



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

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Date: November 10, 2015
To: Interested Person
From: Megan Sita Walker, Land Use Services
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NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has approved a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 15-232118 HR – SOVEREIGN HOTEL RESTORATION

GENERAL INFORMATION

Applicant: Britta Mack
 Emerick Architects
 321 SW 4th Ave, Suite 200
 Portland, OR 97204

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

Site Address: 710 SW MADISON ST

Legal Description: PORTLAND, BLOCK 206, LOT 1&2 TL 2700
Tax Account No.: R667722121, R667722120
State ID No.: 1S1E03BB 02700A1, 1S1E03BB 02700
Quarter Section: 3129
Neighborhood: Portland Downtown, contact Rani Boyle at 503-725-9979.
Business District: None
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Central City - Downtown
Other Designations: Historic Landmark – Sovereign Hotel (Sovereign Apartments)
Zoning: CXd – Central Commercial with design overlay
Case Type: HR – Historic Resource Review
Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:
 The applicant proposes to restore the exterior façades of the historic Sovereign Hotel at 710 SW Madison Street. The Sovereign Hotel, also known as Sovereign Apartments, is a historic Landmark, listed in the National Register of Historic Places on December 2, 1981. The extent of

the work proposed includes restoration of the façades and the replacement of the rooftop penthouse.

Existing windows and balcony doors will be repaired or replaced with new windows and doors to match the profiles of the historic conditions as closely as possible. It is noted in the National Register of Historic Places Nomination for this Landmark that some windows and doors were replaced in 1973. The Applicant has noted that the profiles of these previously replaced windows and doors do not match the historic condition of the remaining windows and doors. The applicant is proposing to replace all existing (mostly non-original) wood-framed windows and balcony doors on the secondary, south and west façades with aluminum clad windows and doors; the details for the proposed replacement windows and doors have been provided and are consistent with the historic profile of the original windows and doors. The Applicant is also proposing to repair damaged windows on the primary north and east facades, along SW Madison and SW Broadway, respectfully. The applicant anticipates that some of windows and doors on the north and east facades will either be beyond repair or have been previously replaced and no longer match the historic profile. The applicant is proposing to replace the existing windows and balcony doors on the north and east façades only where absolutely necessary; not to exceed 30 percent of the historic windows and doors on these façades front SW Madison and SW Broadway.

On the ground floor, along SW Madison Street, the storefront glazing and entry door that were removed in a prior remodel will be restored to match the historic condition, per historic photographic evidence. A new entry canopy will be added to the SW Broadway entry to match the historic condition. The ladders on the exterior fire escape are to be removed; however the balconies will remain. The proposal also includes the replacement of the rooftop penthouse, and the proposed installation of three rooftop mounted HVAC units, and one rooftop mounted chiller. The mechanical units are proposed to be located along the north, south and west walls of the penthouse, away from the edge of the parapet. The proposed penthouse will be located within the same footprint of the existing penthouse, and will be 3'-7" taller than the existing penthouse.

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

Note: The Notice of Proposal, mailed on September 30, 2015, stated that the existing rooftop penthouse walls would remain, and be reused in the proposed penthouse design. In actuality, the existing rooftop penthouse is proposed to be removed and rebuilt in the same location. It should also be noted, that while the owner's address on the Notice of Proposal was correct, the current Notice of Decision reflects the correct owner name, 1922 Sovereign, LLC.

Relevant Approval Criteria:

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

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

ANALYSIS

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

The Sovereign Hotel was designed by Architect Carl L. Linde in the Georgian Style, and opened its doors as Portland's first residential hotel in 1923. In 1938, the units in the Sovereign Hotel were converted to apartments, and this use remains today. The Sovereign Hotel is 9-stories high with a reinforced concrete foundation. Considered a skyscraper in 1923, its walls were

built with the lightest and most fire retardant medium of the time – reinforced concrete with tapestry brick, and peach colored, glazed terra cotta facing. The south and west faces of the building remained unadorned, unfaced concrete, until 1989 when the Oregon Historical Society, who bought the property in 1982, hired muralist Richard Hass to paint two 8-story tall murals on the south and west façades, facing SW Broadway and the south park blocks, respectively.

Original exterior details that are still intact include wrought iron railings and set-in cast iron crests of the balconies, and various exterior terra cotta elements that frame the entrances on SW Broadway and SW Madison, as well as, the 3rd floor juliets and 9th floor balconies.

The original metal and glass canopy over the SW Broadway entrance, and the electric-light open framework "Sovereign Hotel" roof sign, are the only original exterior elements that have been removed. The current proposal includes a full restoration of the SW Broadway façade, to include the restoration of the original canopy, per historic photographic evidence.

Zoning: The Central Commercial (CX) zone is intended to provide for commercial development within Portland's most urban and intense areas. A broad range of uses are allowed, reflective of Portland's role as a commercial, cultural and governmental center. Development is intended to be very intense with high building coverage, large buildings, and buildings placed close together. Development is intended to be pedestrian-oriented with a strong emphasis on a safe and attractive streetscape.

The Design Overlay Zone [d] promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. This is achieved through the creation of design districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review. In addition, design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

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

Land Use History: City records indicate there are no prior land use reviews for this site.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **September 30, 2015**. The following Bureaus have responded with no issues or concerns:

Life Safety Plans Examiner responded with the following comment:

- A separate Building Permit and separate Mechanical Permit is required for the work proposed. Please see Exhibit E.1 for additional details.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on September 30, 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 restore the façades of the Landmark building to their historic 1920's condition, per historical photographic evidence.

Existing windows and balcony doors will either be repaired or replaced with new windows and doors to match the profiles of the historic conditions as closely as possible, per the approved detail drawings. As mentioned previously, in 1973 damaged windows and doors on the Sovereign Hotel were replaced with windows and doors that did not match the historic condition. The applicant proposes to replace these non-original windows with the specified aluminum clad windows and doors that match the historic conditions.

The applicant is proposing to replace all existing (mostly non-original) wood-framed windows and balcony doors on the secondary, south and west façades with aluminum clad windows and doors; as mentioned, the details for the proposed replacement windows and doors have been provided and are consistent with the historic profile of the original windows and doors. The Applicant is also proposing to repair damaged windows on the primary north and east facades, along SW Madison and SW Broadway, respectfully. The applicant anticipates that some of windows and doors on the north and east facades will either be beyond repair or will have been previously replaced and no longer match the historic profile. Only in these cases, is that applicant proposing to replace the existing windows and balcony doors on the north and east façades; replacement not to exceed 30 percent of the historic windows and doors on the façades fronting SW Madison and SW Broadway.

Over the course of time, the entries on SW Broadway and SW Madison have been altered; the original metal and glass canopy on SW Broadway has been removed and replaced with a canvas canopy, and the SW Madison entrance and the immediate storefront bay to the east, have been recessed and a canvas canopy has been added. The current proposal includes full restoration of the storefronts, to include; reconstruction of the metal and glass canopy on SW Broadway, reconstruction/realignment of the storefront system on SW Madison and removal of the non-original canvas canopies.

While the original fire escapes will be removed, the balconies will remain. While the fire escapes may contribute to the character of the historic building, particularly since fire escapes are indicative of the past, these elements do not necessarily contribute to the significance of the 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.

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: This historic resource will remain a physical record of its time and place. The original use of the Sovereign was changed from a residential hotel to apartments in 1938, 15 years after its opening. This primary use had remained the same, with slight deviations to include a level of office use in 1973. This apartment use is proposed to continue through this restoration. No conjectural features are proposed. Where any new

elements are proposed, with exception to the rooftop penthouse and rooftop mechanical units, the design of the proposed elements comes directly from the building's past.

As mentioned, new canopies and entrances are proposed to match the historic condition. While the reconstruction of the metal and glass canopy on the SW Broadway entrance and the realignment of the entrance and storefront bay on SW Madison will result in new elements being added to the building, these elements are based on original building features and will match as closely as possible to the original condition, per historic photographic evidence. These new elements will recall the original canopy and storefront alignment of the Sovereign, 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: While the Sovereign Hotel has undergone changes to its exterior, a majority of the original façade materials remain unaltered. The primary alterations that have occurred on the SW Broadway and SW Madison façades have been the removal of an original metal and glass canopy on SW Broadway, the realignment of the entrance and storefront bay on SW Madison, and the installation of canvas canopies on both facades. These alterations have not acquired historical significance. The applicant intends to reconstruct the metal and glass canopy that had been previously removed, realign the entrance and storefront bay along SW Madison to meet the property line, and remove the existing canvas canopies. These alterations are consistent with restoring the Sovereign to its historical condition.

The most significant alterations that have occurred on this property that are proposed to be preserved are the two 8-story tall murals on the south and west façades of the building. The south and west faces of the building remained unadorned, unfaced concrete, until 1989 when the Oregon Historical Society, who bought the property in 1982, hired muralist Richard Hass to paint the two large murals on the south and west façades, depicting Oregon's pioneer period and the Louis and Clark Expedition, respectively. The applicant is proposing to restore these two prominent murals as a part of this review.

With the condition of approval that the restoration of the two 8-story tall murals matches the existing condition as closely as possible, and color, paint type and outlines are to be maintained, these guidelines are 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: The applicant is proposing to replace all existing (mostly non-original) wood-framed windows and balcony doors on the secondary, south and west façades with aluminum clad windows and doors; as mentioned, the details for the proposed replacement windows and doors have been provided and are consistent with the historic profile of the original windows and doors. The Applicant is also proposing to repair damaged windows on the primary north and east facades, along SW Madison and SW Broadway, respectfully. The applicant anticipates that some of windows and doors on the north and east facades will either be beyond repair or will have been previously replaced and no longer match the historic profile. Only in these cases, is the applicant proposing to replace the existing windows and balcony doors on the north and east façades; replacement not to exceed 30 percent of the historic windows and doors on the façades fronting SW Madison and SW Broadway. The profiles of the proposed replacement windows and french doors, are custom designed and match the existing condition as closely as possible. While the focus is on repair rather than

replacement, the proposed systems allow for a long lasting and durable solution that does not compromise the integrity of the Landmark.

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.

This criterion is not applicable.

- 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: A majority of the work proposed will restore historic conditions. The only potentially historic elements to be removed are the fire escapes; however the historic balconies will remain. The new rooftop penthouse is designed to be utilitarian and modest, in contrast to the relatively ornate design of the rest of the building. Both the roof top penthouse and the four roof top mechanical units proposed rooftop mechanical units are set back from the building face, behind the parapet. As per the sight study analysis provided by the applicant, given these conditions, the roof top penthouse and mechanical are not visible from street level views from SW Broadway or SW Madison.

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 the historic Landmarks will be preserved. The ground levels of both buildings have been altered over the years and the proposed alterations at the ground floor is primarily restorative. The new rooftop penthouse is to be approximately 3' 7" taller than the original penthouse and occupies the same footprint. Because the rooftop penthouse and mechanical unit are proposed to be set back from the building edge and behind the parapet, they are not visible from street level views and therefore will not affect the character-defining facades of the building.

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 rooftop penthouse and rooftop mechanical are set back from the street façades and are not visible from the street level.

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 resource.

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 reinvigorate this historic Landmark will, restore this building to a close approximation of its historic condition. The proposed rehabilitation aims to reconstruct the metal and glass canopy, historically located above the SW Broadway entrance, as well as, realign the entrance and storefront bay on SW Madison to the property line, per historic photographic evidence.

Existing quality materials, such as brick and terra cotta will be maintained and preserved. The historic wooden-framed windows and doors on the primary, north and east façades will be repaired where feasible. In situations where the extent of deterioration is too severe or the window or door has been previously replaced and no longer matched the historic condition, the window or door will be replaced with an aluminum clad system to match the historic profile as closely as possible.

Other new elements are to be reconstructed using quality materials, such as metal, glass and wood. The new canopy above the SW Broadway entrance will be constructed of metal and glass to match its historic condition, while new storefronts, windows, and doors, will be constructed of durable materials in a manner to match historic conditions as closely as possible.

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: The entrance on SW Madison and a single storefront bay immediately east of the entrance was recessed into the building at some point in the building's past. As stated, this project proposes to restore this building entrance and storefront and bring it back to the property line. This not only restores the historic condition of this façade, it also redefines the building edge and its relationship to the pedestrian environment. This restoration allows for a continuity of experience and activates this historic façade.

This guideline is met.

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

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

This guideline is 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: A new canopy is proposed at the ground level along SW Broadway to match the historic condition. Currently, there are unoriginal canvas canopies along SW Broadway and SW Madison. As a part of the historic restoration of this property, per photographic evidence, these unoriginal canopies are to be removed, returning the ground level on these two active facades, to their historic condition. While this alteration does result in a removal of weather protection from the site, it is proposed that only the historic locations of canopies will be respected and all other canopies be removed. Other, original architectural features that are still intact, help differentiate the sidewalk level of the building, as do the larger storefront windows.

These guidelines are met.

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

Findings: Historically, no main entrance for this property featured a stepped entrance. An access issue does not exist. Therefore, there is no work proposed to provide barrier-free access to this building. In addition, the new elevators will ensure equitable access to the upper levels of the building.

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.

This guideline is met.

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

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

This criterion is not applicable.

DEVELOPMENT STANDARDS

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

This historic site is build to the property line and does not have any surface parking. Given these conditions, this site cannot accommodate short-term bicycle parking onsite and will therefore pay into the bike fund.

As per, the Nonconforming Development section of the Zoning Code, 33.258.070.D.2.b.3, providing (upgrading) long-term bicycle parking to comply with 33.266.220, Bicycle Parking standards is not required for this site because it is within the designated Central City Core Area and does not have accessory surface parking. However, upgrading short-term bicycle parking to meet standards is required.

The standard for providing short-term bicycle parking, as defined in chapter 33.266.220, Table 266-6, s “2 or 1 spaces per 20 units”. Given, that this project has 45 units, a total of 3 short-term spaces that meet the applicable standards must be provided.

CONCLUSIONS

It is the intent of the applicant to restore this historic Landmark as closely as possible to its original condition. It is the intent of this proposal to rehabilitate the historic Sovereign Hotel with minimal alterations to existing historic materials. The proposed restoration of historic ground floor conditions with minor alterations to historic materials will restore this grand building to near original condition.

While the intent of the applicant is to restore and repair this Landmark, minimal replacement of historic material is proposed. The applicant is proposing to replace all existing (mostly non-

original) wood-framed windows and balcony doors on the secondary, south and west façades that do not match the profile of the historic condition with aluminum clad windows and doors that are consistent with the historic profile of the original windows and doors. The Applicant is also proposing to repair damaged windows on the primary north and east façades, along SW Madison and SW Broadway, respectfully. The applicant anticipates that some of windows and doors on the north and east façades will either be beyond repair or will have been previously replaced and no longer match the historic profile. Only in these cases, is that applicant proposing to replace the existing windows and balcony doors; replacement is not to exceed 30 percent of the historic windows and doors on the façades fronting SW Madison and SW Broadway.

Other alterations, such as the reconstructed rooftop penthouse and rooftop mechanical units are necessary additions to make the building meet Life Safety requirements and they will have a minimal effect on the overall historic character of the building. The purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. This proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

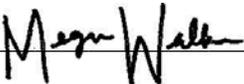
Approval of exterior alterations on the Sovereign building, to include restoration of the façades and the replacement of the rooftop penthouse, as described below:

- Replacement of all existing (some previously replaced) wood-framed windows and balcony doors on the secondary, south and west façades with aluminum clad windows and doors; the details for the proposed replacement windows and doors have been provided and are consistent with the historic profile of the original windows and doors.
- Replacement of existing windows and balcony doors on the north and east façades only where repair is not an option and replacement is necessary; not to exceed 30 percent of the historic windows and doors on these façades fronting SW Madison and SW Broadway.
- Restoration of the two, 8-story tall murals on the south and west façades of the building to match existing conditions, approved with condition B, described below.
- Reconstruction of a metal and glass canopy over the main SW Broadway entry to match the historic condition, per historical photographic evidence.
- Realignment of the SW Madison entry and adjacent storefront bay to match historic conditions.
- Removal of all canvas canopies.
- Replacement of the existing rooftop penthouse, as well as, four rooftop mechanical units to be located along the north, south and west walls of the penthouse. The penthouse is to be located within the same footprint of the existing penthouse, and will be 3'-7" taller than the existing penthouse.

Approval per Exhibits C-5 through C-8, signed and dated 11/06/2015, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related condition (B) must be noted on each of the four required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE- Case File LU 15-232118 HR." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. The restoration of the two 8-story tall murals is approved with the condition that the proposed restoration matches the existing condition as closely as possible, and color, paint type and outlines are to be maintained; see attached Exhibit C-8.

Staff Planner: Megan Sita Walker

Decision rendered by:  on **(November 06, 2015)**

By authority of the Director of the Bureau of Development Services

Decision mailed: November 10, 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 September 4, 2015, and was determined to be complete on **September 18, 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 September 4, 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. Unless further extended by the applicant, **the 120 days will expire on: January 16, 2016**.

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

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

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

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

Appealing this decision. This decision may be appealed to the Hearings Officer, which will hold a public hearing. Appeals must be filed **by 4:30 PM on November 24, 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 12:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 12:00 pm on Thursdays, appeals must be submitted at the reception desk on the 5th floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Hearings Officer 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 Hearings Officer 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 **November 25, 2015**.
- A building or zoning permit will be issued only after the final decision is recorded.

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

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

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

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

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

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

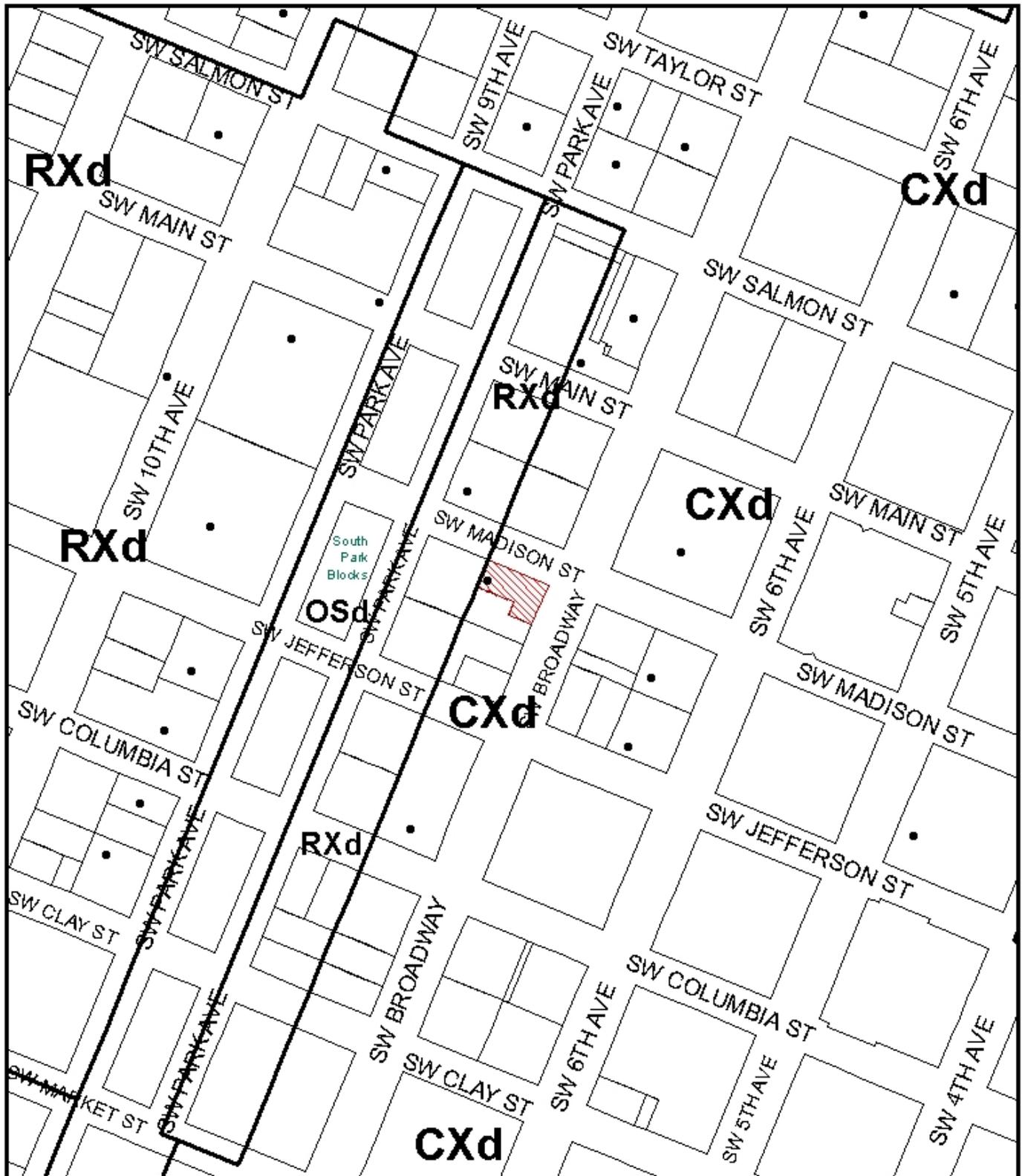
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Project Description and Response to Historic resource Review Approval Criteria
 - 2. Response to Central City Fundamental Design Guidelines
 - 3. Vicinity Map
 - 4. Historic Photos
 - 5. Existing Photos
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Demolition Site/ Roof Plan
 - 2. Demolition Ground Floor Plan
 - 3. Demolition North & East Elevations
 - 4. Demolition South & West Elevations
 - 5. Proposed Site/ Roof Plan (attached)
 - 6. Proposed Ground Floor Plan (attached)
 - 7. Proposed North and East Elevations (attached)
 - 8. Proposed South & West Elevations (attached)
 - 9. Elevator Penthouse + Mechanical Unit Site Lines
 - 10. Enlarged Broadway Entrance
 - 11. Enlarged Madison Entrance
 - 12. Existing French Door Elevation/ Jamb Detail/ Section
 - 13. Proposed French Door Elevation/ Jamb Detail/ Section
 - 14. Existing Casement Window Elevation/ Jamb Detail/ Section
 - 15. Proposed Casement Window Elevation/ Jamb Detail/ Section
 - 16. Existing Double Hung Window Elevation/ Jamb Detail/ Section
 - 17. Proposed Double Hung Elevation/ Jamb Detail/ Section
 - 18. Canopy Side Elevation
 - 19. Canopy Front elevation
 - 20. Canopy Section
 - 21. Canopy Reflected Ceiling Plan
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Life Safety Plans Examiner response
- F. Correspondence: none
- G. Other:
 - 1. Original LU Application
 - 2. Statutory Special Warranty Deed
 - 3. Correspondence with Jessica Engeman on November 06, 2015, regarding Mural restoration.
 - 3. Oregon Historic Site Record
 - 4. National Register of Historic Places Inventory – Nomination Form

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).



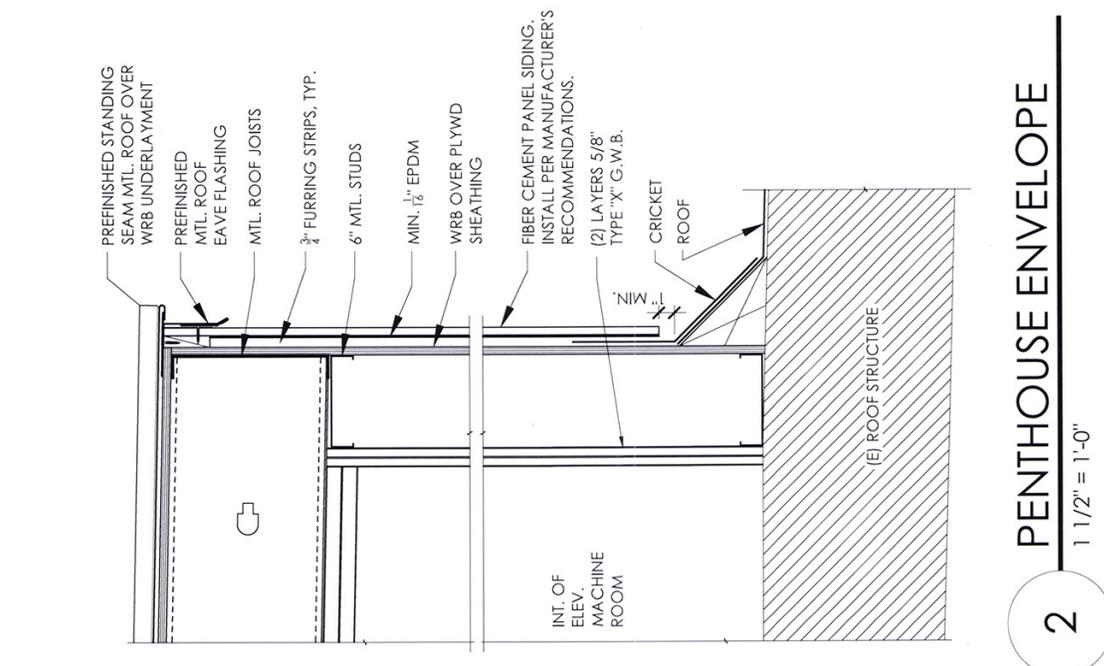
ZONING

-  Site
-  Historic Landmark

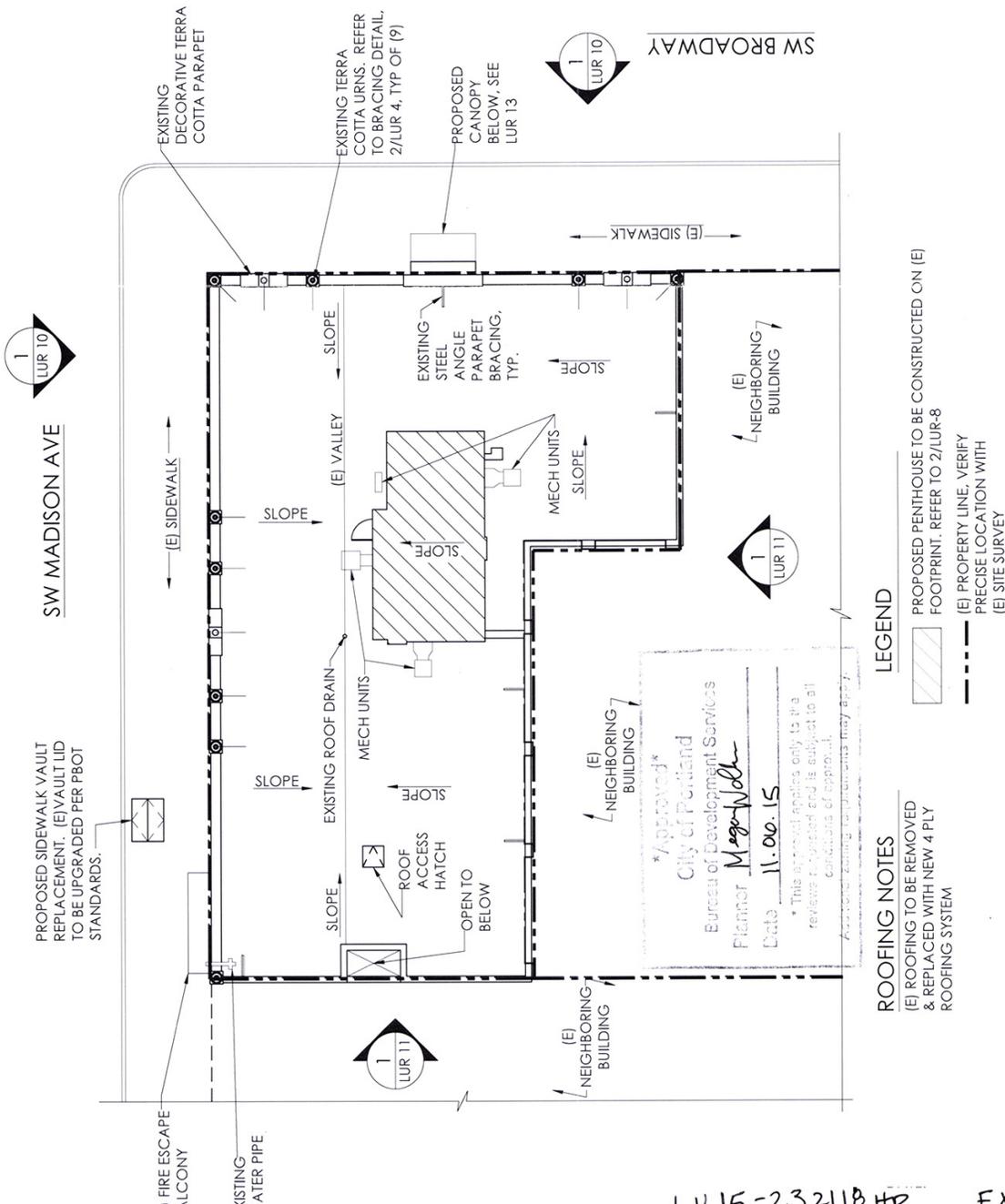
This site lies within the:
CENTRAL CITY PLAN DISTRICT
DOWNTOWN SUBDISTRICT



File No.	<u>LU 15-232118 HR</u>
1/4 Section	<u>3129</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1S1E03BB 2700</u>
Exhibit	<u>B (Sep 09, 2015)</u>



2 PENTHOUSE ENVELOPE
1 1/2" = 1'-0"



LEGEND

PROPOSED PENTHOUSE TO BE CONSTRUCTED ON (E) FOOTPRINT. REFER TO 2/LUR-8

(E) PROPERTY LINE. VERIFY PRECISE LOCATION WITH (E) SITE SURVEY

ROOFING NOTES

(E) ROOFING TO BE REMOVED & REPLACED WITH NEW 4 PLY ROOFING SYSTEM

Approved
City of Portland
Bureau of Development Services
Planner *Megan Walsh*
Date *11.06.15*

* This approval applies only to the reviews conducted and is subject to all conditions of approval. Any technical, zoning, or other requirements may apply.

SOVEREIGN HOTEL
JOB #: 1450

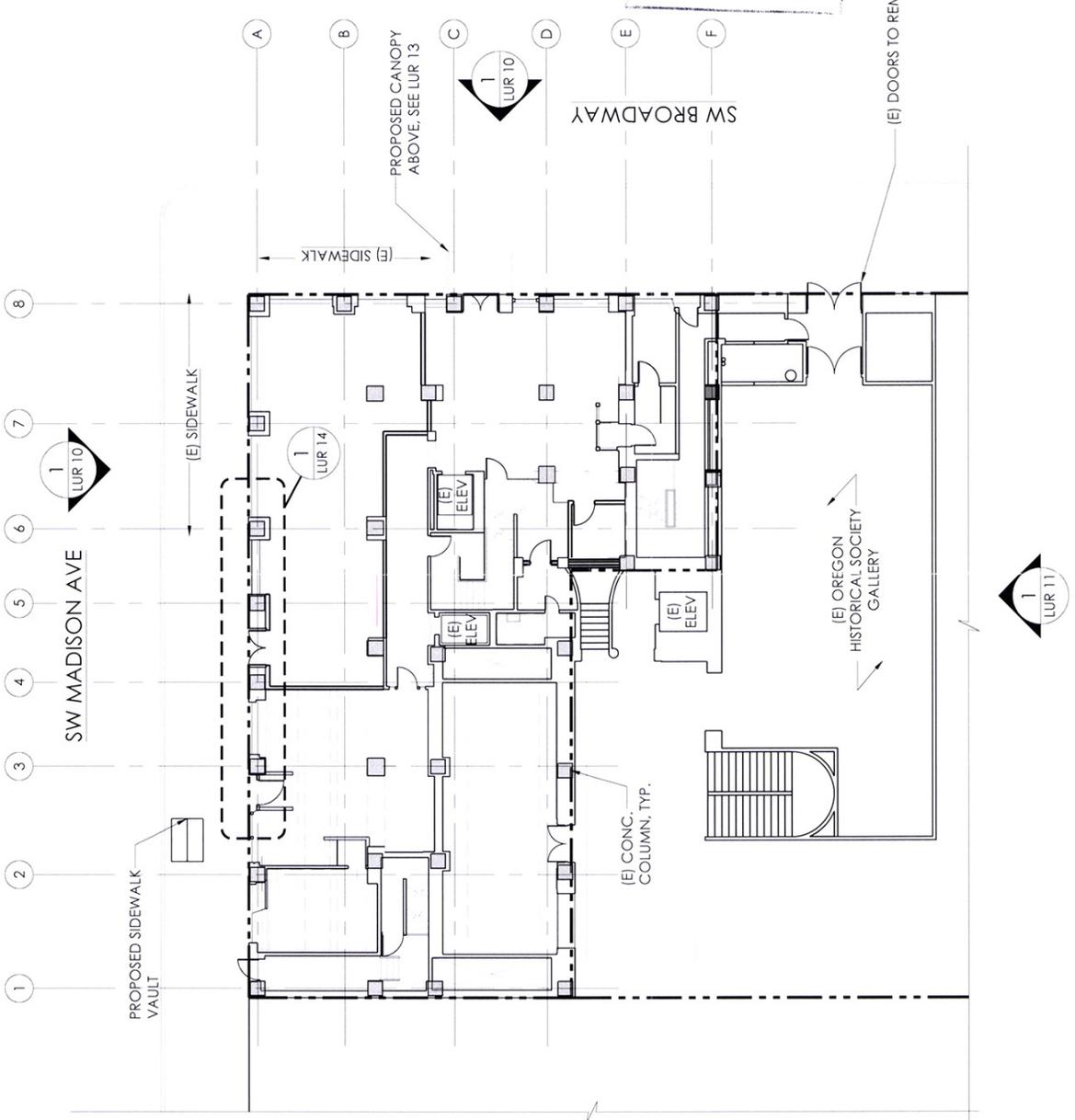
EMERICK ARCHITECTS

DATE: 09-24-15

SOVEREIGN HOTEL
DESIGN REVIEW

NOT FOR CONSTRUCTION

1 PROPOSED SITE / ROOF PLAN
1/16" = 1'-0"



Approved
 City of Portland
 Bureau of Development Services
 Planner *Megan Walsh*
 Date *11.06.15*
 * This approval applies only to the review proposed and is subject to all conditions of approval.
 Additional zoning requirements may apply.

- LEGEND**
- PROPOSED WALL
 - (E) PROPERTY LINE, VERIFY PRECISE LAYOUT WITH (E) SITE SURVEY

1 PROPOSED GROUND FLOOR PLAN
 1/16" = 1'-0"

SOVEREIGN HOTEL
 DESIGN REVIEW

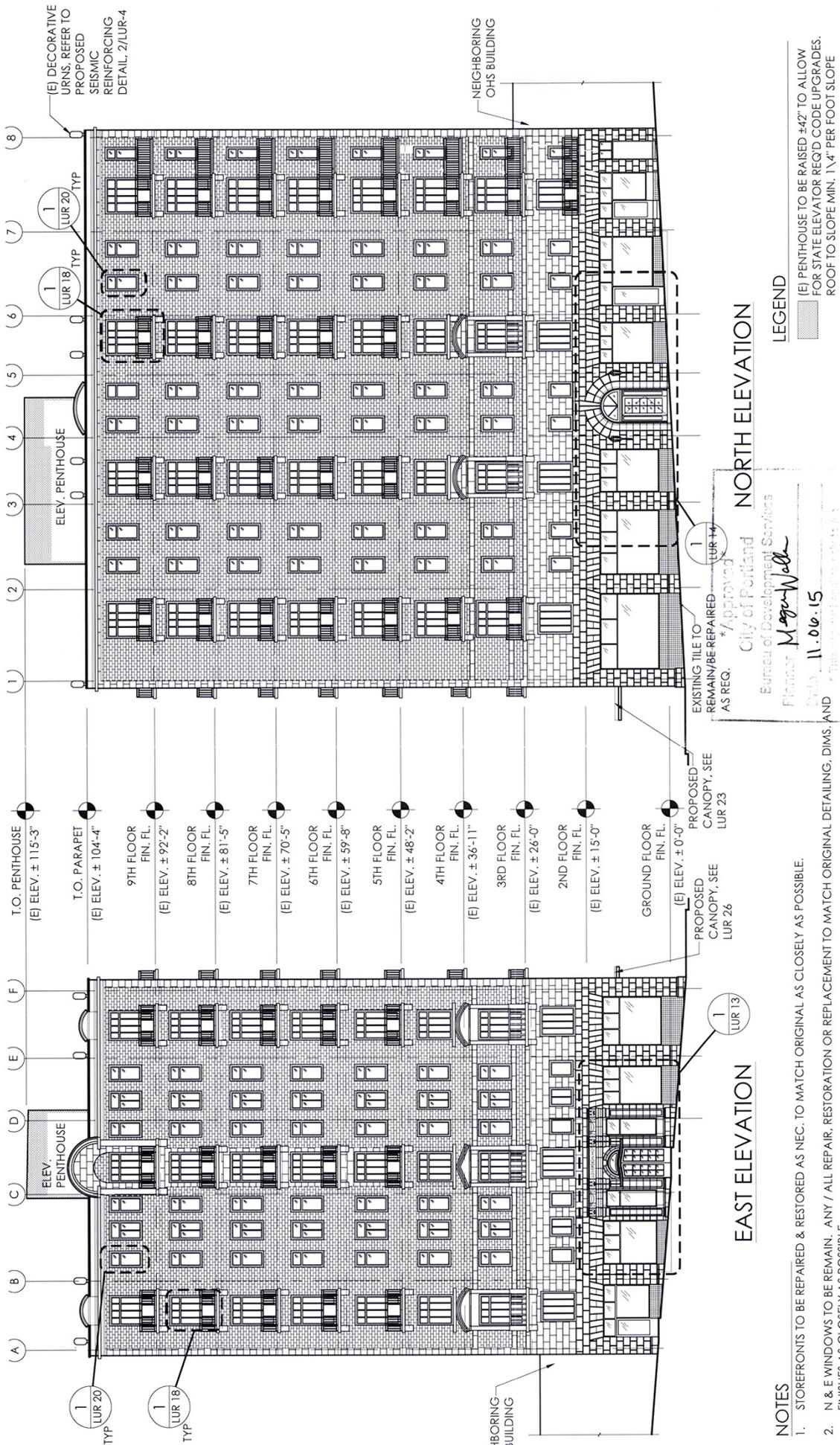
NOT FOR CONSTRUCTION

EMERICK ARCHITECTS

SOVEREIGN HOTEL
 JOB #: 1450

LUR-9

DATE: 09-03-15



NORTH ELEVATION

EAST ELEVATION

LEGEND
 (Hatched area) (E) PENTHOUSE TO BE RAISED 42" TO ALLOW FOR STATE ELEVATOR REQ'D CODE UPGRADES. ROOF TO SLOPE MIN. 1/4" PER FOOT SLOPE

- NOTES**
1. STOREFRONTS TO BE REPAIRED & RESTORED AS NEC. TO MATCH ORIGINAL AS CLOSELY AS POSSIBLE.
 2. N & E WINDOWS TO BE REMAIN. ANY / ALL REPAIR, RESTORATION OR REPLACEMENT TO MATCH ORIGINAL DETAILING, DIMS. AND FINISHES AS CLOSELY AS POSSIBLE.

LUR-10
 SOVEREIGN HOTEL
 JOB #: 1450

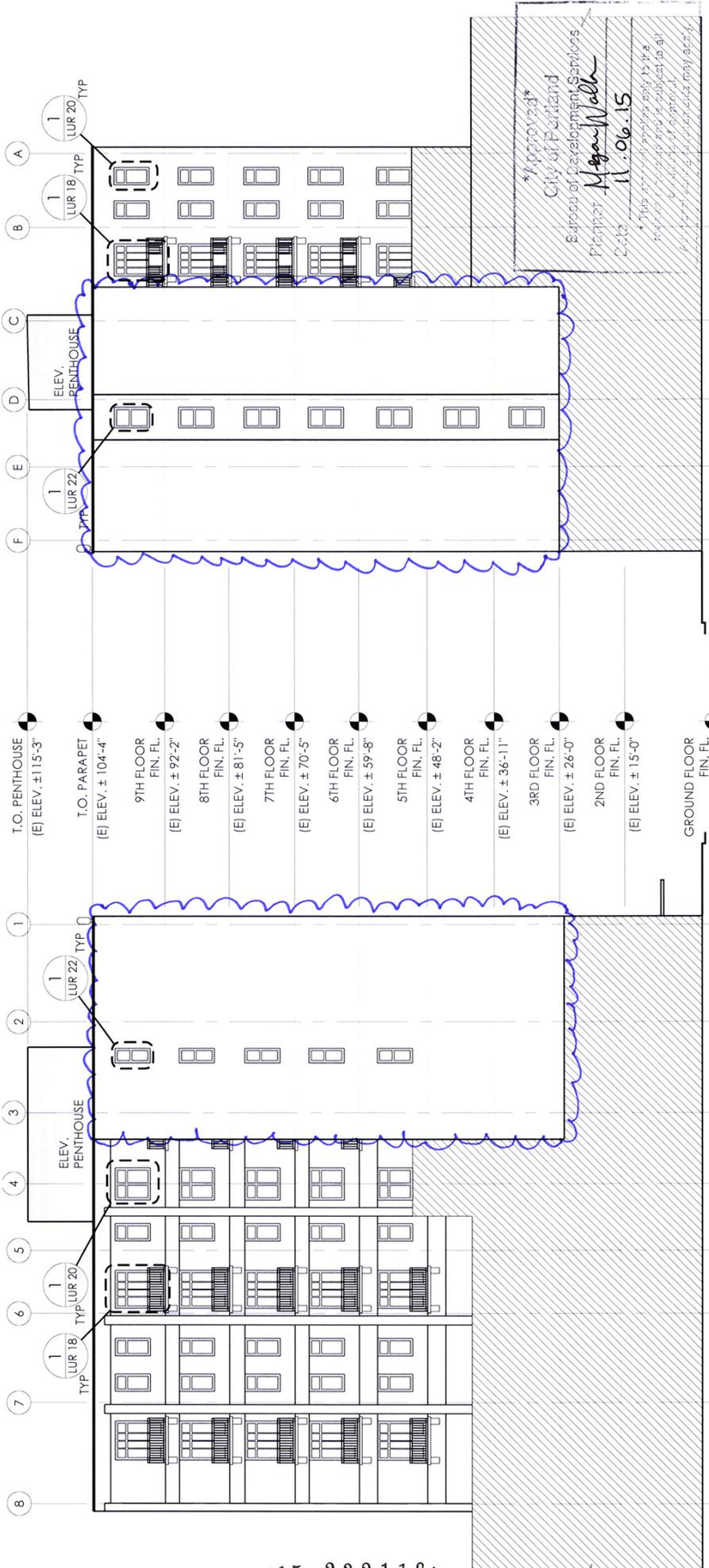
EMERICK ARCHITECTS

SOVEREIGN HOTEL - Final Zoning Requirements for Design Review

PROPOSED NORTH & EAST ELEVATION
 1/16" = 1'-0"

NOT FOR CONSTRUCTION

DATE: 09-24-15



WEST ELEVATION

SOUTH ELEVATION

MURAL RESTORATION APPROVED W/ CONDITION B THAT COLOR, PRINT TYPE + OUTLINES ARE MAINTAINED.

NOTES

1. S & W WINDOWS TO BE REMOVED & REPLACED WITH NEW TO MATCH ORIGINAL DIMS, DETAILING & FINISH AS CLOSELY AS POSSIBLE. REFER TO ENLARGED DETAILS.
2. ASSESSMENT OF (E) PLASTER WALLS ON SOUTH & WEST ELEVATIONS SHOW IMMEDIATE NEED FOR REPAIR / REPLACEMENT.
3. (E) S & W HISTORIC MURAL TO BE REPLACED IN KIND FOLLOWING PLASTER REPAIR / REPLACEMENT.

- LEGEND**
- (E) NEIGHBORING OHS BUILDING NOT IN SCOPE
 - PENTHOUSE TO BE RAISED ±42" TO ALLOW FOR STATE ELEVATOR REQ'D CODE UPGRADES.
 - ROOF TO SLOPE MIN. 1/4" PER FOOT SLOPE

EXH C-B

1 PROPOSED SOUTH & WEST ELEVATIONS
1/16" = 1'-0"

SOVEREIGN HOTEL
DESIGN REVIEW

EMERICK ARCHITECTS

SOVEREIGN HOTEL
JOB #: 1450

LUR-11

DATE: 09-03-15

NOT FOR CONSTRUCTION

W15-232118 HR

Approved
City of Portland
Bureau of Development Services
Planner: Megan Walsh
Date: 11.06.15
*This approval applies only to the required changes and is subject to all applicable codes and regulations. The City of Portland does not warrant the accuracy of this information.