



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

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**Date:** May 30, 2017  
**To:** Interested Person  
**From:** Cassandra Ballew, Land Use Services  
503-823-7252 / [Cassandra.Ballew@portlandoregon.gov](mailto:Cassandra.Ballew@portlandoregon.gov)

## **NOTICE OF A TYPE Ix 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 17-142732 HR – 2 NEW ROOFTOP MECHANICAL UNITS**

#### **GENERAL INFORMATION**

**Applicant:** Melissa Stanton | Fluent Design Inc  
1931 SE Powell Boulevard  
Portland, OR 97202

**Owner:** AJL Enterprises LLC  
PO Box 1147  
Eugene, OR 97440

**Site Address:** **1515 NW 19<sup>th</sup> Avenue**

**Legal Description:** BLOCK 263 LOT 1-3&6 HISTORIC PROPERTY 15 YR 2007  
POTENTIAL ADDITIONAL TAX, COUCHS ADD

**Tax Account No.:** R180223520, R180223520, R180223520

**State ID No.:** 1N1E28DC 05900, 1N1E28DC 05900, 1N1E28DC 05900

**Quarter Section:** 2828

**Neighborhood:** Northwest District, contact John Bradley at 503-313-7574.

**Business District:** Nob Hill, contact Nob Hill at [nobhillportland@gmail.com](mailto:nobhillportland@gmail.com).

**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

**Plan District:** Northwest

**Other Designations:** Lane-Miles Standish Printing Plant, Listed on the National Register of Historic Places in 2007

**Zoning:** EX d – Central Employment with Design Overlay

**Case Type:** HR – Historic Resource Review

**Procedure:** Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

#### **Proposal:**

The applicant is requesting Historic Resource Review approval for the installation of two new mechanical units on the roof top of the Lanes-Miles Standish Printing Plant, a Historic

Landmark in the Northwest Plan District. The new air-conditioning units will be 31” tall and located at the center of the northern portion of the rooftop. The units will be set back from each roof edge at least 19’ in order to minimize their visibility from the adjacent parking area and NW Raleigh Street.

Because the proposal is for new mechanical equipment on a Historic Landmark, Historic Resource Review is required.

**Relevant Approval Criteria:**

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

- Chapter 33.846.060 - Historic Resource Review
- 33.846.060 G - Other Approval Criteria

## ANALYSIS

**Site and Vicinity:** The 25,000 SF site is located on NW 19<sup>th</sup> Avenue between NW Raleigh and NW Quimby Streets. Currently on the northeast corner of the site is the 1929 Lane-Miles Standish Printing Company Building, a 1-story reinforced concrete building with a 2-story polygonal tower at the northeast corner. The exterior finish of the building is a smooth stucco. On the southern end of the site is a warehouse building and at the northwest corner of the site is a surface parking lot. The surrounding area consists primarily of 1 to 2-story industrial structures and some older multi-family apartment buildings are to the south. NW Raleigh is a City Bikeway. The site is located in the Northwest Pedestrian District.

**Zoning:** The Central Employment (EX) zone allows mixed uses and is intended for areas in the center of the City that have predominantly industrial-type development. The intent of the zone is to allow industrial and commercial uses which need a central location. Residential uses are allowed, but are not intended to predominate or set development standards for other uses in the area.

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 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 Northwest Plan District implements the Northwest District Plan, providing for an urban level of mixed-use development including commercial, office, housing, and employment. Objectives of the plan district include strengthening the area’s role as a commercial and residential center. The regulations of this chapter: promote housing and mixed-use development; address the area’s parking scarcity while discouraging auto-oriented developments; enhance the pedestrian experience; encourage a mixed-use environment, with transit supportive levels of development and a concentration of commercial uses, along main streets and the streetcar alignment; and minimize conflicts between the mixed-uses of the plan district and the industrial uses of the adjacent Guild’s Lake Industrial Sanctuary.

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

- **LU 07-184773 HDZ:** A Void/Withdrawn application for a 2007 Type II Historic Design Review which proposed 2 additional roof penetrations.
- **LU 06-102032 DZM:** An approved of a 2006 Type II Design Review with a Modification, for alterations to the Lane-Miles Standish Printing Company, as well as a new mixed-use building. Modifications to the application were to allow no perimeter landscaping at the south lot line of the surface parking lot and no parking lot interior landscaping.
- **PC 4684:** Request for zone change. See Exhibit G.2 for further details.

**Agency Review:** A Notice of Proposal in your Neighborhood was mailed on **April 20, 2017**. The following Bureaus have responded with no issues or concerns about the proposal:

**The Plan Review Section of BDS responded with the following comment:** Based on the information provided, there appears to be no conflicts between the proposal and applicable building codes. A separate Mechanical Permit is required for the work proposed; OMSC 106.1. Please see Exhibit E-1 for additional details.

**The Fire Bureau responded with the following comment:** A separate permit is required for this proposal. All applicable Fire Code requirements shall apply at the time of permit review and development. Please see Exhibit E-2 for additional details.

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on **April 20, 2017**. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

## ZONING CODE APPROVAL CRITERIA

### Chapter 33.846.060 - Historic Resource Review

#### **Purpose of Historic Resource Review**

Historic Resource Review ensures the conservation and enhancement of the special characteristics of historic resources.

#### **Historic Resource Review Approval Criteria**

Requests for Historic Resource Review will be approved if the review body finds the applicant has shown that all of the approval criteria have been met.

**Findings:** The site is a designated Historic Landmark outside the Central City Plan District and not within in a Historic or Conservation District, and the proposal is for non-exempt treatments. Therefore the proposal requires Historic Resource Review approval. The approval criteria are those listed in *33.846.060 G – Other Approval Criteria*.

*Staff has considered all of the approval criteria and addressed only those applicable to this proposal.*

### 33.846.060 G - Other Approval Criteria

1. **Historic character.** The historic character of the property will be retained and preserved. Removal of historic materials or alteration of features and spaces that contribute to the property's historic significance will be avoided.

**Findings:** No removal of historic materials or features is proposed. *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:** No conjectural features or architectural elements from other buildings are proposed. *This criterion is met.*

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

**Findings:** No changes that have acquired historic significance are proposed for alteration. *This criterion is met.*

- 4. Historic features.** Generally, deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and other visual qualities and, where practical, in materials. Replacement of missing features must be substantiated by documentary, physical, or pictorial evidence.

**Findings:** No repair or replacement is proposed. *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 chemical or physical treatments are proposed. *This criterion is met.*

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

**Findings:** No ground-disturbing activity is proposed. *This criterion is 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.

- 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 G.7, G.8 and G.10:** The proposed addition of (2) new air-conditioning units at the northern portion of the rooftop on this building is compatible with the resource's massing size, scale and historic features. At 31" tall, each unit will be set back at least 19' from the north roof edge and located at the center of the northern portion of the rooftop. The proposed location minimizes their impact on the surrounding neighborhood since they will not be visible from the adjacent parking area, NW Raleigh Street or NW 19<sup>th</sup> Avenue. No character-defining materials will be destroyed or irreparably damaged. *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:** No additions or adjacent new development are proposed. *This criterion is met.*

## DEVELOPMENT STANDARDS

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

## CONCLUSIONS

The proposal involves the of two new mechanical units on the roof top of the Lanes-Miles Standish Printing Plant, a Historic Landmark in the Northwest Plan District. The new air-conditioning units will be 31” tall and located at the center of the northern portion of the rooftop. 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 modification criteria, and therefore warrants approval.

## ADMINISTRATIVE DECISION

Approval of two new mechanical units on the roof top of the Lanes-Miles Standish Printing Plant, a Historic Landmark in the Northwest Plan District, per the approved site plans, Exhibits C-1 through C-8, signed and dated May 23, 2017, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through C) 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 17-142732 HR." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. At the time of building permit submittal, a signed Certificate of Compliance form (<https://www.portlandoregon.gov/bds/article/623658>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.
- C. No field changes allowed.

**Staff Planner: Cassandra Ballew**



**Decision rendered by:** \_\_\_\_\_ **on May 23, 2017**

By authority of the Director of the Bureau of Development Services

**Decision mailed May 30, 2017**

**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 29, 2017, and was determined to be complete on April 11, 2017.

*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 29, 2017.

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: August 9, 2017.**

**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.

**This decision, and any conditions associated with it, is final.** It may be appealed to the Oregon Land Use Board of Appeals (LUBA), within 21 days of the date the decision is mailed, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have submitted written testimony during the comment period for this land use review. Contact LUBA at 775 Summer St NE Suite 330, Salem, OR 97301-1283 or phone 1-503-373-1265 for further 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).

**Recording the final decision.**

If this Land Use Review is approved, the final decision must be recorded with the Multnomah County Recorder. A building or zoning permit will be issued only after the final decision is recorded. The final decision may be recorded on or after **June 1, 2017.**

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 503-823-7617.

**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:

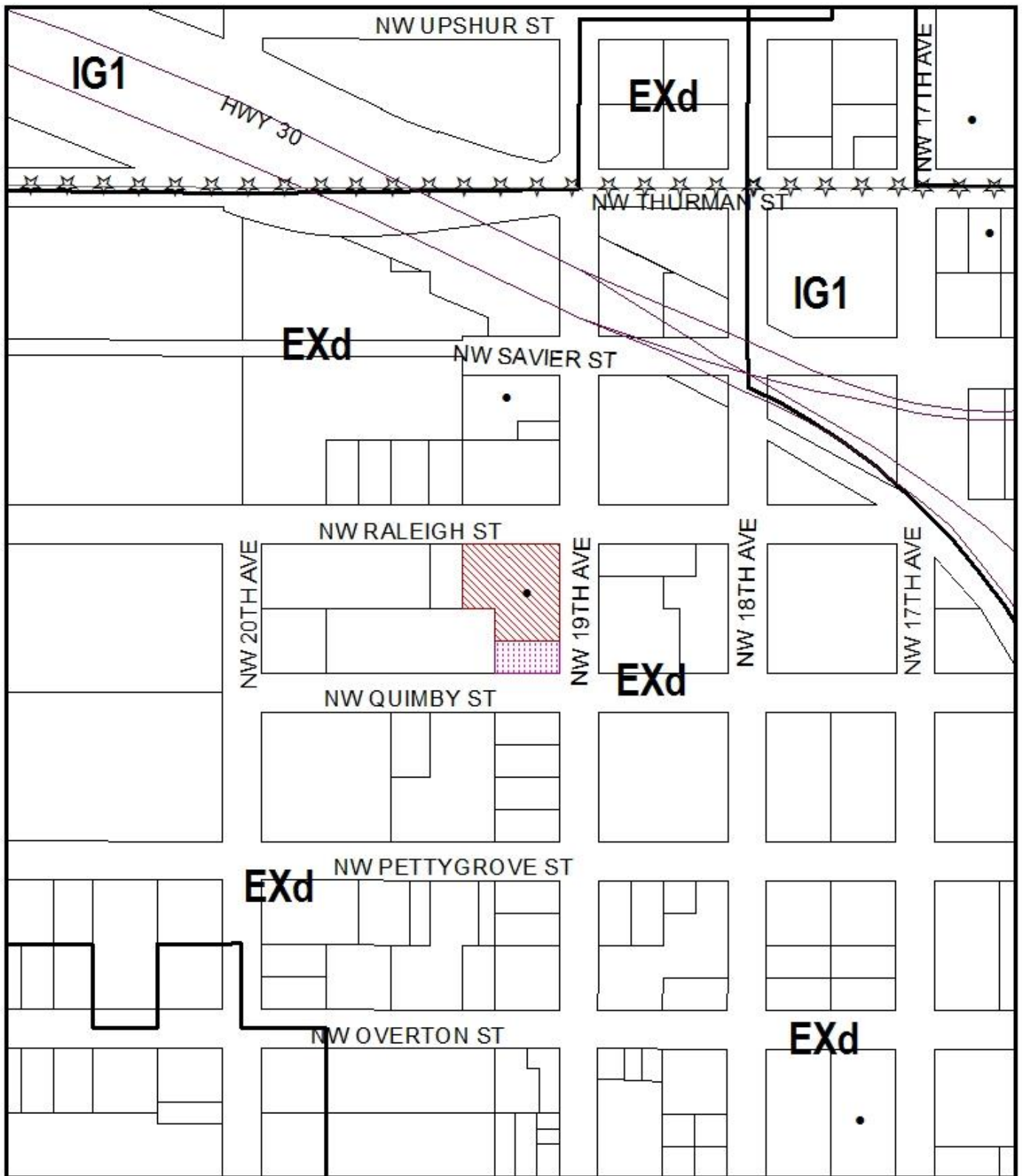
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code for the City of Portland, and all other applicable ordinances, provisions and regulations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

#### **EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement and Original Application
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. DR-1D Site Plan (attached)
  - 2. DR-1A East Elevation
  - 3. DR-1B West Elevation (attached)
  - 4. DR-1C North Elevation (attached)
  - 5. DR-2A Model View
  - 6. DR-2B Model View
  - 7. DR-2C Model View
  - 8. Mechanical Unit Cut Sheet and Specifications
- D. Notification information:
  - 1. Mailing list
  - 2. Mailed notice
- E. Agency Responses:
  - 1. Plan Review Section of BDS
  - 2. Fire Bureau
- F. Correspondence: N/A
- G. Other:
  - 1. Original LU Application
  - 2. Site History Research

**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

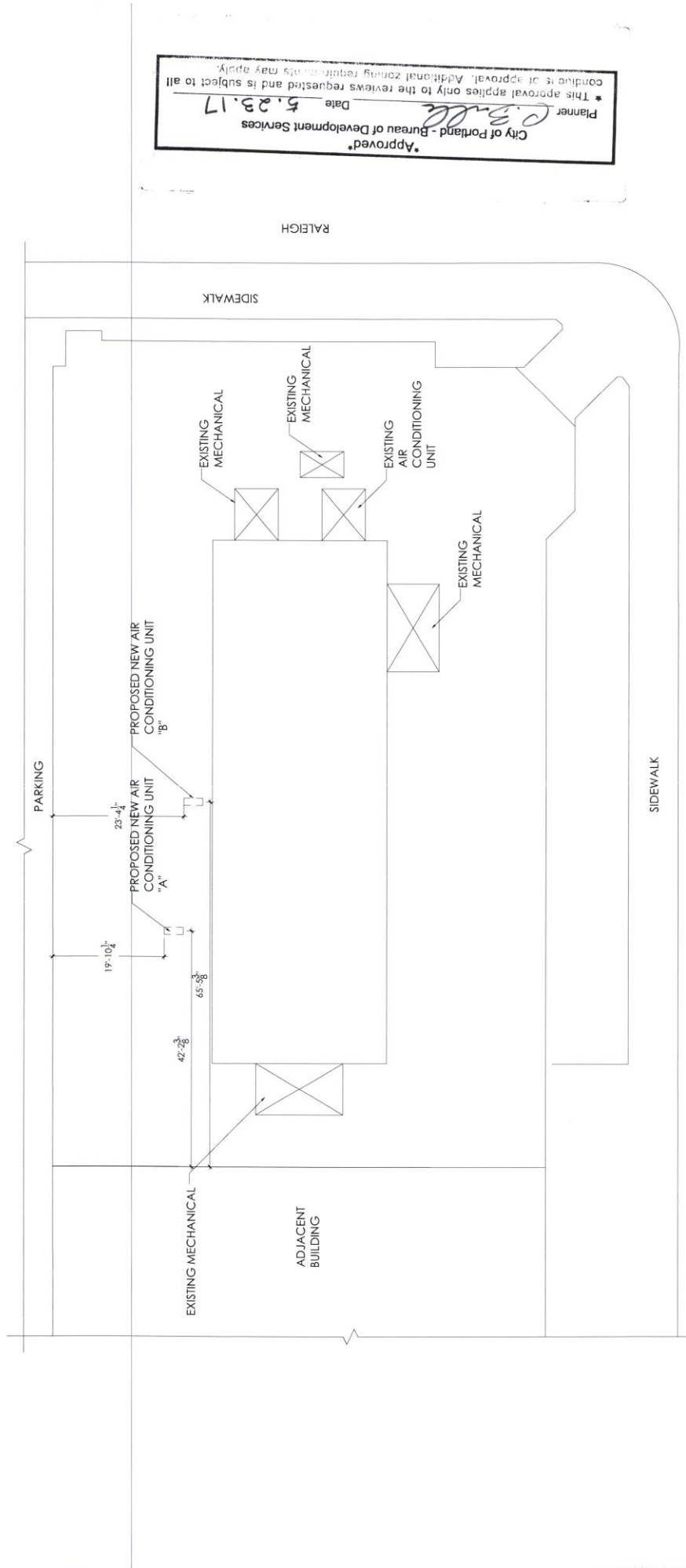


This site lies within the:  
NORTHWEST PLAN DISTRICT

-  Site
-  Also Owned Parcels
-  Recreational Trails
-  Historic Landmark

File No.	LU 17-142732 HR
1/4 Section	2828
Scale	1 inch = 200 feet
State_Id	1N1E28DC 5900
Exhibit	B (Apr 04, 2017)





\*Approved\*  
 City of Portland - Bureau of Development Services  
 Planner *C. B. [Signature]*  
 Date 5.23.17  
 \* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

NORTH - SITE PLAN

scale 1/16" = 1'-0"

160520-01

ISSUED 3.17.17

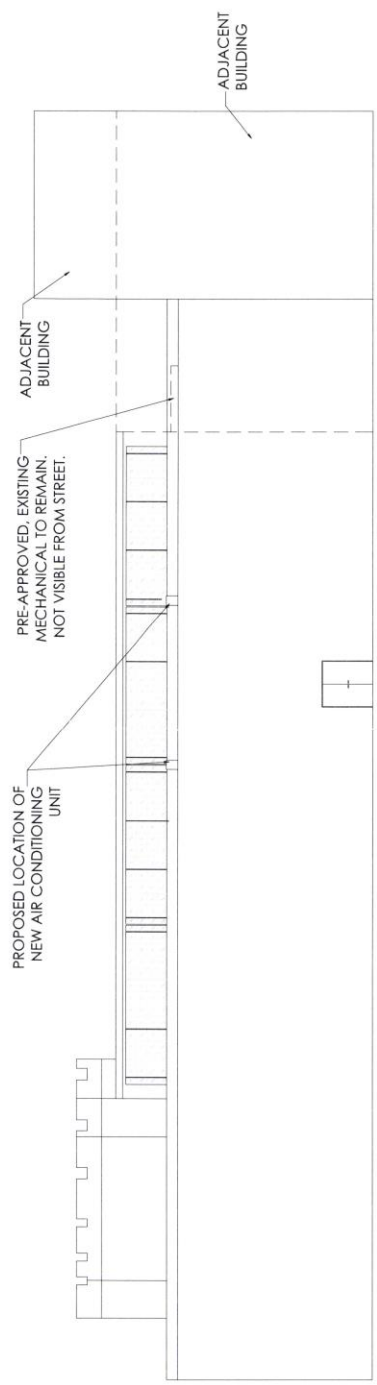
DR-1D

Fluent Design, Inc.

1931 SE Powell Blvd  
 Portland, Oregon 97202  
 P: 503.322.8177  
 www.fluentdesigngroup.com

1515 NW 19TH AVE, PORTLAND, OR 97209

LW 17-142732 HF



\*Approved\*  
City of Portland - Bureau of Development Services  
Planner *P. Balle*  
Date *5.23.17*  
\* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

WEST ELEVATION

1515 NW 19TH AVE, PORTLAND, OR 97209

scale 1/16" = 1'-0"

160520-01

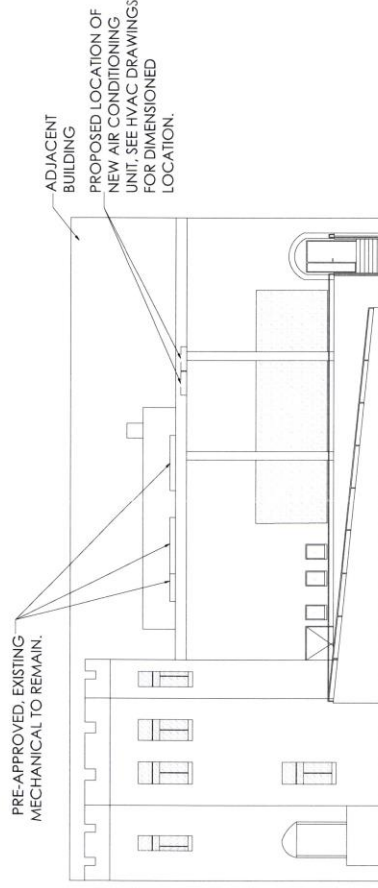
ISSUED 3.17.17

DR-1B

Fluent Design, Inc.

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LU 17-14 2732 HK



\*Approved\*  
City of Portland - Bureau of Development Services  
Planner *P. B. Allen*  
Date *5.23.17*  
\* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

NORTH ELEVATION

1515 NW 19TH AVE, PORTLAND, OR 97209

scale 1/16" = 1'-0"

160520-01

issued

3.17.17

DR-1C

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www.fluentdesign.com  
NOT TO SCALE. SEE MECHANICAL AND HVAC DRAWINGS FOR DIMENSIONED LOCATION OF ALL MECHANICAL AND HVAC EQUIPMENT.

LW 17-142732 HL