



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

Dan Saltzman, Commissioner
 Paul L. Scarlett, Director
 Phone: (503) 823-7300
 Fax: (503) 823-5630
 TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: April 6, 2016
To: Interested Person
From: Grace Jeffreys, Land Use Services
 503-823-7840 / Grace.Jeffreys@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 15-176186 HR, DZ
FIRST UNITARIAN CHURCH UPGRADES

GENERAL INFORMATION

Applicant: Kathy Ludlow, First Unitarian Church
 2006 NE Stanton St, Portland OR, 97212

Owner: Kathryn Estey, First Unitarian Church
 1034 SW 13th Ave., Portland OR, 97205

Site Address: **1011 SW 12TH AVE**

Legal Description: BLOCK F LOT 1&2, PORTLAND; BLOCK F LOT 3 E 85' OF LOT 4 E 25' OF LOT 6, PORTLAND

Tax Account No.: R667736210, R667736230, R667736230

State ID No.: 1S1E04AA 03400, 1S1E04AA 03300, 1S1E04AA 03300

Quarter Section: 3128

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: The Eliot Chapel part of the First Unitarian Church is designated a Historic Landmark.

Zoning: **RXd**, Central Residential (RX) with Design (d) overlay

Case Type: **HR, DZ**, Historic Resource Review (HR) for work to Eliot Chapel and Design Review (DZ) for remainder of proposal.

Procedure: **Type II**, an administrative decision by Bureau of Development Services Staff that can be appealed to the Landmarks Commission (Historic Resource Review portion) and/or the Design Commission (Design Review portion).

Proposal:
 The applicant seeks historic resource review approval for exterior alterations to the "Eliot Chapel" part of the First Unitarian Church, a Historic Landmark.

The exterior alterations to the “Eliot Chapel” include:

- Breezeway façade:
 - New light fitting replacing existing non-original period light fitting above entry door;
 - Four new fabric tension “sails” mounted over the breezeway;
 - New steel canopy at end of breezeway.

The applicant also seeks design review approval for exterior alterations to the “Sanctuary Building” part of the First Unitarian Church, located in the Central City Plan District, the Downtown Subdistrict, and the West End Subarea.

The exterior alterations to the Sanctuary Building include:

- SW Main Street:
 - New concrete steps with planters either side;
 - New concealed perimeter LED lighting to underside of canopy; and
 - Refurbish existing carved terracotta sign above main canopy, cover central lettering with new painted metal sign with three new light fittings above fixed to brick band.
- SW 12th Avenue:
 - New aluminum pin-mounted lettering with two light fittings above;
 - New steel canopy with concealed perimeter LED lighting;
 - New 4’ x 5’ concrete pavers either side of the existing door; and
 - New painted metal bench secured into new pavers north of the entrance.
- Breezeway façade:
 - New aluminum pin-mounted lettering with two light fittings above;
 - Four new fabric tension “sails” mounted over the breezeway; and
 - New steel canopy at end of breezeway.

The following item is not subject to design review because it is under 32 square feet. It will be mounted off existing brackets:

- Corner of SW Main Street and SW 12th Avenue:
 - New fabric banner supported off existing corner brackets.

Historic resource review is required because part of this proposal is for non-exempt exterior alterations to a Landmark Resource.

Design review is required because part of this proposal is for non-exempt alterations to a site with a design overlay zone.

Relevant Approval Criteria:

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

Historic Resource Review:

- Historic Resource Review 33.846
- Other Approval Criteria 33.846.060.G

Design Review:

- Design Review 33.825
- Central City Fundamental Design Guidelines

ANALYSIS

Site and Vicinity: The 20,000 square foot full block site of the First Unitarian Society of Portland is located in the West End subarea of the downtown Portland. The property is bounded by SW Salmon Street to the north, SW 12th Avenue to the east, SW Main to the south, and SW 13th Avenue to the west.

On the northeast corner of the block is the “Eliot Chapel” structure of the First Unitarian Church, a registered national historic landmark. The historic Georgian Colonial style church was designed by local architect, Jamieson Parker and built in 1924. Jamieson Parker was Beaux Arts-trained and a former employee of the well-known Portland architect, A.E. Doyle. The historic structure was originally constructed with a small wing connected to the south side of the main sanctuary that included a parish hall (the Channing Room), offices and a Sunday

school. The Sunday school rooms were remodeled and expanded in 1955 by architects Stewart and Richardson, but the exterior of the building remained the same. In addition, landscaping, designed by noted Northwest Landscaped architect, Barbara Fealy, for the front grounds and inner courtyard was added. In 1965, a major fire resulted in the restoration of the historic structure by architects Church and Shiels. The building was restored to its original state with only minor interior alterations.

The historic “Eliot Chapel” structure of the First Unitarian Church structure was first designated as a Portland Historic Landmark in 1974 and then later was added to the National Registry of Historic Landmarks in 1978. The building was nominated for its significance in architecture and religion. The church’s red brick and cast stone design is patterned closely after the Christ Church in Philadelphia, Pennsylvania and Christ Church of Alexandria, Virginia, both of which were colonial interpretations of the Georgian churches of London. The main sanctuary and parish hall walls consist of load-bearing brick with a wood truss roof framing system covered with slate roof tile. Later, flat roofed additions have composition roofing. The steeple is constructed of brick and cast stone, as well, and capped with a wood framed, copper sheathed spire.

The “Sanctuary Building” structure on the southeast corner of the block, originally called the First Church of the Nazarene, is identified on the City of Portland’s Historic Resource Inventory. Designed by Raymond W. Hatch in the Twentieth Century Gothic style, the original building was constructed in 1926. The portion above the first floor was completed in 1946, and designed by Walter E. Kelly. The building is clad in salmon colored brick with off-white glazed terra cotta details at the entrance, including an ornate sign above the main entrance.

The structure on the northwest corner of the block, designed by Thomas hacker Architects, was constructed in 2005. The three-story, 15,540 square foot addition was added to house the church’s religious education programs.

The West End subarea of downtown Portland consists primarily of new and old residential buildings with some low-rise commercial structures. The First Unitarian Society of Portland’s property is only three blocks west of the South Park Blocks, an area lined with many of Portland’s important cultural centers. Portland State University sits just to the south of the site and the primary downtown retail center is just to the northeast.

The site is bound by streets with significant designations. SW 13th Avenue is Major City Traffic Street and a City Bikeway. SW Salmon Street is Traffic Access Street, a Transit Access Street, a City Bikeway and a City Walkway. SW 12th Avenue is a City Walkway. SW Main is a local service street for all modes. The site is located within the Downtown Pedestrian District.

Zoning: The Central Residential (RX) zone is a high-density multi-dwelling zone which allows the highest density of dwelling units of the residential zones. Density is not regulated by a maximum number of units per acre. Rather, the maximum size of buildings and intensity of use are regulated by floor area ratio (FAR) limits and other site development standards. Generally the density will be 100 or more units per acre. Allowed housing developments are characterized by a very high percentage of building coverage. The major types of housing development will be medium and high rise apartments and condominiums, often with allowed retail, institutional, or other service oriented uses. Generally, RX zones will be located near the center of the city where transit is readily available and where commercial and employment opportunities are nearby. RX zones will usually be applied in combination with the Central City plan district.

The “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 Landmark designation protects certain Portland historic resources and preserves significant parts of Portland'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. Proposed alterations to Historic Landmarks must go through a Historic Design Review process (Chapter 33.846) and proposed demolition is subject to certain demolition protections (Section 33.445.150).

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.

The Central City Plan District implements the Central City Plan and other plans applicable to the Central City area. These other plans include the Downtown Plan, the River District Plan, the University District Plan, and the Central City Transportation management Plan. The Central City plan district implements portions of these plans by adding code provisions which address special circumstances existing in the Central City area. The site is within the West End Subarea of the Downtown Subdistrict of this plan district.

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

- LU 90-026076 PC (reference # PC 7975): Denial of a request to use the church as an entertainment center.
- LU 92-009628 DZ (reference # LUR 92-00509): Approval of Design Review of a second-story footbridge between the church and office.
- LU 05-163592 HDZM: Approval of Historic Design Review for a new addition to the historic First Unitarian Church, with five Modifications. The 15,540 square foot, 3-story building will include new classrooms, a reception hall, a new common lobby space, an internal courtyard, storage and an improved connection between the church and education facilities.
- CU 05-164781 CU: Approval of a Conditional Use Review for construction of the proposed addition to existing religious institution on this site.
- LU 06-130194 DZM: Application for Design Review for a printed, vinyl banner (16ft wide x 8ft high) on the exterior wall of the First Unitarian Church sanctuary facing SW 12th Avenue. Application withdrawn.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **January 12, 2016**.

The following Bureaus have responded with no issues or concerns:

- Bureau of Transportation Engineering, see Exhibit E.1;
- Water Bureau, see Exhibit E.2;
- Fire Bureau, see Exhibit E.3;
- Life Safety Section of BDS, see Exhibit E.4.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on January 12, 2016. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

1. HISTORIC RESOURCE REVIEW (33.846)

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.

Staff has considered all guidelines and has addressed only those guidelines considered applicable to this project.

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.
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 for 1, 2, 3, 4 and 5: The historic character of the landmark structure on the northeast corner of the site, the "Eliot Chapel" of the First Unitarian Church, will be preserved and remain a record of its time. No existing materials will be removed or altered. The only alterations to the historic structure occur to the south exterior wall facing into the brick breezeway, and include the following elements:

- Add anchors to support a metal canopy to rear of breezeway. Fixings to align with grout lines (Exhibit C.18);
- Removal of a non-historic light fixture above breezeway entry door, to be stored on-site for future needs (Exhibit C.20), and replace with new light fitting (Exhibit C.21);
- Add two 3/8" steel eye bolts anchored into grout lines to support three tension fabric sails (Exhibit C.15).

There will be no changes that create a false sense of existing historic character. The canopy, light fitting, and tension fabric sails are of modern materials and modern construction methods, and do not repeat elements of the Eliot Chapel. All historic materials will be protected and will be aligned with the grout of the brickwork, which can be repaired if the attached modifications are ever removed. *These guidelines are 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.
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 7, 8, 9, and 10: The proposed new additions are clear representations of their time and new construction methods and do not attempt to replicate the historic characteristics and details of the church. The new canopy, light fitting and tension fabric sails clearly differentiate themselves from the Chapel in form and materials, and are subservient in size and scale to the Eliot Chapel. None will detract visually from the character and size of the Chapel.

The exterior alterations and new construction will not destroy historic materials that characterize the Eliot Chapel. As above, no construction except bolt attachments for the tension sails, anchors for the canopy and a replacement light fitting will touch the historic Chapel. These attachments, if ever removed, will not change the integrity of the Chapel.

The added canopy and new light fitting are located at the rear of the breezeway, and both are small in scale, neutral in design and color, and subservient to the overall chapel. They will not be easily noticed from the public street and sidewalk. The new tension fabric sails are also located towards the rear of the breezeway and set back from the public right-of-way. These sails will be two colors, a terracotta red and a mid-grey. While these will be installed near the rear of the breezeway, the sails may be slightly visible from the street, but they will not detract from the landmark as it will be apparent that they are noticeably modern and light in touch. The sails will add an element of liveliness to the otherwise dark breezeway adjacent to the landmark.

All the additions are compatible with the original resource, Eliot Chapel, because of their scale, color and location. The small scale of these new elements and the location towards the rear of a private breezeway adjacent to the church allows the historic church to remain the predominant structure on the site, and maintain its presence within the neighborhood. *These guidelines are met.*

2. DESIGN REVIEW (33.825)

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.
- A6. Reuse/Rehabilitate/Restore Buildings.** Where practical, reuse, rehabilitate, and restore buildings and/or building elements.
- 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.
- 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: This project includes new exterior alterations at three entrances to First Unitarian Church. Two buildings are involved, the Sanctuary Building currently listed in the City Historic Resource Inventory (address 1211 SW Main Street) and the First Unitarian Church Eliot Chapel on the National Register of Historic Landmarks (address 1011 SW 12th Ave). Care has been taken to tie these three entrances and two buildings together through color, materials, details, lighting and signage.

SW Main Street, Sanctuary Building: On SW Main, the proposal includes new concrete steps, refurbishment of an existing canopy, and a new sign with lighting above.

- The reconstructed new concrete steps will include a new 44" landing with two risers, and a concrete planter either side. These will replace existing steps with no landing directly outside the church doors. This proposal will extend 33" into the right-of-way, and an encroachment permit has been obtained (Refer to Exhibit G.3, permit # 2015-111378 TR). This new landing and steps directly outside the sanctuary doors will allow safer access into the church.
- The existing metal canopy over the SW Main entrance will be refurbished, painted dark bronze, and have a perimeter light shelf added with concealed LED lighting.
- Above the canopy, an existing glazed, terracotta panel sign for the original building owner, the First Church of the Nazarene, is currently covered with a vinyl banner. This existing panel will be refurbished, and the proposed new metal sign has been carefully designed to inset within this sign, exposing the ornate perimeter carved details, while still providing clear wayfaring information to building visitors.
- Above this new sign, two new shepherd's hook light fittings fixed into a brick band above will illuminate the new sign.

SW 12th Street, Sanctuary Building: On SW 12th, new signage, canopy, bench and paver are proposed.

- At the corner of SW Main and SW 12th, new signage includes 8” aluminum pin mounted lettering with two shepherd’s hook light fittings above, which match the fittings proposed above signage on SW Main.
 - At the ADA entrance, a new painted metal bench and two new 4’ x 5’ concrete pavers are proposed in the right-of-way, and an encroachment permit has been obtained (Refer to Exhibit G.3, permit # 2015-111378 TR).
 - Above the entrance, a new steel canopy is proposed, fabricated from 8” steel channels and painted dark bronze. It includes a perimeter light shelf for concealed LED lighting, similar to the proposal at the existing canopy on SW Main.
- This new signage, lighting, bench, pavers, and canopy will help create a protected, safe, accessible resting place for visitors utilizing the ADA entrance as well as pedestrians along SW 12th.

Breezeway Entry, Sanctuary Building and Eliot Chapel: In the private breezeway off SW 12th between the two buildings, new signage, lighting, canopy, and fabric sails are proposed.

- At the corner of SW Main and SW 12th, new signage includes 8” and 6” aluminum pin-mounted lettering with two shepherd’s hook light fittings above, which match the signage and fittings proposed on SW 12th.
- At the rear of the breezeway, a new steel canopy is proposed, fabricated from 8” steel channels and painted dark bronze, similar to the proposed canopy on SW 12th.
- Below the rear canopy, an existing non-original fitting will be replaced with a simple bronze colored downright. The existing fitting will be stored on-site for future use.
- Three new fabric tension “sails” mounted over the breezeway, supported by 3/8” steel eye bolts anchored into grout lines. The Sunbrella fabric sails will be two colors, a terracotta red and a mid-grey. The new tension fabric sails will have minimal fixings into the historic building and are also located towards the rear of the breezeway, set back from the public right-of-way. Although they may be visible from the street, they are noticeable modern and light in touch, and will add a light element of liveliness to a dark breezeway.

These exterior alterations have been carefully designed though scale, materials, details and color to fit with and tie together the two existing historic buildings, the Sanctuary building, identified on the Historic Resource Inventory, and the Eliot Chapel building, a designated Landmark, and the three church entries. The new canopies repeat the form and scale of the existing overhang on the adjacent Sanctuary Building and fit within the neighborhood. The new metal sign on SW Main and pin-mounted signage with accompanying shepherd hook light fittings are modest in scale, and are sized and located to complement the existing structural elements. The steps and bench in the rights-of-way will contribute to the streetscape. And the fabric sails will add a light element of liveliness to a dark breezeway. *These guidelines are 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.
- 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.
- B7. Integrate Barrier-Free Design.** Integrate access systems for all people with the building’s

overall design concept.

- 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.
- 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: As noted above, the proposed alterations to the three entries for the church include refurbished and new canopies, new concrete steps and planters, new bench and pavers, new signage and lighting, and new tension fabric sails. All of these elements will contribute to improving the pedestrian environment by providing better weather protection, more protected stopping and transition spaces, safer entrances, and help differentiate the sidewalk level of the buildings. *These guidelines are met.*

- C2. Promote Quality and Permanence in Development.** Use design principles and building materials that promote quality and permanence.

Findings for C2: Materials proposed are of a high quality and long-lasting, and include painted metal canopies, signage and bench; concrete steps, planters and pavers; high quality LED light fittings, and long-lasting Sunbrella fabric sails. *These guidelines are met.*

- B1. Reinforce and Enhance the Pedestrian System.** Maintain a convenient access route for pedestrian travel where a public right-of-way exists or has existed. Develop and define the different zones of a sidewalk: building frontage zone, street furniture zone, movement zone, and the curb. Develop pedestrian access routes to supplement the public right-of-way system through superblocks or other large blocks.
- B3. Bridge Pedestrian Obstacles.** Bridge across barriers and obstacles to pedestrian movement by connecting the pedestrian system with innovative, well-marked crossings and consistent sidewalk designs.
- B7. Integrate Barrier-Free Design.** Integrate access systems for all people with the building's overall design concept.
- C10. Integrate Encroachments.** Size and place encroachments in the public right-of-way to visually and physically enhance the pedestrian environment. Locate permitted skybridges toward the middle of the block, and where they will be physically unobtrusive. Design skybridges to be visually level and transparent.

Findings: At the SW Main entrance, the concrete entrance steps will be reconstructed to add a landing, increasing the safety of this main church entrance. Concrete planters either side will alert and protect pedestrians while integrating the encroachment into the right-of-way. An encroachment permit has been obtained. (Refer to Exhibit G.3, Revised permit #2015-111378 TR)

At the SW 12th entrance, which serves as an ADA entrance for the church, the proposal a new bench will be added in the frontage zone, adjacent to the north of the entry door, secured to new 4' x 5' pavers. An encroachment permit has been obtained. (Refer to Exhibit G.3, Original permit #2015-111378 TR)

Both of these encroachments into the public right-of-way will make access into the church safer and at the same time, will visually and physically enhance the adjoining pedestrian environment. *These guidelines are met.*

- 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: The lighting proposal includes three types of fittings:

- New concealed LED lighting to the perimeter of the existing entrance canopy on SW Main and the proposed new canopy on SW 12th;
- New AccuLite LED Shepherd Hook-Domed fittings to illuminate new signage on SW Main, SW 12th, and the breezeway; and
- New AccuLite DR Series, LED Polaris fitting over the rear of the breezeway entry to the Eliot Chapel, replacing the existing non-original fitting.

The proposed exterior lighting strategy will tie together the three church entrances through similarity of treatment, and will provide increased safety for church visitors as well as for pedestrians in the right-of-way. With *Condition of Approval B*, that all conduit to be concealed, the lighting proposal will effectively integrate with the architecture. With **Condition of Approval B**, these guidelines are met.

C13. Integrate Signs. Integrate signs and their associated structural components with the building's overall design concept. Size, place, design, and light signs to not dominate the skyline. Signs should have only a minimal presence in the Portland skyline.

Findings: The lighting proposal includes two types of non-illuminated signage:

- New two-part painted aluminum sign above the SW Main canopy, integrated with, and covering part of, an existing glazed terracotta sign (Refer to Exhibit C.6);
- New pin-mounted painted 8" and 6" aluminum lettering to SW 12th, and the breezeway (Refer to Exhibit C.9)

The proposed sign on SW Main is positioned in the middle of an existing ornate glazed terracotta sign for the original church in this location, The First Church of the Nazarene. The original terracotta sign has an ornate, "carved" effect with perimeter scrolls. The proposed metal sign has been designed to set within this, exposing the perimeter scrolls. The new metal sign incorporates a two-part fixing method allowing the fixing of the back face of the sign to align with existing holes and/or grout lines in the original sign behind, minimizing any additional damage to this original sign. The pin-mounted lettering proposed on SW 12th and SW Main are modest in scale and well integrated with the architecture of the structure. The signs will be illuminated with shepherds hook LED fittings mounted above.

The proposed signage strategy will also help tie together these three church entrances through similarity of treatment, and will provide increased wayfaring information for church visitors as well as for pedestrians in the right-of-way. *These guidelines are met.*

DEVELOPMENT STANDARDS

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

CONCLUSIONS

The purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. This proposal meets the applicable Historic Resource Review criteria and therefore warrants approval. The Design Review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. These exterior alterations to the three church entries have been carefully designed though scale, materials, details and color to fit with and tie together the Sanctuary building and the Eliot Chapel building, a designated Landmark. This proposal meets the applicable Historic Resource Review criteria and therefore warrants approval. The proposal also meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of Historic Resource Review for exterior alterations to the “Eliot Chapel” part of the First Unitarian Church, a Historic Landmark. The exterior alterations to the Eliot Chapel include:

- Breezeway façade:
 - New light fitting replacing existing non-original period light fitting above entry door;
 - Four new fabric tension “sails” mounted over the breezeway;
 - New steel canopy at end of breezeway.


Approval of Design Review for exterior alterations to the “Sanctuary Building” part of the First Unitarian Church, located in the Central City Plan District, the Downtown Subdistrict, and the West End Subarea. The exterior alterations to the Sanctuary Building include:

- SW Main Street:
 - New concrete steps with planters either side (encroachment permit obtained);
 - New concealed perimeter LED lighting to underside of canopy; and
 - Refurbish existing carved terracotta sign above main canopy, cover central lettering with painted metal sign with two new light fittings above fixed to brick band.
- SW 12th Avenue:
 - New aluminum pin mounted lettering with two light fittings above;
 - New steel canopy with concealed perimeter LED lighting;
 - New metal bench in right-of-way; and
 - Two new 4' x'5' pavers in right-of-way.
- Breezeway façade:
 - New aluminum pin mounted lettering with two light fittings above;
 - Four new fabric tension “sails” mounted over the breezeway; and
 - New steel canopy at end of breezeway.

Approval per Exhibits C-1 through C-21, signed and dated March 28, 2016, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through XX) 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 15-176186 HR." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. All conduits to be concealed.

Staff Planner: Grace Jeffreys

Decision rendered by:  **on March 28, 2016**
By authority of the Director of the Bureau of Development Services

Decision mailed: April 6, 2016

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 May 27, 2015, and was determined to be complete on **January 5, 2016**.

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 May 27, 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 120 days. (Refer to Exhibit A.3). Unless further extended by the applicant, **the 120 days will expire on: September 1, 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 April 20, 2016** 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 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 **April 21, 2016 – (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 Statement

1. Initial Submittal, narrative, drawings and specifications
2. Response to Incomplete letter, revised drawings
3. Request for Extension of 120-day review period.
4. Email describing banner sign, 10/30/16
5. Applicant email response to staff comments, 1/4/16
6. Email response to staff comments regarding sign design, 2/24/16
7. Images of existing glazed terra cotta sign above SW Main St entrance,

B. Zoning Map (attached)

C. Plans/Drawings:

1. Site Plan (attached)
2. Plan - SW Main St frontage
3. Plan - SW 12th frontage
4. Plan - Breezeway
- 5a. SW Main St canopy detail
- 5b. LED rope lighting
6. SW Main St sign
7. Typical Shepherd's hook light fittings
8. SW 12th Signage
9. Typical Brick wall letter attachment detail
10. SW 12th canopy elevation
11. SW 12th canopy section
12. SW 12th canopy photo
13. SW 12th bench
14. Breezeway signage
15. Breezeway fabric sail details
16. Breezeway fabric colors
17. Breezeway fabric sails image
18. Breezeway canopy plan
19. Breezeway canopy detail
20. Breezeway canopy detail
21. Breezeway light fitting

D. Notification information:

1. Mailing list
2. Mailed notice

E. Agency Responses:

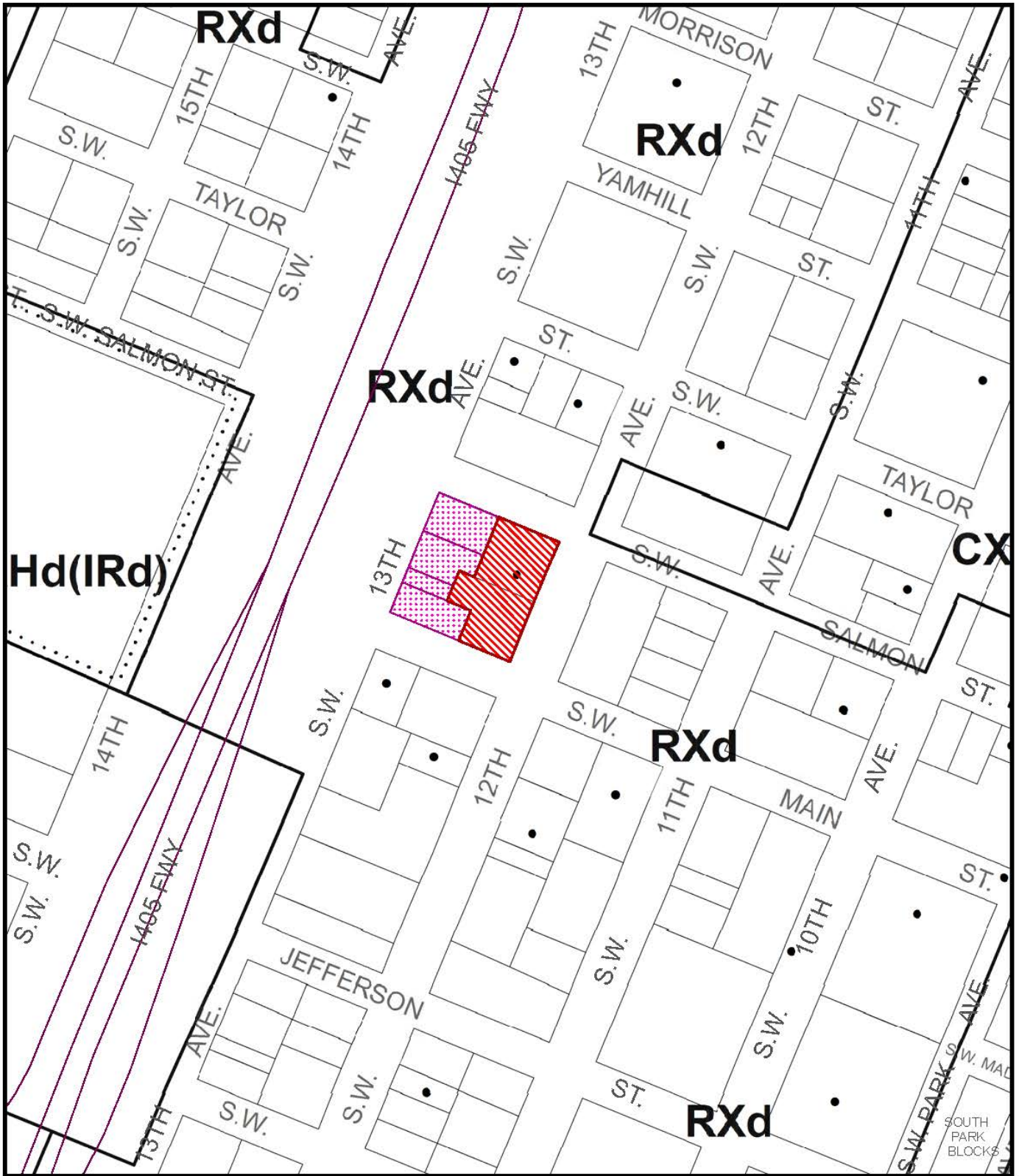
1. Bureau of Transportation Engineering and Development Review
2. Water Bureau
3. Fire Bureau
4. Life Safety Review Section of BDS

F. Correspondence: none received

G. Other:

1. Original LU Application
2. Site photos
3. Encroachment Permit for new stairs for Main Sanctuary Entrance on SW Main
4. Incomplete letter, 6/15/2016
5. Historic Resource Inventory form for the Sanctuary Building.

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).



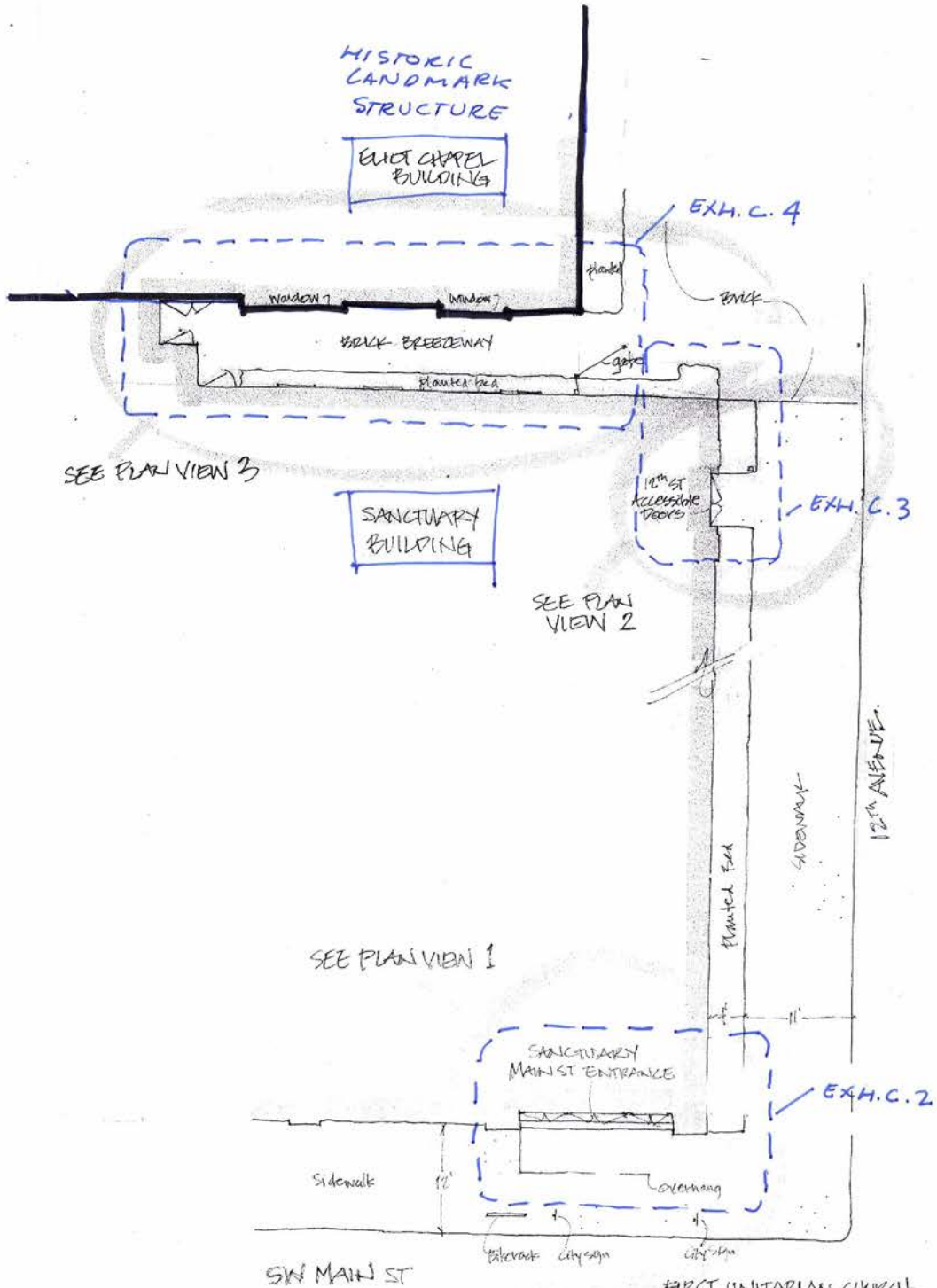
ZONING

-  Site
-  Also Owned
-  Historic Landmark



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

File No. LU 15-176186 HR, DZ
 1/4 Section 3128
 Scale 1 inch = 200 feet
 State_Id 1S1E04AA 3300
 Exhibit B (Jun 08, 2015)



FIRST UNITARIAN CHURCH
 EXISTING SITE PLAN
 12th & MAIN
 1/8" = 1'-0" North
 HR

LU 15-176186

LU 15-176186 HR

EXH. C. 1

Approved City of Portland Bureau of Development Services Planner <i>[Signature]</i> Date <u>3/28/16</u> <small>* This approval expires only if the review is required and is subject to a condition of approval. Additional conditions of approval may apply.</small>
