERIOR DIRECTIONAL LABEL
H1	INTERPRETIVE
S1	DONOR
T1	BANNER
U1	STANCHION
V1	VINYL, LARGE
V2	VINYL, MEDIUM
V3	VINYL, SMALL

1 Sign Location Plan - Park
Scale: 1" = 60'

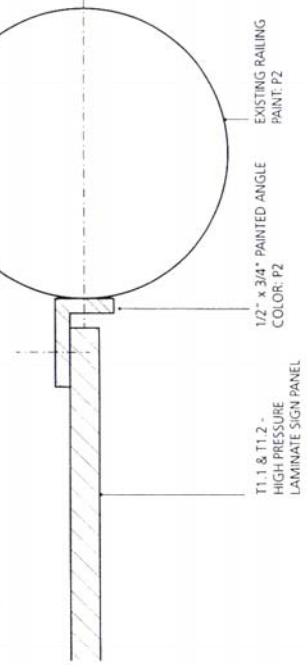
SIGN LOCATION PLAN IS FOR GENERAL REFERENCE ONLY. TARGET INDICATES APPROXIMATE SIGN LOCATIONS AND ARE KEYS TO SIGN DRAWINGS.

C-3

Sign Type T, V
Banner at Entrance
Vinyl on Glass

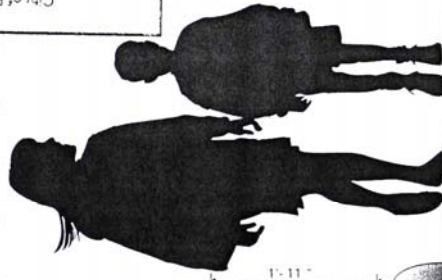


ADD ALTERNATE
1/4" HIGH PRESSURE LAMINATE PANELS
MOUNT TO EXISTING RAILING AT
TOP AND SIDES



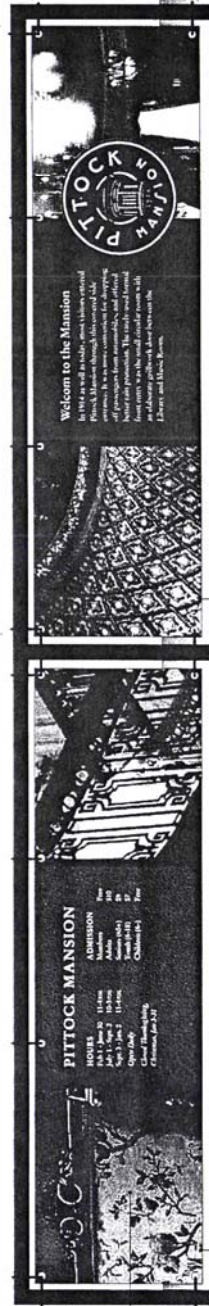
3 Sign T1.1 & T1.2 - Detail
Full Scale

* This approval applies only to the reviews requested and is subject to all conditions of approval. Addressed to:
City of Portland - Bureau of Development Services
Planner: *Doreen*
Date: *2.3.14*
Approved: _____



1 Sign T1.1 & T1.2, U, V1.2 - Photo at Porte Cochere

Not to Scale



2 Sign Type T1 - Layout

Scale: 3/4" = 1'-0"

EXISTING RAILING -
REPAINT PRIOR TO INSTALL
COLOR: P2
SIGN TYPE T1 -
1/4" HIGH PRESSURE LAMINATE PANEL
ATTACH TO EXISTING RAILING
EVENLY SPACED GROMMETS AND TIES

C-14