



**Date:** November 23, 2015  
**To:** Interested Person  
**From:** Arthur Graves, Land Use Services  
 503-823-7803 | [Arthur.Graves@portlandoregon.gov](mailto:Arthur.Graves@portlandoregon.gov)

**NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD**

The Bureau of Development Services has approved a proposal in your neighborhood. The 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 15-136630 HR: EXTERIOR ALTERATIONS TO NORTH ELEVATION**

**GENERAL INFORMATION**

**Applicant:** Robert Mawson | Heritage Consulting Group | 503.228.0272  
 1120 NW Northrup Street | Portland OR 97209

**Owner:** Bashar Wali | Aspen Lodging Group LLC | 503.548.2574  
 111 SW 5th Ave. Suite #1001 | Portland OR 97204

**Site Address:** 400 SW Broadway

**Legal Description:** LOT 7&8 BLOCK 176 HISTORIC PROPERTY 15 YR 2004 POTENTIAL ADDITIONAL TAX, PORTLAND

**Tax Account No.:** R667718040, R667718040

**State ID No.:** 1N1E34CC 04400, 1N1E34CC 04400

**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 (Plan District) – Downtown (Sub-District)

**Other Designations:** Historic Landmark pursuant to listing in the National Register of Historic Places as the New Imperial Hotel, on October 24, 2003

**Zoning:** CXd: Central Commercial (CX) Base Zone with Design (d) and Historic Resource Protection Overlay

**Case Type:** HR: Historic Review

**Procedure:** Type II, an administrative decision with appeal to the Landmarks Commission.

**Proposal:**  
 The applicant seeks Historic Design Review approval for exterior alterations to the Nationally Registered Landmark, the New Imperial Hotel:

- SW Stark façade (North Elevation): Remove non-original pink travertine paneling from the entire façade and install new brick to match existing brick and brick coursing seen at the west corner of the north elevation. The result to be a cohesive design and material palette across the north façade.
- Two new storefront window systems to match frame, size, color, material and finish of existing storefront window system on the north elevation at the west corner.
- Existing granite base to remain and be cleaned.

The proposal includes non-exempt exterior alterations to the site of a Historic Landmark. Therefore, the proposal must undergo Historic Resource Review.

**Relevant Approval Criteria:**

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

- Chapter 33.846.060 G Other Approval Criteria
- Central City Fundamental Design Guidelines

## ANALYSIS

**Site and Vicinity:**

The site is a 10,000 square foot, quarter block parcel located in the northwest corner of the block bounded by SW Broadway Street to the northwest, SW Stark Street to the northeast, SW 6<sup>th</sup> Avenue to the southeast, and SW Washington Street to the southwest. The building faces downtown Portland's most significant north-south shopping street (SW Broadway Street) and is adjacent to the downtown core. Within the near vicinity are commercial buildings of a comparable age, size and architectural style. The nine-story building, known historically as the New Imperial Hotel, was constructed in 1908 and is listed in the National Register of Historic Places. The reinforced concrete and steel frame building, clad in brick and terra cotta, was built as an addition to the original Imperial Hotel located at 422-426 SW Broadway Street. It can be categorized as exhibiting a late 19<sup>th</sup> and early 20<sup>th</sup> century American commercial style of architecture.

The building mass creates an enclosed interior light court that is hidden from the street, with floors two through nine forming a closed L above the ground floor quarter-block base and creating an interior light court. The exterior exhibits a classical tripartite hierarchy and classical architectural detailing, with the two-story base clad in blonde brick with terra cotta above, the next six stories in buff-colored brick with cream-colored terra cotta quoins, and the uppermost story in cream-colored architecturally detailed sheet metal. The ground floor is divided into five black anodized aluminum and glass storefront bays, with a centered recessed main entrance located off SW Broadway Street. The entrance bay is defined by an overhanging black metal and glass marquee that marks the entrance to the Hotel Lucia and mimics the building's original entry marquee to the New Imperial Hotel. Two recessed, secondary retail entrances are located at the building's northernmost and southernmost bays on the west elevation.

**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 (d) overlay promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to

existing development are subject to design review. This is achieved through the creation of design districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review. In addition, design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

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

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

- LUR 01-008035 DZ (reference file # LUR 01-00638 DZ): Approval of new awnings, two new flagpoles, new aluminum window system, and two new ground floor entrances.
- LUR 90-004296 DZ (reference file # DZ 123-90): Approval for a restoration and remodel of the ground floor façade facing SW Broadway.
- LUR 86-004201 (reference file # DZ 11-86): Approval for the installation of a satellite dish.
- LUR 06-171651: Approval of projecting and wall-mounted signage.
- LU 12-130579 HDZM: Approval of exterior alterations and new signage.

**Agency Review:** A "Notice of Proposal in Your Neighborhood" was mailed **October 27, 2015**.

- Bureau of Development Services Life Safety/Building Code Section (Exhibit E-1)

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on October 27, 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.
- 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.

3. **Historic changes.** Most properties change over time. Those changes that have acquired historic significance will be preserved.
4. **Historic features.** Generally, deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and other visual qualities and, where practical, in materials. Replacement of missing features must be substantiated by documentary, physical, or pictorial evidence.

**Findings for 1, 2, 3 and 4:** The proposed alterations to the north façade of the New Imperial Hotel, an Historic Landmark within the City of Portland, will not include removing historic materials or materials that contribute to the property's historic significance. Alterations to the 1909 structure include removing the existing non-original travertine veneer covering much of the first floor exterior on the north façade to be replaced with brick and brickwork that is consistent with the existing brickwork on the west façade. In addition to the proposed brickwork to be added, two additional new aluminum storefront window systems, which match the existing storefront window systems on the north and west elevations, will be added to the north façade. The proposed alterations will not create a false record of its time but will undo previous work and alterations that are not architecturally consistent with the landmark resource in an effort to have a more unified façade at the pedestrian level for both street facing façades. *These criteria have been 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:** Existing historic materials on the structure will be protected through the proposed north façade alterations. Chemical or physical treatments, such as sandblasting which could cause damage to historic materials will not be used. *This criteria has been met.*

7. **Differentiate new from old.** New additions, exterior alterations, or related new construction will not destroy historic materials that characterize a property. New work will be differentiated from the old.

**Findings:** The proposed alterations will not destroy historic materials that characterize the property but will remove non-original materials that are not consistent with the architectural aesthetic of the building. While the proposed brickwork and storefront window systems are intending to be consistent with existing brickwork on the west and a portion of the north façade, due to their being new materials they will read as different from the existing materials on the 1909 landmark structure. *This criteria has been 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.
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.
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, 9 and 10:** The collective work proposed to the New Imperial Hotel will greatly improve the SW Stark Street facing façade at the pedestrian level both in terms of material compatibility with the rest of the building as well as with visibility, access

and pedestrian comfort. The removal of the non-original travertine to be replaced with brickwork consistent with the existing brickwork on the building will strengthen the architectural compatibility of the two street facing façades, and the building as a whole. The addition of two storefront windows matching existing storefront windows on the structure will also help the north façade to be more architecturally consistent and compatible with the west façade. In addition, the proposed new storefront windows will improve pedestrian comfort along this façade as it will no longer contain a 75 foot blank wall adjacent to the sidewalk. The proposed alterations preserve the form and integrity of the landmark resource while better unifying the north and the west façades. These alterations serve to directly strengthen the architectural aesthetics of the landmark building while indirectly improving the Downtown Sub-District of the Central City Plan District as well. *These criteria have been 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.*

- A4. Use Unifying Elements.** Integrate unifying elements and/or develop new features that help unify and connect individual buildings and different areas.

**Findings:** The proposal to remove the non-original travertine from the north façade and replace it with brick and brickwork that matches the existing brickwork found at the pedestrian level on the west façade (and the western corner of the north facade) will produce a unified street facing façade for the building as a whole. The addition of two new storefront windows to the north façade, which match existing storefront windows on the buildings west elevation, in areas that are currently solid wall, also helps to better unify the landmark structure. *This criteria has been met.*

- A5. Enhance, Embellish, and Identify Areas.** Enhance an area by reflecting the local character within the right-of-way. Embellish an area by integrating elements in new

development that build on the area's character. Identify an area's special features or qualities by integrating them into new development.

- A6. Reuse/Rehabilitate/Restore Buildings.** Where practical, reuse, rehabilitate, and restore buildings and/or building elements.

**Findings for A5 and A6:** The removal of the existing travertine veneer and restoration of the north façade with matching brick and brickwork that is consistent with the brickwork on the west façade and the west corner of the north façade will greatly enhance the building and the right-of-way that is immediately adjacent. The investment to remove the non-original travertine, replace the pedestrian level with previously described matching brick and add two new storefront window systems will significantly alter the street facing façade from seemingly like a secondary back-alley to a viable façade consistent with the architectural aesthetic of the landmark building and the surrounding Downtown Sub-District. *These criteria have been 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.
- 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.
- B4. Provide Stopping and Viewing Places.** Provide safe, comfortable places where people can stop, view, socialize and rest. Ensure that these places do not conflict with other sidewalk uses.
- 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.

**Findings for A8, B2, B4 and B6:** In adding two new storefront window systems to the north façade, and so reducing the current 75 foot blank wall, the streetscape adjacent the building will be improved for pedestrian users. In addition to better unifying the north and west façades of the building the proposed alterations also contribute to the SW Stark Street streetscape as a whole. Currently, the north elevation of the subject building is the only solid wall on this block. The proposed alterations will provide improved architectural consistency regarding windows and glazing for this façade on SW Stark Street which in turn will provide improved pedestrian comfort and activity both inside the building and in the sidewalk right-of-way. Staff notes the existing awnings on the west façade and on the existing storefront window system on the north façade. As awnings are a component of the approval criteria in that they protect the pedestrian, providing weather protection, etc. the addition an awning to the western most proposed storefront window system on the north façade has been added as a condition of approval.

*With the condition of approval that an awning be installed above the western most proposed storefront window system on the north façade matching the existing awning on this façade in color, size, design, location above proposed storefront window system and installation, these criteria have been met.*

- C1. Enhance View Opportunities.** Orient windows, entrances, balconies and other building elements to surrounding points of interest and activity. Size and place new buildings to protect existing views and view corridors. Develop building façades that create visual connections to adjacent public spaces.

**Findings:** The proposed addition of two black aluminum storefront window systems to

the north façade at the pedestrian level helps to provide views into and out of the landmark resource. *This criteria has been met*

- 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.

**Findings for C2 and C3:** The proposed alterations to the north façade including the installation of brick and brickwork detailing that matches the existing brick and brickwork detailing currently found on the west façade and west corner of the north façade of the building incorporates quality materials consistent with materials existing on the landmark building. In addition, the proposed storefront window systems are black aluminum with clear glazing that will match, in design and installation, the existing black aluminum storefront window found at the west corner at the north façade. The collective alterations proposed, involving the removal of non-original materials and the installation of materials and features found on the west elevation of the building, will result in a more architecturally unified and consistent building. These treatments show an interest in reestablishing the presence of the building at both street facing facades and a respect for the landmark building. *These criteria have been met.*

- C4. Complement the Context of Existing Buildings.** Complement the context of existing buildings by using and adding to the local design vocabulary.
- 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 C4 and C5:** The proposed alterations to the north façade of the New Imperial Hotel are primarily intending to correct past design alterations not consistent with the historically correct architectural aesthetic of the landmark building. Through the removal of the travertine panel veneer and the installation of matching brick and brickwork that is consistent with that existing on the building a more unified first floor exterior will be achieved. In addition, the installation of two new storefront window systems to the north façade will also help to better unify the two street facing facades (SW Stark Street and SW Broadway) of the landmark building while at the same time creating a façade that is more comfortable for pedestrians and complimentary of the adjacent buildings and their design vocabulary. The proposed alterations to the north façade, which in effect creates a more dynamic and less daunting presence at the sidewalk right-of-way, will be in-step with the surrounding, and fully glazed, storefronts on this block of SW Stark Street. *These criteria have been met.*

- C6. Develop Transitions between Buildings and Public Spaces.** Develop transitions between private development and public open space. Use site design features such as movement zones, landscape element, gathering places, and seating opportunities to develop transition areas where private development directly abuts a dedicated public open space.

**Findings:** While the proposed alterations to the north façade do not intend to create additional access to the building it should be noted that the installation of new storefront window systems to this elevation will improve the transition that pedestrians experience between the public space and the building. This will be accomplished primarily through the removal of the existing 75 foot solid wall that pedestrians currently experience when walking next to the north façade of the building. *This criteria has been met.*

- C7. Design Corners that Build Active Intersections.** Use design elements including, but not limited to, varying building heights, changes in façade plane, large windows, awnings,

canopies, marquees, signs and pedestrian entrances to highlight building corners. Locate flexible sidewalk-level retail opportunities at building corners. Locate stairs, elevators, and other upper floor building access points toward the middle of the block.

**Findings:** The proposed alterations to the north façade will improve the architectural consistency and overall coherency of the landmark building at the pedestrian level. The added architectural treatments to the north elevation will in turn help to strengthen the existing corner entry at SW Stark Street and SW Broadway. *This criteria has been met.*

## DEVELOPMENT STANDARDS

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

## CONCLUSIONS

The purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. This proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

## ADMINISTRATIVE DECISION

Approval of alterations to the north façade of the New Imperial Hotel, an individually listed nationally registered landmark in the Central City Plan District and Downtown Sub-District including:

- SW Stark façade (North Elevation): Remove non-original pink travertine paneling from the entire façade and install new brick to match existing brick and brick coursing seen at the west corner of the north elevation. The result to be a cohesive design and material palette across the north façade.
- Two new black aluminum storefront window systems to match frame, size, color, material and finish of existing storefront window system on the north elevation at the west corner.
- Existing granite base to remain and be cleaned.

Approval, per the approved site plans, Exhibits C-1 through C-9, signed and dated Wednesday, November 18, 2015, subject to the following conditions:

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1-C.9. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 15-136630 HR. No field changes allowed."
- B. Installation of an awning to the proposed western most storefront window system on the north façade, to match the existing awning above the existing storefront window system on the north façade. Awning to match existing awning on this façade in color, size, design, location above proposed storefront window system and installation.

**Staff Planner: Arthur Graves**



**Decision rendered by:** \_\_\_\_\_ **on Wednesday, November 18, 2015.**  
By authority of the Director of the Bureau of Development Services

**Decision mailed: Monday, November 23, 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 March 19, 2015, and was determined to be complete on **September 15, 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 March 19, 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 requested that the 120-day review period be extended for 42 days (Exhibit A-5) Unless further extended by the applicant, **the 120 days will expire on: Wednesday, January 13, 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 Landmarks Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on Monday, December 07, 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 5<sup>th</sup> 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](http://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 Landmarks Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

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

**Recording the final decision.**

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

- *Unless appealed*, The final decision may be recorded on or after **Tuesday, December 08, 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 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 Submittal
  - 1. Applicant's Statement
  - 2. Site Images: Exterior
  - 3. Site Images: Interior
  - 4. Email noting change in project applicant: September 15, 2015
  - 5. Signed Waiver
- B. Zoning Map (attached)
- C. Drawings:
  - 1. Cover Sheet
  - 2. Site Plan (attached)
  - 3. Elevations North – Existing (attached)
  - 4. Elevations North – Proposed (attached)
  - 5. Elevations and Partial Interior Plan North – Proposed
  - 6. Partial Floor Plan and Interior Elevation
  - 7. Elevation and Section: Storefront Window System and Brickwork
  - 8. Details: Window Sill and Window Jamb
  - 9. Manufacture's Cutsheet
- D. Notification information:
  - 1. Mailing list
  - 2. Mailed notice
- E. Agency Responses:
  - 1. Life Safety/Building Code Section of the Bureau of Development Services: Nauman Quraishi: November 16, 2015.
- F. Correspondence: (none)
- G. Other:
  - 1. Original LU Application
  - 2. Oregon Historic Site Record
  - 3. Historic Resource Inventory Form
  - 4. Prints: partial plan drawings
  - 5. Site Pictures: Exterior
  - 6. Site Pictures: Interior
  - 7. Incomplete Letter: April 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).**



# ZONING



Site



Historic Landmark



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

File No. LU 15-136630 HR

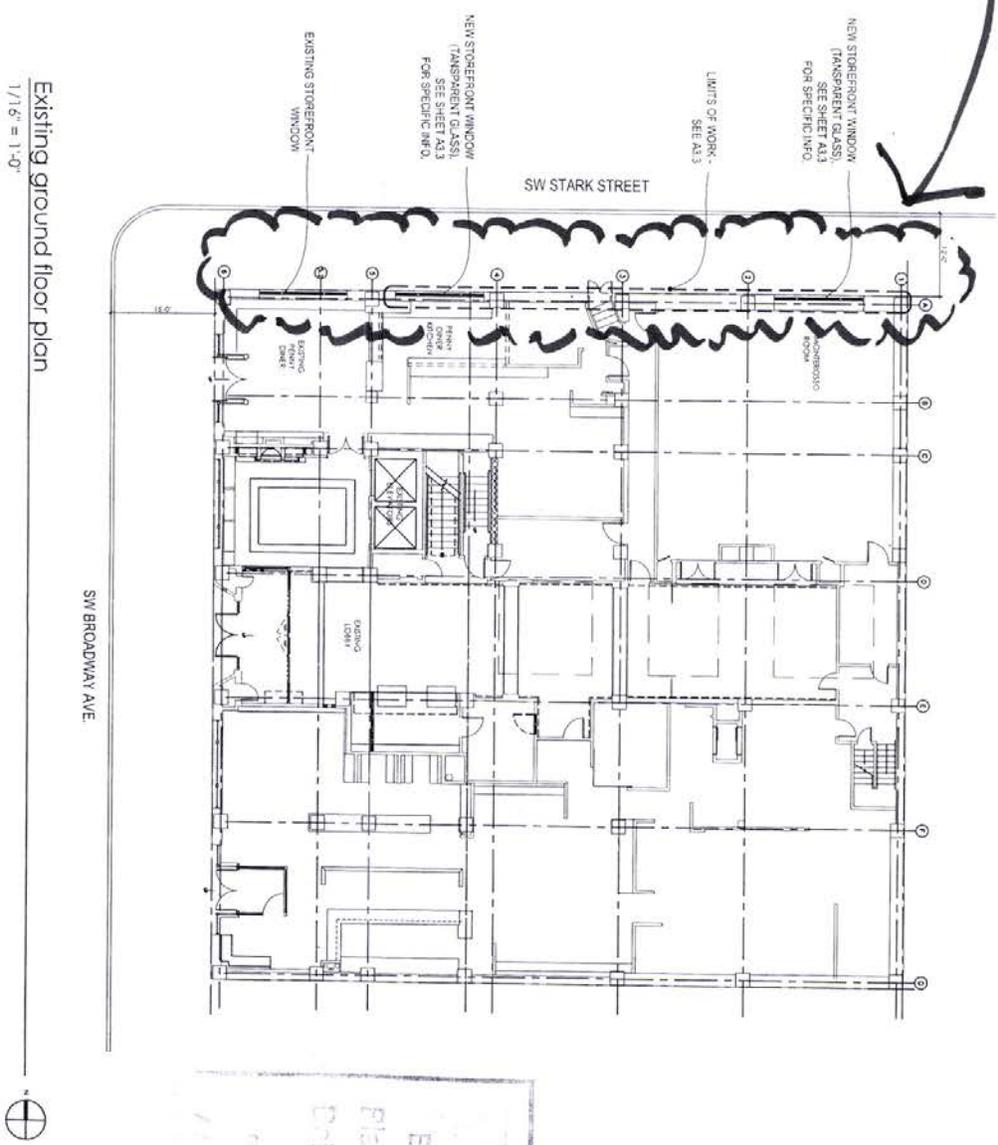
1/4 Section 3029

Scale 1 inch = 200 feet

State\_Id 1N1E34CC 4400

Exhibit B (Mar 23, 2015)

**AREA  
OF  
WORK**



Existing ground floor plan  
1/16" = 1'-0"

*\*Approved\**  
 City of Portland  
 Bureau of Development Services  
 Planner: *[Signature]*  
 Date: 10/15/15  
 \*This approval applies only to the  
 conditions, requirements and the conditions of approval  
 of the project as shown on the drawings and specifications.  
 It does not constitute a warranty or a guarantee.

EXH C-2  
 LU 15.136630 HR

Hotel Lucia, North Facade Design Review  
 Portland, Oregon

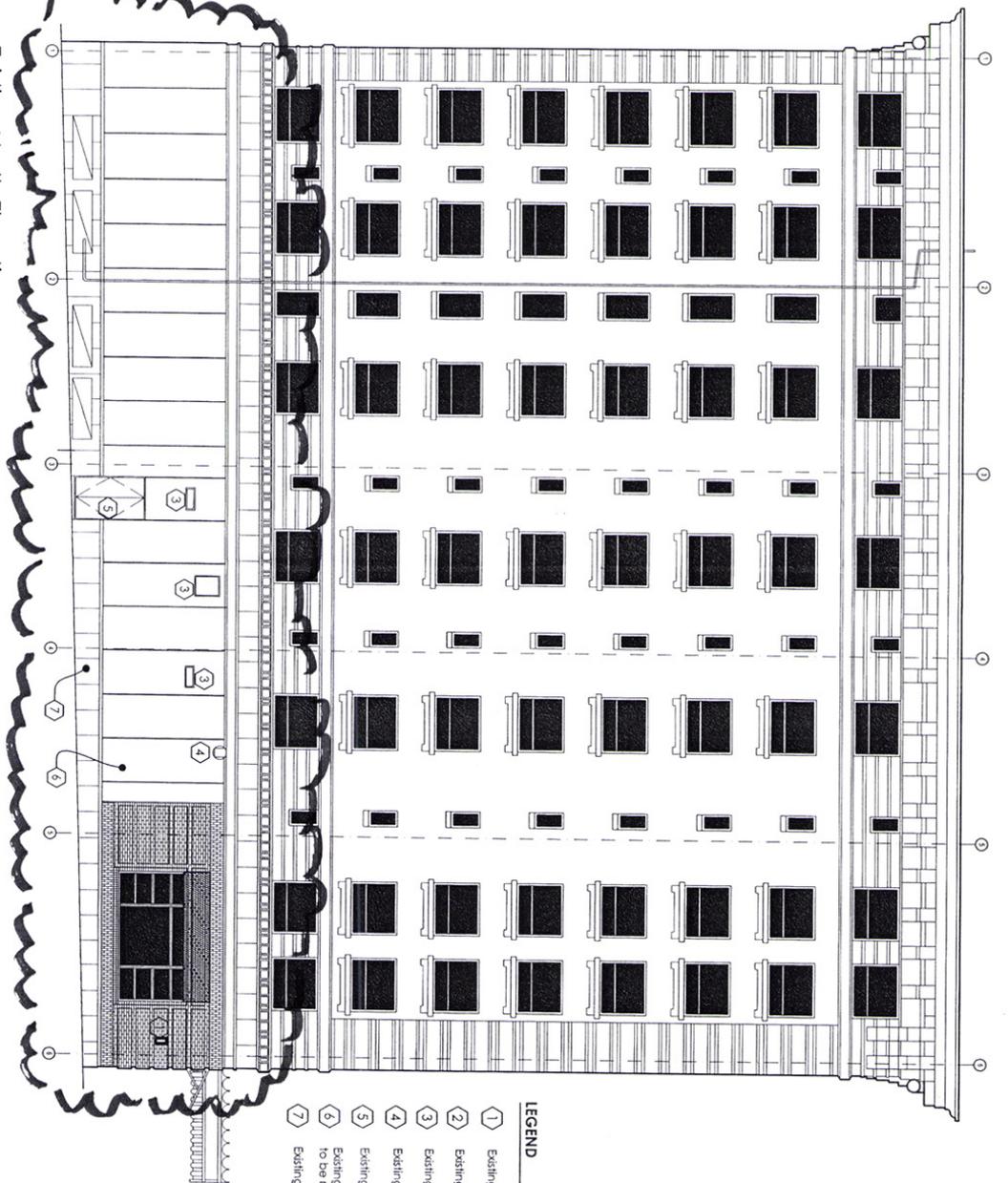


A1.1  
 OCTOBER 12, 2015

**EXISTING  
 RELEVATION.**

**AREA  
 OF  
 WORK**

Existing North Elevation  
 3/32" = 1'-0"



- LEGEND**
- ① Existing light fixtures to remain.
  - ② Existing storefront window system
  - ③ Existing louvered exhaust panels
  - ④ Existing fireproof exhaust outlet
  - ⑤ Existing metal egress door
  - ⑥ Existing traverse panels to be removed
  - ⑦ Existing granite base

Approved  
 City of Portland  
 Bureau of Development Services  
 Planner  
 Date 11.19.15

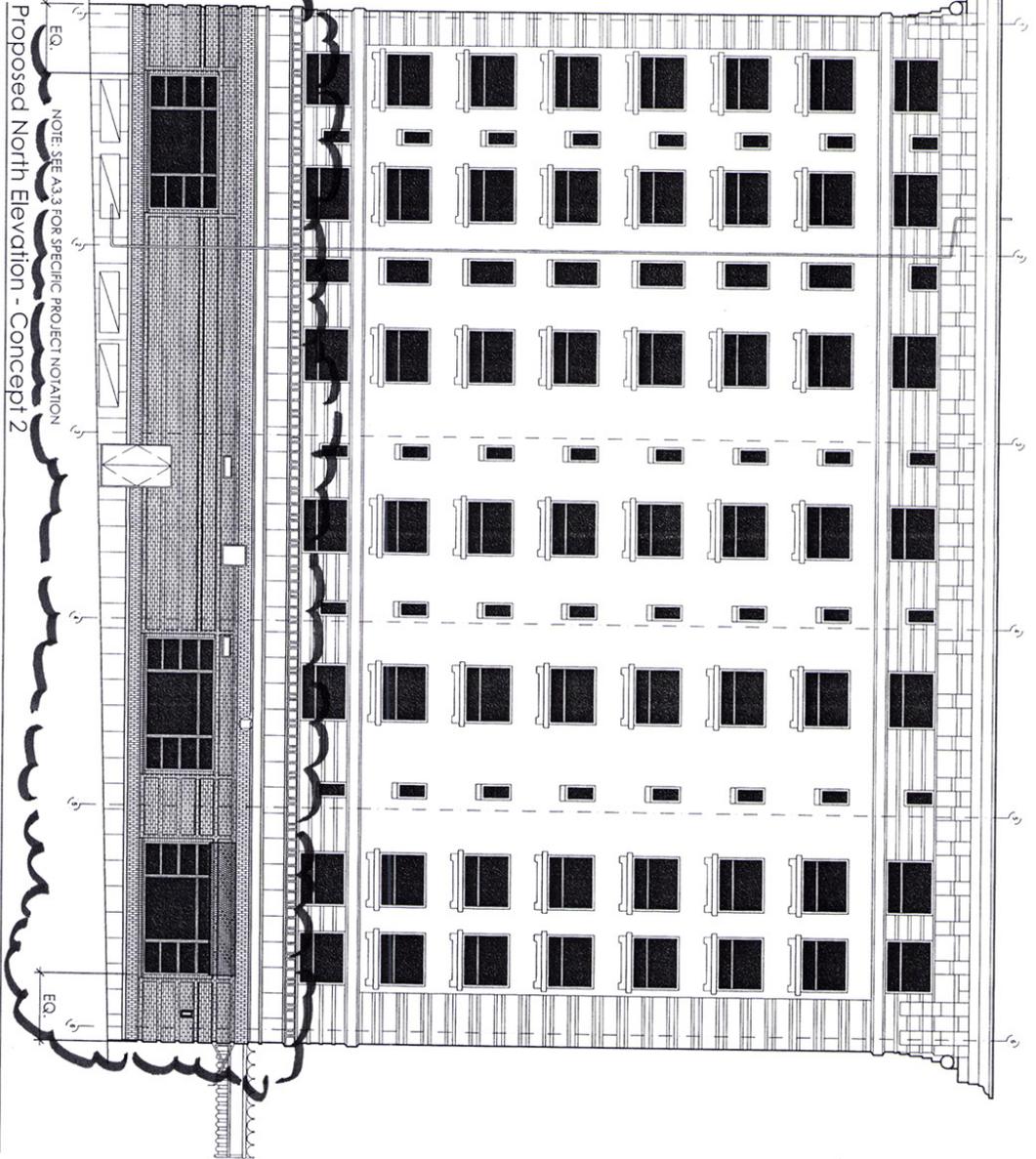
OCTOBER 12, 2015

A3.1

\* This approval applies only to the project as shown and is null and void to all other projects or conditions.  
 \* This approval is subject to the provisions of the City of Portland Development Code.

EXH C-3  
 LU 15-136630 HR

AREA  
OF  
WORK



Hotel Lucia, North Facade Design Review  
Portland, Oregon

**INTENT**  
ARCHITECTURE & PLANNING

**PROPOSED  
ELEVATION.**

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

City of Portland  
Bureau of Development Services  
Planner  
Date: 10/12/15

OCTOBER 12, 2015  
A3.2

EX H C-4  
LJ 15\_136630 HR