



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

Chloe Eudaly, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: April 4, 2018
To: Interested Person
From: Santiago Mendez, Land Use Services
503-823-1361 / Santiago.Mendez@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 18-120852 HR – EXTERIOR ALTERATIONS

GENERAL INFORMATION

Applicant: Andrea Abboushi, Ankrom Moisan Architects
38 NW Davis Street, Suite 300
Portland, OR 97209
andreav@ankrommoisan.com

Owner: Michael McMenamin
430 N Killingsworth Street
Portland, OR 97217-2441

Site Address: **1201-1217 SW STARK ST**

Legal Description: BLOCK 107 E 100' N OF STARK ST HISTORIC PROPERTY 15 YR 2010 POTENTIAL ADDITIONAL TAX, COUCHS ADD

Tax Account No.: R180210030

State ID No.: 1N1E33DD 00400

Quarter Section: 3028

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 Subdistrict - West End Subarea

Other Designation: Historic Landmark – Hotel Alma Building

Zoning: EX d – Central Employment with Design Overlay and Historic Resource Protection 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 requests Historic Resource review for the removal of a fire ladder and stand pipe, and treads from the remaining fire escape stairs, located on the north and south facades of the Crystal Hotel, in the landmark Hotel Alma Building.

Historic Resource Review is required for the proposed exterior alterations to this landmark building in the Central City Plan District.

Relevant Approval Criteria:

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

- Central City Fundamental Design Guidelines
- 33.846.060.G Other Criteria

ANALYSIS

Site and Vicinity: The Hotel Alma, built in 1911 to a design of architect Hans Hanselman, is executed in an understated, early 20th Century, Commercial Style building. It is a four story, load-bearing masonry structure, and it occupies most of a triangularly shaped remnant block at the seam between the early river-oriented plat of Portland, and Couch's Addition to the north, which is compass oriented. The building is individually listed in the National Register of Historic Places as part of Multiple Property Documentation titled *Historic Resources of Downtown Portland, Oregon, 1906 - 1914*, under Criterion A only, for its association with the broad trend of upbuilding in downtown Portland during the years following the Lewis and Clark Exposition of 1905.

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 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 Downtown Subdistrict of this plan district.

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

- LU 08-172070 DZ, approving storefront remodeling; and
- LU 09-132081 DZ, approving signs.

- LU 11-146149 HDZ, approving new heaters installed under existing awnings.
- LU 17-276506 HR, approving a new canopy over the SE entry of the Crystal Hotel

Agency Review: A Notice of Proposal in your Neighborhood was mailed on **February 26, 2018**. The following Bureaus have responded with no issues or concerns about the proposal:

- Fire Bureau
- Life Safety Section of BDS

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **February 26, 2018**. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

Chapter 33.846, Historic Reviews

Purpose of Historic Resource Review

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

Historic Resource Review Approval Criteria

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

Findings: The site is a designated Historic/Conservation Landmark. Therefore, the proposal requires Historic Resource Review approval. The relevant approval criteria are listed in 33.846.060 G. 1.-10. In addition, because the site is located within the Central City, the relevant approval criteria are the Central City Fundamental Design Guidelines.

G. Other Approval Criteria:

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

Findings: As per fire safety requirements, existing fireman's ladders, standpipes and stair treads should be removed to avoid future incidents. Only these necessary elements will be removed and the alteration will not involve the removal of historic materials or alteration of character defining features. *Therefore, this guideline 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: The existing fire escape landings, stringers and handrails will be preserved to remain a physical record of its time. One out of every 5 treads will remain to provide structural integrity for the stair stringers. The building remains reflective of its heritage and of its time, place and use. *Therefore, this guideline is met.*

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

Findings: Although the building is more than a century old, there have been no changes over time which have acquired historic significance. *Therefore, this guideline 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.
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 4 & 5: The project does not involve repair or replacement of historic materials of features. Existing features will be protected during the removal of fireman's ladder, stair treads and standpipes. *Therefore, these guidelines are met.*

Central City Fundamental Design Guidelines

These guidelines provide the constitutional framework for all design review areas in the Central City.

The Central City Fundamental Design Guidelines and the River District Design Guidelines focus on four general categories. **(A) Portland Personality**, addresses design issues and elements that reinforce and enhance Portland's character. **(B) Pedestrian Emphasis**, addresses design issues and elements that contribute to a successful pedestrian environment. **(C) Project Design**, addresses specific building characteristics and their relationships to the public environment. **(D) Special Areas**, provides design guidelines for the four special areas of the Central City.

Central City Plan Design Goals

This set of goals are those developed to guide development throughout the Central City. They apply within the River District as well as to the other seven Central City policy areas. The nine goals for design review within the Central City are as follows:

1. Encourage urban design excellence in the Central City;
2. Integrate urban design and preservation of our heritage into the development process;
3. Enhance the character of the Central City's districts;
4. Promote the development of diversity and areas of special character within the Central City;
5. Establish an urban design relationship between the Central City's districts and the Central City as a whole;
6. Provide for a pleasant, rich and diverse pedestrian experience for pedestrians;
7. Provide for the humanization of the Central City through promotion of the arts;
8. Assist in creating a 24-hour Central City which is safe, humane and prosperous;
9. Ensure that new development is at a human scale and that it relates to the scale and desired character of its setting and the Central City as a whole.

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

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

Findings: The existing fire escape landings, stringers and handrails will be preserved to remain a physical record of its time. One out of every 5 treads will remain to provide structural integrity for the stair stringers. The building remains reflective of its heritage and of its time, place and use. *Therefore, this guideline is met.*

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The

plans submitted for a building or zoning permit must demonstrate that all requirements of Title 11 can be met, and 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 proposed exterior alterations to the Hotel Alma in the Downtown Subdistrict of the Central City Plan District will preserve the historic character of the property and contribute to a vibrant streetscape, while meeting necessary fire safety requirements.


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. The proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of Exterior Alterations, per the approved site plans, Exhibits C-1 through C-4, signed and dated 3/29/18, 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 18-120852 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: Santiago Mendez

Decision rendered by:  **on 3/29/18**

By authority of the Director of the Bureau of Development Services

Decision mailed: 4/4/18

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 February 12, 2018, and was determined to be complete on February 20, 2018.

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 February 12, 2018.

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: 6/21/18**

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.

Recording the final decision.

If this Land Use Review is approved the final decision will be recorded with the Multnomah County Recorder.

- *Unless appealed*, the final decision will be recorded after **4/5/18** by the Bureau of Development Services.

The applicant, builder, or a representative does not need to record the final decision with the Multnomah County Recorder.

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 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
 - 1. Project Narrative
 - 2. Fire and Life Safety Floor Plans
 - 3. Fire and Life Safety Lighting Plans
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Second Floor Plan
 - 3. North Elevation
 - 4. South Elevation (attached)
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Fire Bureau
 - 2. Life Safety Section of BDS
- F. Correspondence: none
- G. Other:
 - 1. Original LU Application

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

NORTH

THIS SITE LIES WITHIN THE:
 CENTRAL CITY PLAN DISTRICT
 DOWNTOWN SUBDISTRICT
 WEST END SUBAREA

-  Site
-  Historic Landmark

File No.	LU 18-120852 HR
1/4 Section	3028
Scale	1 inch = 200 feet
State ID	1N1E33DD 400
Exhibit	B Feb 16, 2018

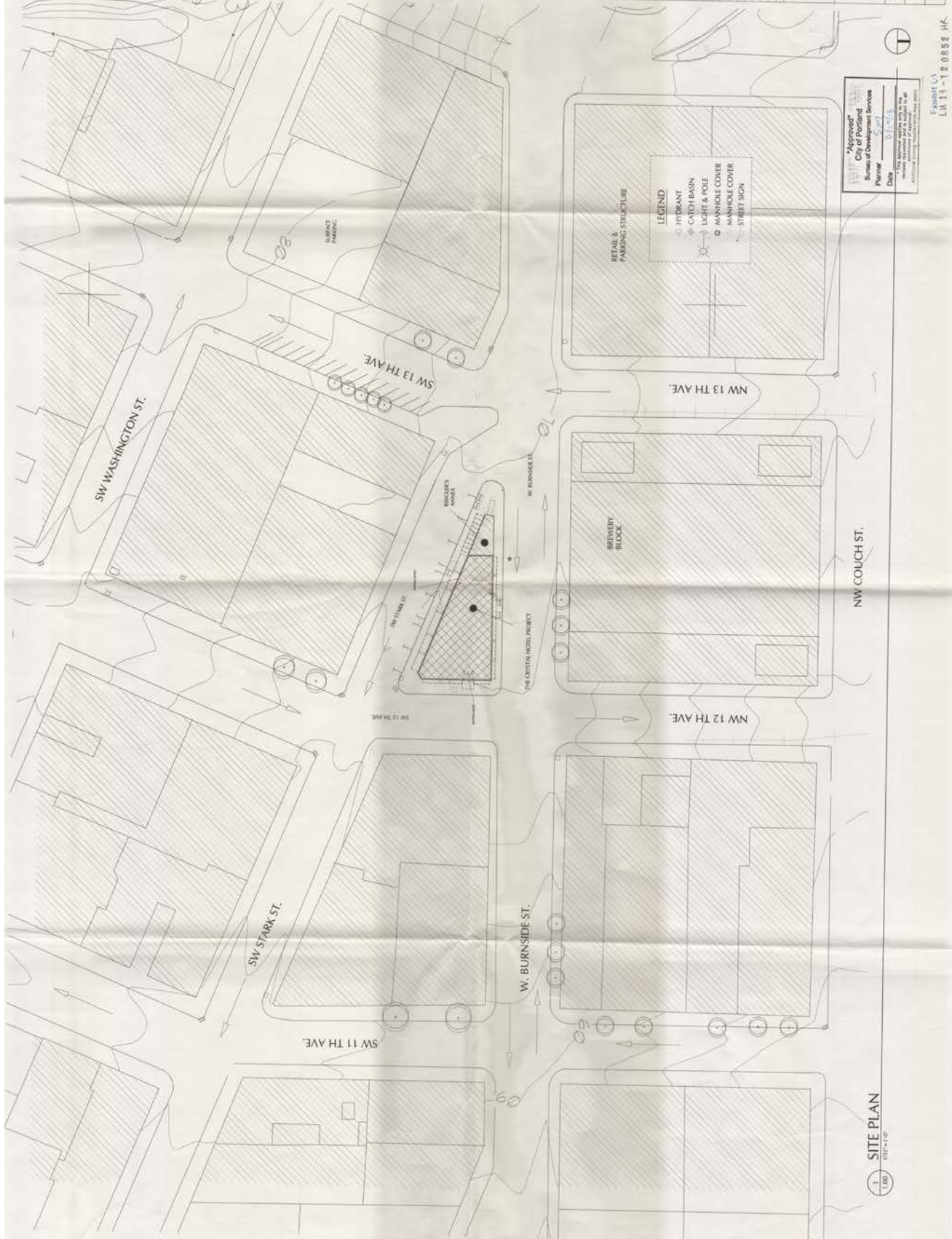


MC MENAMINS CRYSTAL HOTEL
 EXTERIOR FIRE ESCAPE REVISIONS
 1200 SW STARK ST.
 PORTLAND, OR 97205

REVISION	DATE	REVISION DESCRIPTION

SITE PLAN

DESIGN REVIEW	
DATE	02/08/18
REVISION	
PROJECT NUMBER	061642
DRAWN BY	AK
CHECKED BY	DR-1C



Approved
 City of Portland
 Bureau of Development Services
 Planner
 Date: 02/08/18
 This document is the property of Ankrom Moisan Architects, Inc. It is to be used only for the project and site identified on this drawing. It is not to be reproduced or used for any other project without the written consent of Ankrom Moisan Architects, Inc.

Sheet 01
 LW 18-12.0852.HF

SITE PLAN
 1/2" = 1'-0"



Ankrom Moisan

88 NEW JAMES STREET, SUITE 500
PORTLAND, OR 97209
TEL: 503.251.1500
FAX: 503.251.1501
WWW.ANKROMMOISAN.COM
© ANKROM MOISAN ARCHITECTS, INC.

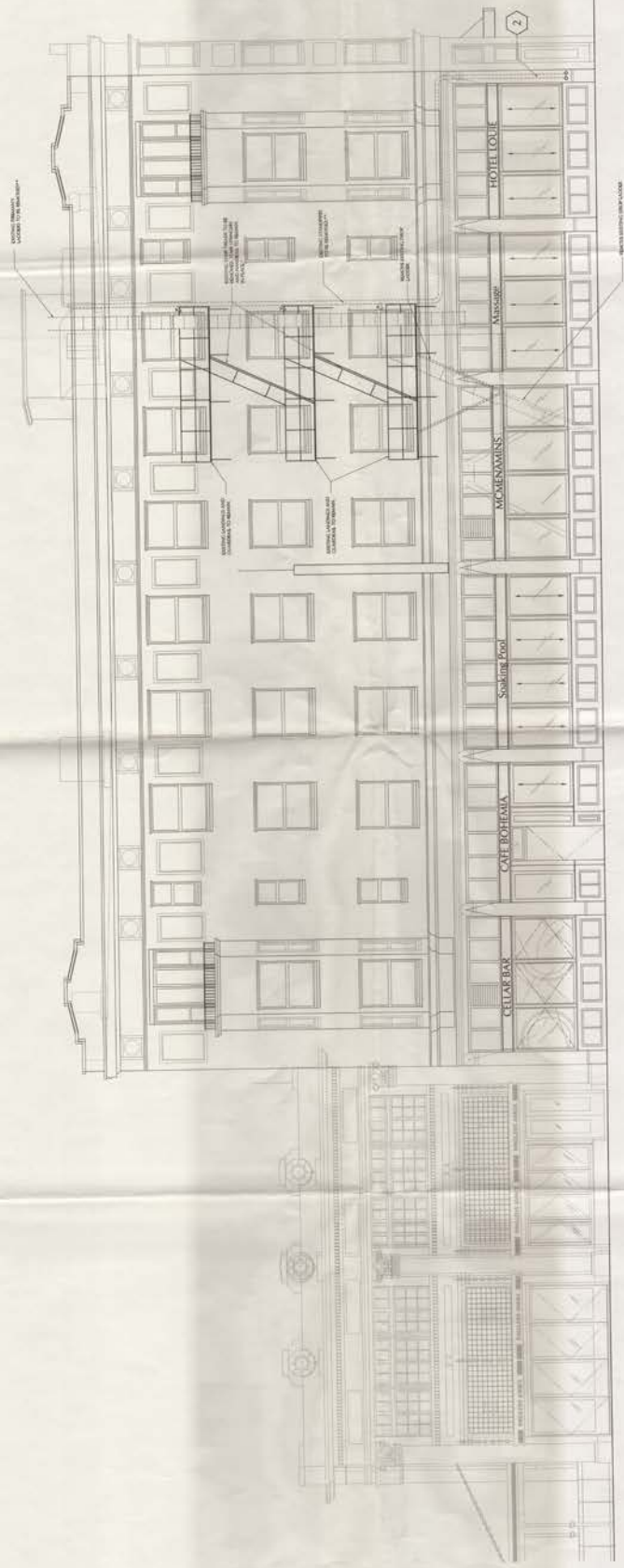
MC MENAMINS CRYSTAL HOTEL
EXTERIOR FIRE ESCAPE REVISIONS
1200 SW STARK ST.
PORTLAND, OR 97205

REVISION	DATE	REASON FOR ISSUE

DESIGN REVIEW COVER SHEET

DESIGN REVIEW

DATE	02/08/18	REGION	
PROJECT NUMBER	061642	SHEET NUMBER	DR-4
Drawn By	AA		



1 SOUTH (SW STARK ST.) ELEVATION
3/16" = 1'-0"

NOTES:

- REMOVE
CONTRACTOR TO LEAVE ONE TREAD IN PLACE FOR EVERY FIVE REMOVED IN ORDER TO MAINTAIN STRUCTURAL STABILITY.
- CONTRACTOR TO FILL ANY HOLES LEFT FROM REMOVAL OF THE LADDERS AND STANDPIPE.

Approved:

 Scott J. Johnson
 Director of Professional Services
 Date: 2/20/18
 Approved on behalf of Ankrom Moisan
 1200 SW Stark St., Portland, OR 97205

Project: 061642
 Date: 02/08/18
 L.A. 13-120852-112