



City of Portland, Oregon
Bureau of Development Services
Inspection Services - Land Use Services
 FROM CONCEPT TO CONSTRUCTION

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FINAL FINDINGS AND DECISION BY THE HISTORIC LANDMARKS COMMISSION RENDERED ON August 10, 2015

**CASE FILE NUMBER: LU 15-149489 HR
 PC # 14-238579**

Cornelius-Woodlark Renovation

BUREAU OF DEVELOPMENT SERVICES STAFF: Hillary Adam 503-823-3581 / Hillary.Adam@portlandoregon.gov

The Historic Landmarks Commission has **approved** a proposal in your neighborhood. This document is only a summary of the decision. The reasons for the decision, including the written response to the approval criteria and to public comments received on this application, are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

GENERAL INFORMATION

Applicants: Ted Grund 503-226-0622
 Dan Gates 503-226-0622
 MCA Architects
 813 SW Alder St Ste 200 / Portland OR 97205

Don Mutal, Owner 503-302-6286
 Path Construction
 0425 SW Iowa St / Portland OR 97239

Owners: Marty Surby, Vela LLC 971-269-9916
 5331 SW Macadam Ave. #258-110 / Portland OR 97239

Stevens Woodlark Property LLC
 9 SE 3rd Ave #100 / Portland OR 97214

Lizann Woodlark LLC
 9 SE 3rd Ave #100 / Portland OR 97214

Site Address: 801-809 & 813-817 SW ALDER ST

Legal Description: PORTLAND PARK BLOCKS LOT 2 BLOCK 2, PORTLAND; PORTLAND PARK BLOCKS BLOCK 2 LOT 3, PORTLAND

Tax Account No.: R667743200, R667743220, R667743200, R667743220, R667743200
State ID No.: 1N1E34CC 06400, 1N1E34CC 06300, 1N1E34CC 06400, 1N1E34CC 06300, 1N1E34CC 06400

Quarter Section: 3029

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: Cornelius – Historic Landmark, individually listed in the National Register of Historic Places on February 27, 1986. Woodlark – Historic Landmark, individually listed in the National Register of Historic Places on August 8, 2014
Zoning: CXd – Central Employment with Design overlay
Case Type: HR – Historic Resource Review
Procedure: Type III, with a public hearing before the Historic Landmarks Commission. The decision of the Historic Landmarks Commission can be appealed to City Council.

Proposal:

The applicants propose renovation of the Cornelius Hotel Building and renovation of the Woodlark Building for hotel use. The proposed work is described below.

On the Cornelius Hotel Building:

- At the ground level – Removal of existing plaster and Roman brick, existing storefront systems, infill and windows; Application of new rusticated cement plaster over the existing ground level exterior brick façade; Installation of new metal and glass storefront systems and new wood windows and doors in historic openings; Installation of a replica sheet metal pediment and cornice, steel Juliet balcony, and lighting at the original hotel entrance near the northeast corner; Installation of replica steel and glass canopies and other historic entry elements at the historic entrances; Installation of historic marker.
- At the upper levels – Removal of existing fire escapes and dry standpipes at northeast and southwest corners; Removal of existing sheet metal siding at 7th floor and reconstruction of pedimented dormer to match existing.
- At the roof – Construction of a new elevator penthouse and a new stair tower to provide a second exit stair from the upper levels of the Woodlark Building; Installation of new mechanical equipment.

On the Woodlark Building:

- At the ground level – Removal of existing infill, windows at the 2nd level, storefront systems, exterior tile and glass block, lighting and signage; Installation of flush butt-jointed glazing at storefront and new wood windows at 2nd level; Installation of new sheet metal fascia above existing arched entry at southeast corner; Installation of new lighting, wood doors and windows, and historic marker at southeast entrance; Installation of bar grating at ground level clerestory windows; Installation of a new counter service bay at the northwest corner featuring a new metal canopy, wood door and windows, wood panel, metal rollup door, metal transom louvers, and meter enclosure.
- At the upper levels – Removal of existing fire escape and stand pipe at the center bay of the west façade.
- At the roof – Removal of an existing door at the existing penthouse and replacement with a new rollup door; Installation of new mechanical equipment.

Both Buildings:

- Potentially, some windows may be required to be removed due to deterioration. If removed, replacement windows will be constructed to match the existing windows.

Also proposed but exempt from review is the renovation of all existing upper level windows (to be re-glazed with ½” insulated glazing), re-pointing of masonry, and cleaning of exterior façade.

Historic Resource Review is required because the proposal includes non-exempt exterior alterations.

Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33,

Portland Zoning Code. The applicable approval criteria are:

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

ANALYSIS

Site and Vicinity: The subject property consists of two historic Landmark buildings in the commercial core of downtown Portland, bound by SW Park Avenue to the east, SW Alder Street to the south, SW 9th Avenue to the west, and two other buildings to the north. The site is part of the Midtown Park Blocks, a section of the half-size blocks, originally envisioned to be a continuation of the open space north-south park blocks but ultimately developed by commercial interests.

The Cornelius Hotel, on the east, was designed in the French Renaissance style by John Virginius Bennes of Bennes, Hendricks, & Tobey and constructed in 1908. It is a seven-story brick building, with mansard roof and pedimented dormers, originally designed for hotel use with ground floor commercial space. Despite its extended vacancy, and a fire that damaged the upper floors some time ago, the building is in relatively good condition. However, there have been significant alterations at the ground floor, including replacement of storefront systems, removal of canopies and some brick portions, and plastering and painting over the existing brick, as well as removal of a pedimented dormer at the northeast corner of the roof. Nearly all original windows remain.

The Woodlark Building, on the west, was designed in the early 20th Century commercial style by Doyle, Patterson, & Beach and constructed in 1912 for Woodard, Clarke & Company, a wholesale drug company. The first two floors of the building operated as a pharmacy until 1924 when the business was sold. At this time, there was a renovation of the building, by Schacht & Bergen, which significantly altered the first two floors, resulting in removal of the deep wraparound canopy, replacement of first and second floor windows, and relocation of the primary entrance. Later alterations resulted in the current exterior appearance of the Woodlark's first two levels.

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 is allowed to reflect 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:

On the Cornelius:

- LU 85-005975 (ref. file: HL 31-85) – Designation of the Cornelius Hotel as a Local Landmark, per City Ordinance #157754;
- LU 87-005807 (ref. file: HL 18-87) – Approval for a storefront remodel;
- EA 07-183811 PC – Pre-Application Conference for rehabilitation of the Cornelius Hotel;
- LU 08-108274 HDZM – City Council approval for rehabilitation of the Cornelius Hotel, on appeal of the Historic Landmarks Commission’s approval with conditions (never completed);
- EA 13-166966 PC – Pre-Application for a potential Type IV Demolition Review;
- EA 14-238579 PC – Pre-Application Conference for the current proposal.

On the Woodlark:

- LU 86-004855 (ref. file: DZ 51-86) – Design Review approval for a Taco Bell Remodel;
- LU 89-004305 (ref. file: DZ 125-89) – Design Review approval for renovation;
- LU 93-010233 (ref. file: LUR 93-00234 DZ) – Design Review approval for new canopy and windows at northwest corner;
- EA 14-238579 PC – Pre-Application Conference for the current proposal.

Agency Review: A “Notice of proposal in Your Neighborhood” was mailed **July 21, 2015**. The following Bureaus have responded with no issue or concerns:

- Bureau of Transportation Engineering
- Bureau of Environmental Services
- Water Bureau
- Fire Bureau
- Site Development Section of BDS
- Bureau of Parks-Forestry Division

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **July 21, 2015**.

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/Conservation Landmark. Therefore the proposal requires Historic Resource Review approval. The relevant approval criteria are listed in 33.846.060 G. 1.-10. 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.

Findings: The proposal intends to rehabilitate both Landmark buildings for a new hotel

use. Notably, the applicant intends to restore all existing original windows and replace existing glazing with new insulated glazing; where existing windows cannot be restored due to severe deterioration, which is generally not expected, new windows will be custom made to match the historic windows. As the repair and maintenance of existing windows is exempt, but replacement is not, staff suggested a condition of approval that any potential replacement of entire window systems be limited to 10% of the total of upper level windows on each building. The Commission, however, increased this to 20% to reduce the potential that the applicant would need to have a second review if more deterioration than is anticipated is discovered. One window dormer at the northeast corner of the Cornelius roof, which was previously removed, will be restored with new window, pedimented dormer, and detailing to match the historic condition.

Over the course of time, the ground levels of each building have been substantially altered and no original material remains, except for brick cladding at the Cornelius. Unfortunately, much of the brick as the Cornelius has been plastered or painted, patched with mismatching brick, and in some areas removed and replaced with Roman brick. As such, much of the brick at the ground level is in poor condition and the applicant proposes to plaster over the ground level brick in order to establish a clean finished base. The original rustication of the brick is proposed to be recreated with the new plaster finish. While the material of the Cornelius ground floor will be altered, staff believes the essential character of the building will be retained and preserved through the proposed rustication, reconstruction of the storefront systems, and preservation of the upper level brick and windows. Original entries and canopies, as well as the pediment above the original lobby entrance at the northeast corner will be reconstructed to match the historic condition, with minor modifications to the depth of the primary Park Avenue entrance canopy to meet current right-of-way allowances.

At the Woodlark, extensive alterations have occurred at the exterior of the first and second level. The façade at these two levels will be restored essentially to it's the 1924 Schacht and Bergen renovation design.

On both buildings the fire escapes and stand pipes will be removed. While the fire escapes may contribute to the character of the historic buildings, particularly since fire escapes are indicative of the past, these elements do not necessarily contribute to the significance of either building. In addition, the fire escapes are considered to be safety hazards and their removal is not considered to significantly affect the building's historic character.

With the condition of approval that any potential replacement of entire window systems shall be limited to 20% of the total of upper level windows on each building, this criterion is met.

- 2. Record of its time.** The historic resource will remain a physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings will be avoided.

Findings: Both historic resources will remain physical records of their time and place. In the case of the Cornelius, the original use of the building will be restored, whereas the Woodlark will be newly converted to hotel use. The buildings will be joined internally at each level, with a new elevator and stair tower extending above the roof of the Cornelius, however these external additions will be minimally visible from the street. No conjectural features are proposed. Where any new elements are proposed, minus the stair tower and elevator, the design of these elements comes directly from each building's past.

With regard to the Cornelius, new canopies and entrances are proposed to match the historic condition, with the exception of the original hotel lobby entrance near the

northeast corner where a new Juliet balcony is proposed beneath the restored sheet metal pediment and cornice. Because the buildings are being joined for a single hotel use, the main hotel lobby has been located near the center of the SW Alder façade, allowing the original Cornelius lobby to be repurposed as a lounge or meeting room. The floor level of this room is a few feet above sidewalk level and originally stepped down to SW Park Avenue. To maximize the space, the applicant has proposed to infill this stepped portion of the floor and introduce a Juliet balcony where there once was an entrance. While this is a new element, the design of the balcony railing is based on the existing metal fire escape.

At the Woodlark, the applicant proposes a new sheet metal belt cornice to wrap around the building. This element is new to the building, but is based on the original canopy that wrapped around the entirety of the building, extending nearly to the curb. This new element will recall the original canopy and will serve to further demarcate the ground floor of the Woodlark, while marking this new chapter in the building's history.

This criterion is met.

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

Findings: The most significant alterations that have occurred at either building are at the ground level, where storefronts have been altered on both buildings. In 1990 the exterior of the second floor of the Woodlark was also altered and at some point in the Cornelius' past the northernmost dormer was removed. Generally, these alterations have not acquired historic significance. However, the period of significance for the Woodlark is listed as 1911 to 1924, the date of original construction to the date of the Schacht and Bergen renovation. The 1924 renovation resulted in exterior alterations including new storefront systems, new second floor windows, and relocation of the primary entrance to the easternmost bay of the Woodlark. With the exception of the entrance, the 1990 renovation removed these elements. The applicant intends to reconstruct the first two levels of the Woodlark to match the 1924 condition.

The ground level of the Cornelius will be restored and reconstructed where necessary, to match the original condition, except that the brick will be covered in plaster to hide the damages of time. The northernmost dormer will also be reconstructed and the cornice restored where it had been opened to accommodate the fire escape.

This criterion is met.

- 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: As is noted above, the applicant generally proposes restoration activities at both buildings. The windows will be repaired and re-glazed with minimal replacement of deteriorated elements or systems anticipated. With regard to the Cornelius, original drawings have been secured and will be used as a basis for design in the case of recreating historic elements, informing both the design as well as the materials. Historical documentation on the Woodlark is more limited, but the information found has been able to sufficiently inform the proposed design.

With regard to the brick at the Cornelius, staff originally encouraged the applicant to leave the ground level brick exposed to be more true to the building's history. However, through the course of the review, it was revealed that the ground level brick has been

severely compromised in some areas and matching the existing historic brick in order to remedy prior damaging treatments would be very difficult given the brick's constitutional properties. Therefore, it seems that a consistent plaster finish is a reasonable response to protect the historic brick from further damage and ensure a coherent aesthetic.

This criterion 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 damaging chemical or physical treatments are proposed. The applicant has indicated that all work will be consistent with the Secretary of Interior's Standards, subject to review by the State Historic Preservation Office and the National Park Service as part of the Certified Rehabilitation process.

This criterion is met.

- 6. Archaeological resources.** Significant archaeological resources affected by a proposal will be protected and preserved to the extent practical. When such resources are disturbed, mitigation measures will be undertaken.

Findings: No digging is proposed; therefore the discovery of archaeological resources is not anticipated.

This criterion is not applicable.

- 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 the most part, the proposed work will restore historic conditions. The only potentially historic elements to be removed are the fire escapes and associated stand pipes. The new rooftop stair tower and elevator overrun are designed to be utilitarian and modest with a cement plaster finish, in contrast to the relatively ornate design of both buildings. These elements are also minimally visible from the street and serve a rather necessary purpose in connecting the two buildings and ensuring they are accessible and serviceable.

This criterion is met.

- 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: The essential form and integrity of both historic Landmarks will be preserved. The ground levels of both buildings have been significantly altered over the years and the proposed alterations at the ground floors of both buildings are primarily restorative. The new stair tower and elevator overrun are internal to the block and will not affect the character-defining facades of the buildings.

This criterion is met.

- 8. Architectural compatibility.** New additions, exterior alterations, or related new construction will be compatible with the resource's massing, size, scale, and architectural features. When retrofitting buildings or sites to improve accessibility for persons with

disabilities, design solutions will not compromise the architectural integrity of the historic resource.

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: The proposed stair tower and elevator are designed at the heights necessary to ensure their intended purposes of providing connection between and access to the upper levels. These elements are set back from the street façades to minimize their visibility from the street level. In order to ensure equitable access, minor alterations are proposed at the Woodlark entrance by lowering the floor of the recessed entry to meet the sidewalk.

As is noted in several points above, the proposed work, including reintroduction of storefronts, windows and doors, and canopies is primarily restorative and is thus compatible with the resources. The proposed sheet metal belt cornice between the first and second level of the Woodlark is reminiscent of the original wraparound canopy; however, it is designed as a relatively modest decorative element which will help balance the relatively simple ground level of the Woodlark with the much more ornate Cornelius ground level with its abundance of restored projecting canopies.

At the northwest corner of the Woodlark ground floor, the storefront system diverges from the rest of the façade, as a new wood lunch counter is proposed to be set within the wall and framed with wood mullions separating (from left to right) a service door, sidelight, wood panel, and metal rollup door with louvers above. This storefront bay is partitioned to be in alignment with the windows above and is somewhat characteristic of the original condition which shows this bay to have been designed differently than the rest of the building. The new lunch counter is intended to capitalize on the food service activities in the food cart pod across SW 9th Avenue and is located with relative proximity to the hotel's basement level kitchen. While staff expressed concern regarding the metal rollup door and suggested a condition of approval to revise this to glass or wood panel, the Commission believed that the rollup door was acceptable in this location due to the service history of this bay and the limited use of this material, noting that most of the time, the door would be open and therefore not visible. As such, the Commission struck staff's proposed condition of approval.

The subject property is not within a historic district; however, there are many historic buildings of similar era within the general vicinity. The proposed alterations are compatible with the vintage commercial character of the downtown commercial core and will reinvigorate both buildings.

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: The proposal to rehabilitate these two buildings will reinvigorate two historic Landmark properties, one of which was previously proposed for demolition. Generally speaking, the proposed alterations will restore each building to a close approximation of its original, or otherwise historic, condition. The proposed rehabilitation will join the two buildings internally, and through the proposed rooftop stair; however, each building will maintain its individuality, seeking to achieve coherency within their own façades. As noted above, the ground level of the Cornelius is proposed to be finished with plaster in order to present a consistent quality ground level and to cover the existing mismatched and damaged brick.

Generally, existing quality materials, such as brick and wood will be maintained and preserved. New elements such as canopies and cornices will be constructed of metal and glass with new storefronts, windows, and doors, constructed of glass and wood.

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.

Findings: While the ground level of the Woodlark has remained visually permeable, the ground level of the Cornelius has not fared so well. Historic openings have been covered and the storefronts at the south end are obscured by film on the glazing. The proposal will restore historic openings and will result in glazed openings around both the Woodlark and the south end of the Cornelius, thus allowing views between the interior and exterior of the rehabilitated buildings. In addition, the restored hotel use

and the multiple points of entry along the Cornelius ground level will help activate this long-vacant building.

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.
- C12. Integrate Exterior Lighting.** Integrate exterior lighting and its staging or structural components with the building's overall design concept. Use exterior lighting to highlight the building's architecture, being sensitive to its impacts on the skyline at night.

Findings for B2 and C12: No vehicle access is proposed. All mechanical units are proposed at the roof, away from pedestrians, and are setback from the edges of the parapets to remain unseen from the sidewalk level. At the northwest corner of the Woodlark, new metal louvers are proposed above the lunch counter with a gas meter in an enclosure screened by a galvanized steel bar grille. This steel bar grille is proposed to continue around the base of the Woodlark to protect clerestory basement windows beneath the storefronts, as was the historic condition. New light standards are proposed in the right-of-way as part of this development and new historically appropriate fixtures are proposed at primary entrances to the building.

These guidelines are met.

- B6. Develop Weather Protection.** Develop integrated weather protection systems at the sidewalk-level of buildings to mitigate the effects of rain, wind, glare, shadow, reflection, and sunlight on the pedestrian environment.
- 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 for B6 and C8: New canopies are proposed along the Cornelius ground level to match the historic condition. At the Woodlark, an original continuous canopy, which wrapped around the entire ground level of the building, was removed as part of the 1924 renovation. While this canopy will not be restored, a small canopy is proposed as a projection of the sheet metal belt cornice at the northwest lunch counter. Staff believes that the weather protection provided at the Cornelius is sufficient as adding a full contiguous canopy around the Woodlark would potentially be excessive even if it matched the historic condition, and entrances at this building are limited. In addition, the canopies at the Cornelius and the sheet metal belt cornice at the Woodlark help differentiate the sidewalk level of the building, as do the larger storefront windows.

This guideline is met.

- B7. Integrate Barrier-Free Design.** Integrate access systems for all people with the building's overall design concept.

Findings: Historically, both buildings featured stepped entrances as the grade changes, sloping down from south to north. The stepped entrances to the Cornelius on SW Park Avenue will remain, as will the sloped at-grade entrances at this building on SW Alder. At the SW Alder entrance to the Woodlark, the existing step will be re-graded to provide barrier-free access to this building. In addition, the new elevators will ensure equitable access to the upper levels of both buildings.

This criterion 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 systems are proposed at the roof, away from pedestrians, and are setback from the edges of the parapets to remain unseen from the sidewalk level. Staff had proposed a condition of approval that a mechanical screen, no taller than the mechanical units, be added around the perimeter of the units to obscure views of the units from upper levels of adjacent buildings. However, the Commission did not believe this was necessary and would simply result in more stuff on the roof, noting that the view from the right-of-way is more important than the view from upper levels of adjacent buildings. As such, the Commission struck the proposed condition.

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: The subject property is within the Midtown Park Blocks. The new light standards in the right-of-way, proposed as part of this development, will continue the existing pattern of right-of-way fixtures. While the primary entrances into the new hotel will face SW Alder in order to centralize this function, historic entries on the SW Park Avenue façade of the Cornelius will be restored, thus restoring this activation of the Park Blocks frontages.

This guideline is met.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

The rehabilitation of historic buildings is a welcome activity, and particularly encouraging in the case of the Cornelius Hotel which has previously been damaged by fire and proposed for demolition. The applicant’s proposal to rehabilitate both properties with minimal alterations to existing historic material, and specifically the decision to rehabilitate the original windows with new insulated glazing, is commendable. Likewise, the proposed restoration of historic ground floor conditions with minor alterations will restore the glory of both of these buildings in a manner that many Portlanders have not seen. Other alterations, such as the rooftop mechanical units, stair tower, and elevator overrun are necessary additions to make the

buildings meet Life Safety requirements and they will have a minimal effect on the overall historic character of the buildings. 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.

HISTORIC LANDMARKS COMMISSION DECISION

It is the decision of the Historic Landmarks Commission to approve Historic Resource Review for renovation of the Cornelius Hotel Building and renovation of the Woodlark Building for hotel use in the Downtown subDistrict of the Central City Plan District. The proposed work is described below.

On the Cornelius Hotel Building:

- At the ground level – Removal of existing plaster and Roman brick, existing storefront systems, infill and windows; Application of new rusticated cement plaster over the existing ground level exterior brick façade; Installation of new metal and glass storefront systems and new wood windows and doors in historic openings; Installation of a replica sheet metal pediment and cornice, steel Juliet balcony, and lighting at the original hotel entrance near the northeast corner; Installation of replica steel and glass canopies and other historic entry elements at the historic entrances; Installation of historic marker.
- At the upper levels – Removal of existing fire escapes and dry standpipes at northeast and southwest corners; Removal of existing sheet metal siding at 7th floor and reconstruction of pedimented dormer to match existing.
- At the roof – Construction of a new elevator penthouse and a new stair tower to provide a second exit stair from the upper levels of the Woodlark Building; Installation of new mechanical equipment.

On the Woodlark Building:

- At the ground level – Removal of existing infill, windows at the 2nd level, storefront systems, exterior tile and glass block, lighting and signage; Installation of flush butt-jointed glazing at storefront and new wood windows at 2nd level; Installation of new sheet metal fascia above existing arched entry at southeast corner; Installation of new lighting, wood doors and windows, and historic marker at southeast entrance; Installation of bar grating at ground level clerestory windows; Installation of a new counter service bay at the northwest corner featuring a new metal canopy, wood door and windows, wood panel, metal rollup door, metal transom louvers, and meter enclosure.
- At the upper levels – Removal of existing fire escape and stand pipe at the center bay of the west façade.
- At the roof – Removal of an existing door at the existing penthouse and replacement with a new rollup door; Installation of new mechanical equipment.

Both Buildings:

- Potentially, some windows may be required to be removed due to deterioration. If removed, replacement windows will be constructed to match the existing windows.

Approvals per Exhibits C-1 through C-35, signed, stamped, and dated August 10, 2015, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B) 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 15-149489 HR". All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. Any potential replacement of the window systems shall be limited to 20% of the total of upper level windows on each building.

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By: 
Brian Emerick, Historic Landmarks Commission Chair

Application Filed: April 15, 2015
Decision Filed: August 11, 2015

Decision Rendered: August 10, 2015
Decision Mailed: August 21, 2015

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on April 15, 2015, and was determined to be complete on **June 24, 2015**.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on April 15, 2015.

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. The **120 days expire on:** October 22, 2015.

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

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. This report is the final decision of the Historic 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 September 4, 2015 at 1900 SW Fourth Ave. Appeals can be filed at the Development Services Center Monday through Wednesday and Fridays between 8:00 am to 3:00 pm and on Thursdays between 8:00 am to 2:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 2:00 pm on Thursdays, appeals must be submitted at the reception desk on the 5th 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. Please call the file review line at 503-823-7617 for an appointment.

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 \$5,000.00 will be charged (one-half of the application fee for this case, not to exceed \$5,000).**

Neighborhood associations 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 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.

- *Unless appealed*, The final decision may be recorded on or after **September 8, 2015 – (the day following the last day to appeal)**.
- A building or zoning permit will be issued only after the final decision is recorded.

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

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

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

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

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

Applying for your permits. A building permit, occupancy permit, or development permit 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.

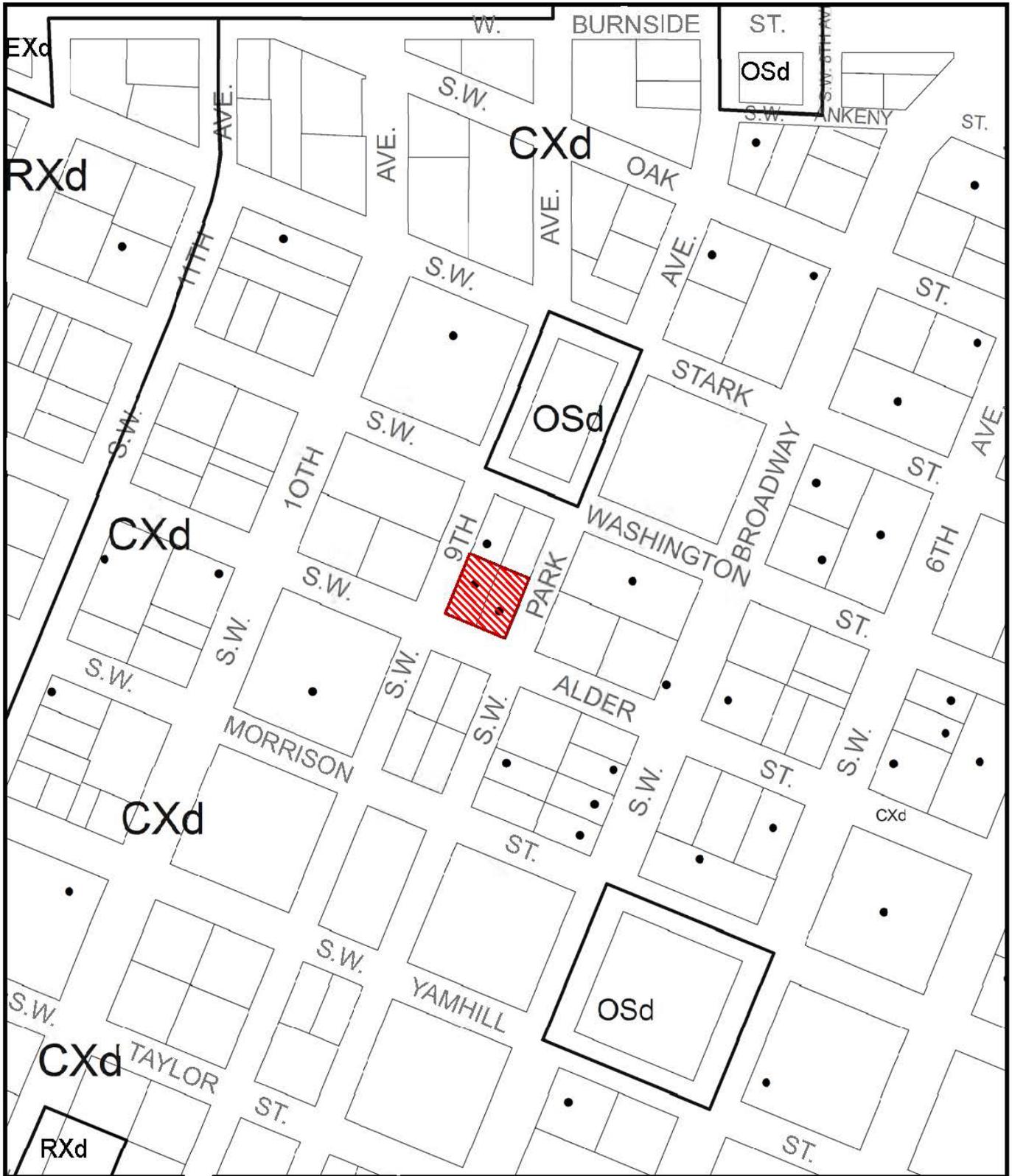
Hillary Adam
August 14, 2015

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).

EXHIBITS – NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Narrative
 - 2. Project Description
 - 3. Pre-Application Conference Summary Memo
 - 4. Original Drawing Submittal (26 sheets)
 - 5. Completeness Response, dated June 24, 2015
 - 6. Completeness Response Drawings (14 sheets)
- B. Zoning Map (attached)
- C. Plan & Drawings
 - 1. Vicinity
 - 2. Context Images
 - 3. Perspective Views
 - 4. Nighttime Perspective Views
 - 5. Close-up Perspective Views
 - 6. Site Utility Feasibility Plan
 - 7. Basement Floor Plan
 - 8. First Floor Plan (attached)
 - 9. Second Floor Plan
 - 10. Third Floor Plan
 - 11. Third Floor Lofts
 - 12. Fourth Floor Plan
 - 13. Fifth Floor Plan
 - 14. Sixth Floor Plan
 - 15. Seventh Floor Plan
 - 16. Eight Floor Plan
 - 17. Ninth Floor Plan
 - 18. Roof Plan
 - 19. East Elevation (attached)
 - 20. South Elevation (attached)
 - 21. West Elevation (attached)
 - 22. Wall Sections and Enlarged East Elevation
 - 23. Wall Sections and Enlarged East Elevations
 - 24. Wall Sections and Enlarged South Elevation
 - 25. Wall Sections and Enlarged West Elevations
 - 26. Building Section and Enlarged East Elevation – Mansard
 - 27. East and South Demolition Elevations
 - 28. West Demolition Elevation
 - 29. Detail Drawings - Cornelius
 - 30. Detail Drawings - Woodlark
 - 31. Storefront Details
 - 32. Door Details

- 33. Door Details
- 34. Storefront Details
- 35. Entry Plan Details
- D. Notification information:
 - 1. Request for response
 - 2. Posting letter sent to applicant
 - 3. Notice to be posted
 - 4. Applicant's statement certifying posting
 - 5. Mailed notice
 - 6. Mailing list
- E. Agency Responses:
 - 1. Bureau of Transportation Engineering and Development Review
 - 2. Bureau of Environmental Services
 - 3. Water Bureau
 - 4. Fire Bureau
 - 5. Life Safety Division of BDS
- F. Letters: none
- G. Other
 - 1. Original LUR Application
 - 2. Incomplete Letter, dated May 13, 2015
- H. Hearing
 - 1. Staff Report, dated July 31, 2015
 - 2. Staff Presentation, dated August 10, 2015
 - 3. Applicant Presentation, dated August 10, 2015



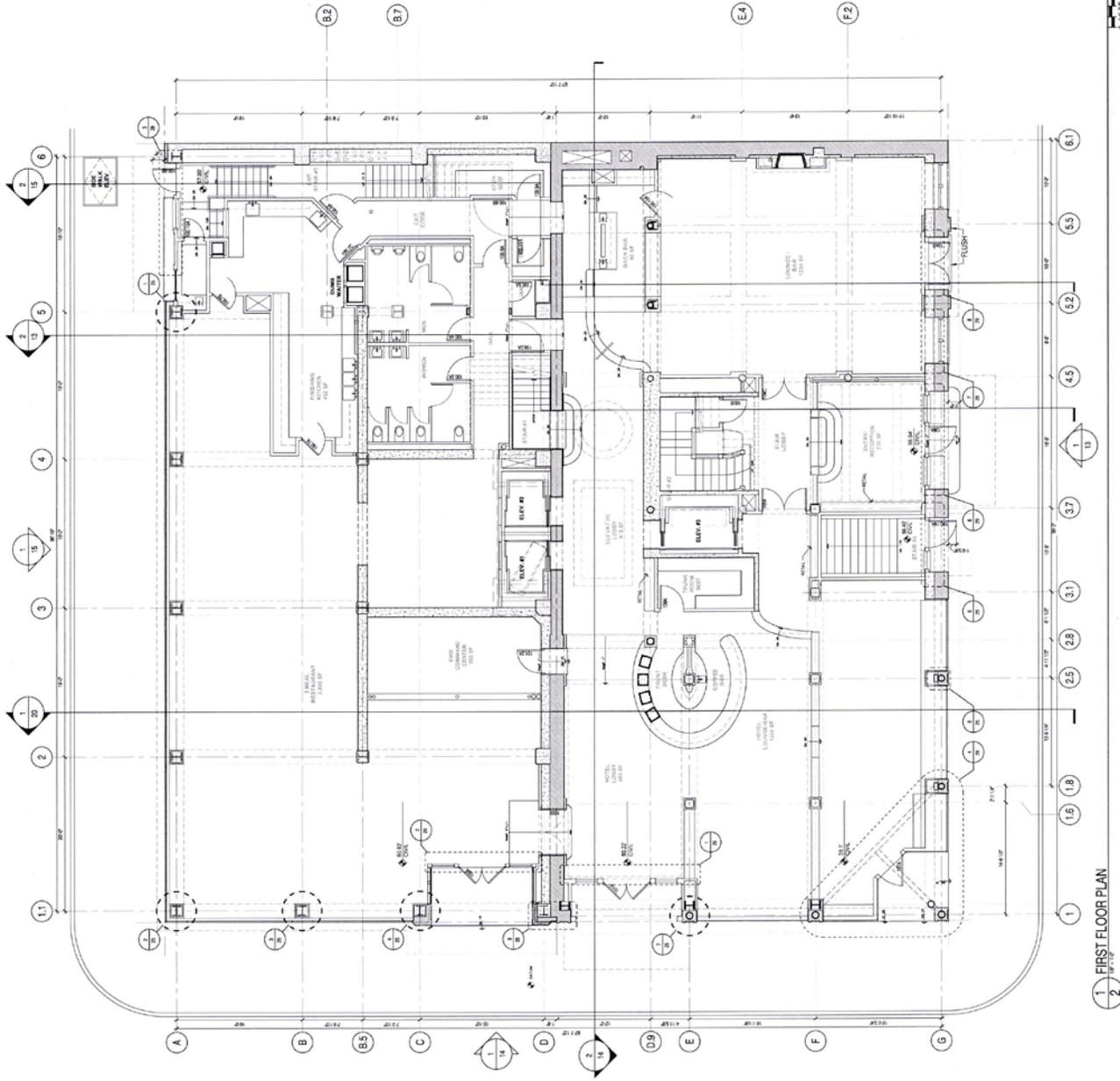
ZONING

-  Site
-  Historic Landmark



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

File No. LU 15-149489 HR
 1/4 Section 3029
 Scale 1 inch = 200 feet
 State_Id 1N1E34CC 6300
 Exhibit B (Apr 16, 2015)



1 FIRST FLOOR PLAN
2

Approved
 City of Portland
 Bureau of Development Services
 Planner *[Signature]*
 Date 8/10/15

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

100% BUILDING COVERAGE

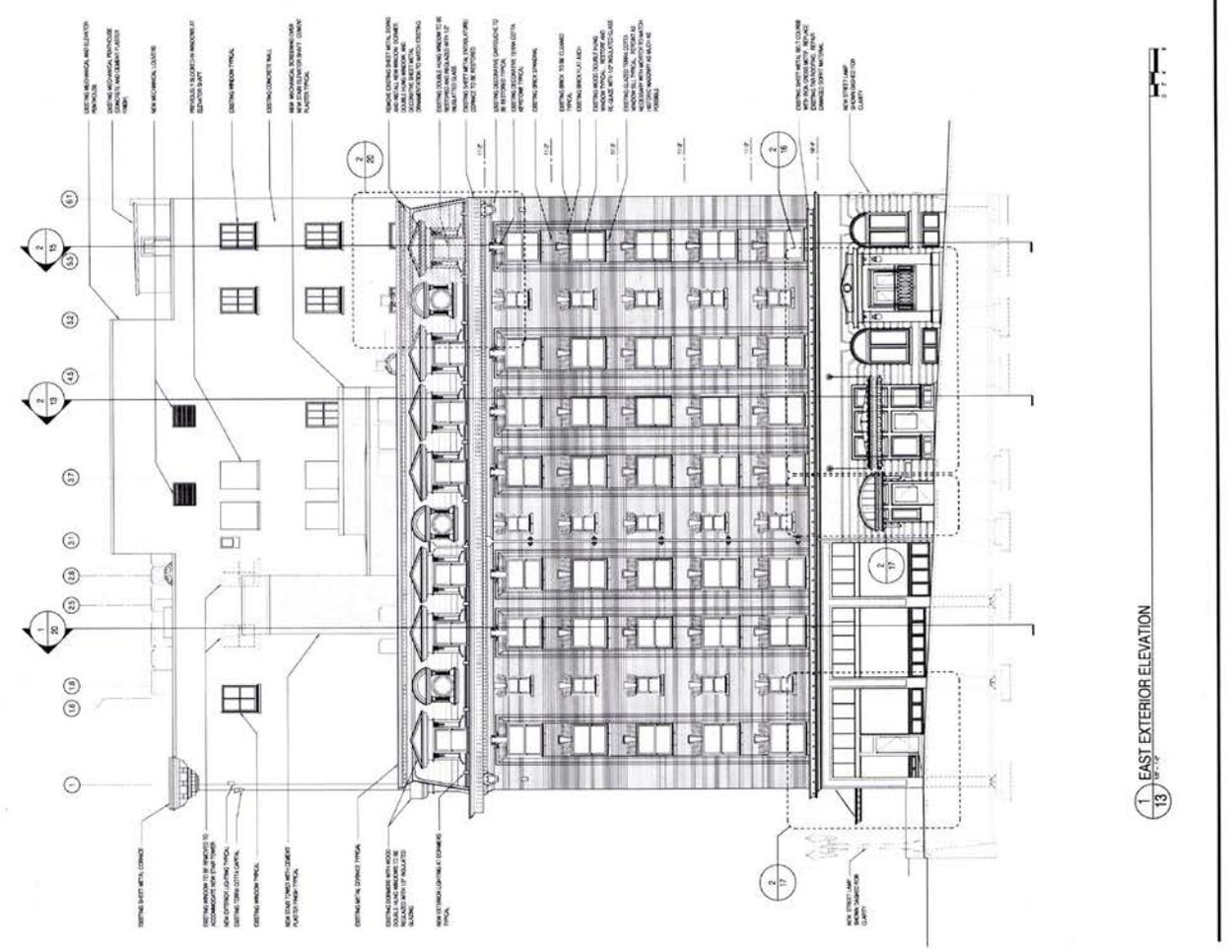
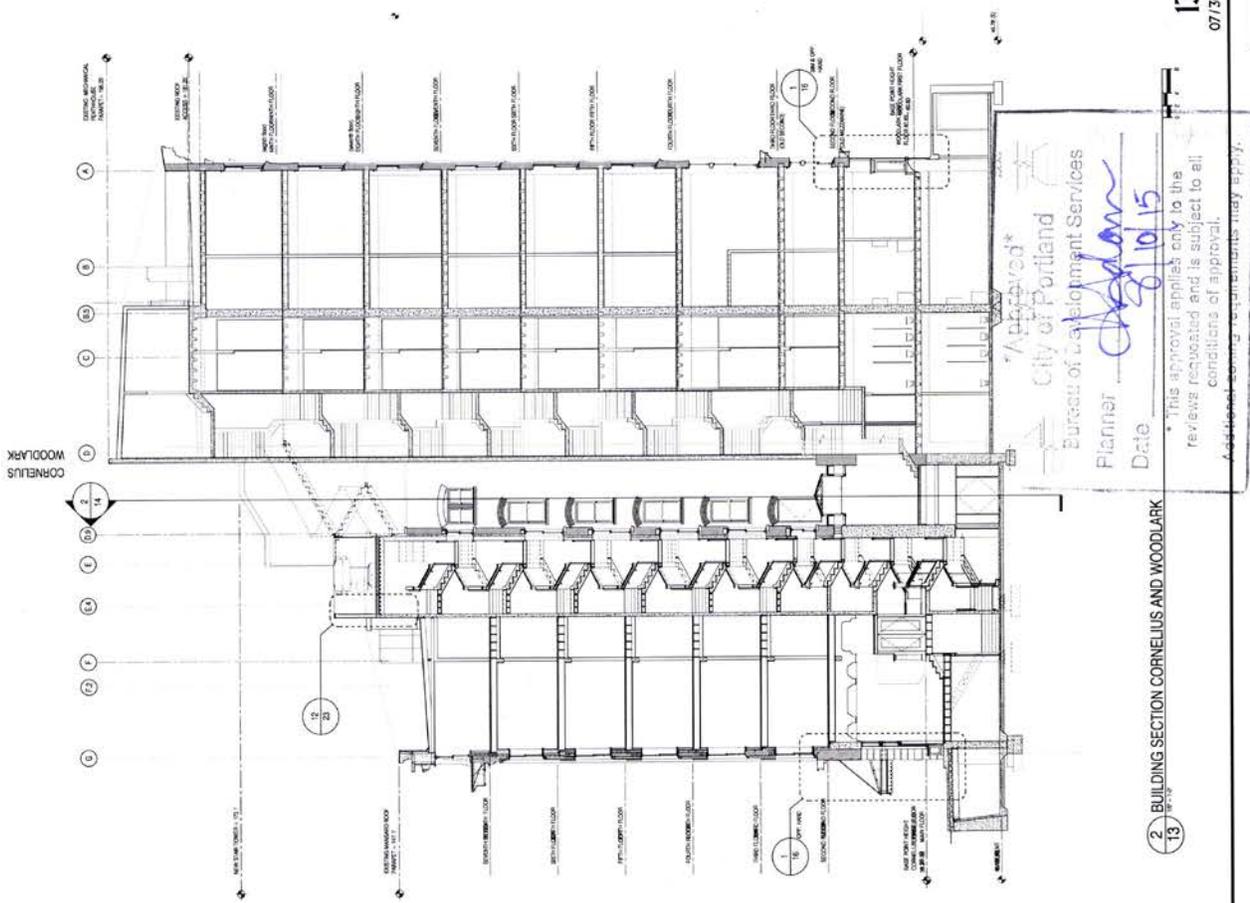


BUILDING F.A.R. = 7.6



CORNELIUS/ WOODLARK BUILDING
 525 SW PARK AVE. & 813 SW WASHINGTON ST., PORTLAND, OR

C-8



1 EAST EXTERIOR ELEVATION
 13
 2 BUILDING SECTION CORNELIUS AND WOODLARK
 13

Approved*
 City of Portland
 Bureau of Development Services
 Planner *[Signature]*
 Date 07/10/15

* This approval applies only to the reviews requested and is subject to all conditions of approval.
 All other building requirements apply.

13
 07/30/15



CORNELIUS/ WOODLARK BUILDING
 525 SW PARK AVE. & 813 SW WASHINGTON ST., PORTLAND, OR

LU 15-149489 HR

C-19

