



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

Ted Wheeler, Mayor  
Rebecca Esau, Director  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** September 24, 2018  
**To:** Interested Person  
**From:** Hannah Bryant, Land Use Services  
503-823-5353 / [Hannah.Bryant@portlandoregon.gov](mailto:Hannah.Bryant@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 18-127444 HR – 50 EXTERIOR VENTS ON LANDMARK BUILDING**

#### **GENERAL INFORMATION**

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

**Owner:** Reham 6 LLC  
Po Box 14955, Portland, OR 97293

**Site Address:** **6012 SE Yamhill Street**

**Legal Description:** BLOCK 3 LOT 1 EXC PT IN ST LOT 4&6 HISTORIC PROPERTY;  
POTENTIAL ADDITIONAL TAX, LEONARD TR

**Tax Account No.:** R490300530

**State ID No.:** 1S2E06AA 14600

**Quarter Section:** 3136

**Neighborhood:** Mt. Tabor, contact Stephanie Stewart at 503-230-9364.

**Business District:** None

**District Coalition:** Southeast Uplift, contact Leah Fisher at 503-232-0010.

**Plan District:** None

**Other Designations:** Individually Listed National Landmark

**Zoning:** **R2** – Residential 2,000, with Historic Resource Protection Overlay

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

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

#### **PROPOSAL:**

The applicant seeks Historic Resource review for:

- the installation of 50 exterior vents set within the existing brick exterior of the Portland Sanitarium Nurses' Quarters;
- three new windows;
- removal of existing concrete steps into the basement and the replacement of a basement door with a window;

- replacement of two upper level fire egress doors with fixed windows.

The building is an individually listed Portland Historic Landmark. The building is made up of two components: the original 1928 brick, neo-classical style building, and a 1946 brick, International style addition. The enlarged ground level windows and new ground level doors shown on the attached drawings are not included in the scope of this review, as they were previously approved through LU 16-2711603.

The proposal is intended to support the restoration and rehab of this building, as it is converted to 76 residential units, including sleeping units, studios and 1-bedroom units. Historic Resource Review is required for non-exempt exterior alterations on a Portland Historic Landmark.

**RELEVANT APPROVAL CRITERIA:**

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

- *Historic Resource Review Approval Criteria 33.846.060.G*

## ANALYSIS

**Site and Vicinity:** Designed by Portland architects Claussen & Claussen, the former Portland Sanitarium Nurses' Quarters was built in 1928 to house nursing students and unmarried nurses studying and working at the Portland Sanitarium. In 1946 an addition, also designed by Claussen & Claussen, was built. It was designated as a Portland Historic Landmark in 2016 and is listed on the National Register of Historic Places.

The building is comprised of two parts that together form a T shaped building. The first is the three-story, unreinforced masonry, 1928 neoclassical building fronting SE Yamhill Street. This building intersects the four-story, concrete construction with brick veneer, 1946 art modern addition to the west, which fronts SE 60<sup>th</sup> Avenue. The building is set on a sloped lot at the foot of Mount Tabor.

SE 60<sup>th</sup> runs north and south following the urban grid to the west. SE Yamhill runs toward the south east before curving as it rises up the slopes to Mount Tabor Park. Across SE Yamhill is the Seventh Day Adventist Hospital. The Nurses' Quarters building is located at the northwest corner of the lot with a surface parking lot on the remaining 4800 square feet in the southeast portion of the lot. Adjacent properties on all sides are zoned R5.

**Zoning:** The Residential 2,000 (R2) zone is a low density multi-dwelling zone. It allows approximately 21.8 dwelling units per acre. Density may be as high as 32 units per acre if amenity bonus provisions are used. Allowed housing is characterized by one to three story buildings, but at a slightly larger amount of building coverage than the R3 zone. The major types of new development will be duplexes, townhouses, rowhouses and garden apartments. These housing types are intended to be compatible with adjacent houses. Generally, R2 zoning will be applied near Major City Traffic Streets, Neighborhood Collector and District Collector streets, and local streets adjacent to commercial areas and transit streets. Newly created lots in the R2 zone must be at least 4,000 square feet in area for multi-dwelling development, 1,600 square feet for development with attached or detached houses, and 2,000 square feet for development with duplexes. Minimum lot width and depth standards may apply.

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 Historic Landmark designation protects certain Portland historic resources and preserves signification 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).

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

- **LU 16-271603 HR** – Historic Resource Review approval for replacement of existing, and limited additional windows and doors on a Portland Historic Landmark.
- **LU 16-211301 HR** – Designation of the Portland Sanitarium Nurse’s Quarters as a Portland Historic Landmark.
- **LU 15-280009** –Request to designate entire site R2 and concurrently request a zone map amendment to R2 in conformance with the comprehensive plan. This land use application is currently under review.
- **LU 04-025120** – Approval of Conditional Use Review for nine new antennae on stairway penthouse extension.
- **LU 95-00514** Approval of school/institutional use with conditions.

**Agency Review:** A “Notice of Proposal in Your Neighborhood” was mailed **April 27, 2018**. The following Bureaus have responded with no issues or concerns:

- Life Safety (exhibit E.1)
- Fire Bureau

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on April 27, 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 33.846.060 - 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 for Criterion 1:** The proposal to add exterior brick vents to the non-street facing facades is intended to meet building code ventilation requirements while facilitating on-going residential use for this Portland Landmark. The vents are the same height as a single brick, and will be inserted within the brick courses and painted to match the adjacent bricks to minimize appearance. The dimensions of the new vents will facilitate the required venting of interior residential units with the removal of a limited quantity of existing bricks on non-street facing facades. As part of the remodel, other large exterior, wall-mounted ducts and HVAC units are being remodeled, and brickwork being repaired. On balance, the removal of historic bricks to insert discreet, well-integrated wall vents will be outweighed by the repair of brick elsewhere on the building and the removal of large, unsightly mechanical equipment. Painting of the vents is critical to maintaining the historic character of the building, and therefore a condition of approval will be added to ensure that the vents are painted. *With a Condition of Approval C, that the brick vents are painted to match the adjacent brick, to minimize the appearance of non-historic materials, 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.

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

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

**Findings for Criteria 2, 3 and 7:** The original south facing fire egress doors are no longer usable, as the original exterior fire escape had to be removed due to fire code updates. The replacement of the two existing solid wood fire egress doors with new fixed wood windows preserves the original openings while allowing for more glazing. Additionally, there is a wood window proposed on the second floor of the north elevation, where an old window opening was previously infilled. The new windows in the original openings ensure that the historic resource remains a physical record of its time, place and use, while providing an updated change that does not add a conjectural feature. They are clearly differentiated from the original wood windows through modern construction styles, while honoring the original material palette used for this building. *Therefore, these criteria are met.*

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

**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 Criteria 4 and 5:** The purpose of this proposal is to restore not only the damaged features of this building, but also the historic use. Constructed as dormitories for nurses of the Portland Sanitarium, the building has been used for numerous organizational purposes over the years and is being restored as residential units. New

wood windows have been previously approved through LU 16-2711603. Original bricks have been salvaged from areas where openings were bricked in, or where the additional wing encapsulated an exterior wall of the original building. Those bricks may be used to replace damaged exterior bricks. Through the implementation of this proposal, historic materials will be protected, repaired as feasible, or replaced with salvaged original materials as needed. *Therefore, these criteria are met.*

**8. Architectural compatibility.** New additions, exterior alterations, or related new construction will be compatible with the resource's massing, size, scale, and architectural features. When retrofitting buildings or sites to improve accessibility for persons with disabilities, design solutions will not compromise the architectural integrity of the historic resource.

**10. Hierarchy of compatibility.** Exterior alterations and additions will be designed to be compatible primarily with the original resource, secondarily with adjacent properties, and finally, if located within a Historic or Conservation District, with the rest of the district. Where practical, compatibility will be pursued on all three levels.

**Findings for Criteria 8 and 10:** The new brick vents sit within the existing brick courses and are painted to match the adjacent brick. Located predominantly on the non-street facing facades, the brick vents are compatible with the resource's massing, size and scale. While clearly differentiated from the original exterior brick cladding material, the brick vents are thoughtfully designed to facilitate required ventilation through a vent that matches the dimensions and proportions of the original historic brick.

New windows are proposed to be wood, of the same design as those previously approved for this building through LU 16-2711603. They will match the original existing windows in material, depth and installation.

The proposal utilizes the sloping site to facilitate accessible entries at multiple levels. The extensive interior remodel accommodates an elevator and other accessibility upgrades without compromising the architectural integrity of the historic resource. *Therefore, these criteria are 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 for Criterion 9:** New basement level windows will match the proportions of existing windows at the upper level, and the new windows on the south façade will fill the existing door opening. The new glazing strengthens the essential form and integrity of the historic resource. *Therefore, 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 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 purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to

convey historic significance. This proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

## ADMINISTRATIVE DECISION

Approval of 40 exterior brick vents on the south elevation, eight vents on the east elevation, zero vents on the west elevation, and two brick vents on the north elevation, and two new windows in existing door openings on the south elevation, and one new window in an existing covered window opening on the north elevation, per the approved site plans, Exhibits C-1 through C-5, signed and dated September 21, 2018, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through D) 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 18-127444 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. Brick vents shall be painted to match the surrounding bricks.
- D. No field changes allowed.

**Staff Planner: Hannah Bryant**

**Decision rendered by:**  **on September 21, 2018**  
By authority of the Director of the Bureau of Development Services

**Decision mailed: September 24, 2018**

**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 27, 2018, and was determined to be complete on April 23, 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 27, 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 waived the 120-day review period, as stated with Exhibit (Exhibit A.7) Unless further extended by the applicant, **the 120 days will expire on: April 23, 2019.**

**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 October 8, 2018** at 1900 SW Fourth Ave. Appeals can be filed at the 5<sup>th</sup> floor reception desk of 1900 SW 4<sup>th</sup> Avenue Monday through Friday between 8:00 am and 4:30 pm. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

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

**Attending the hearing.** If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Landmarks Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

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

**Recording the final decision.**

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

- *Unless appealed*, the final decision will be recorded after **October 9, 2018** 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.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

**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:

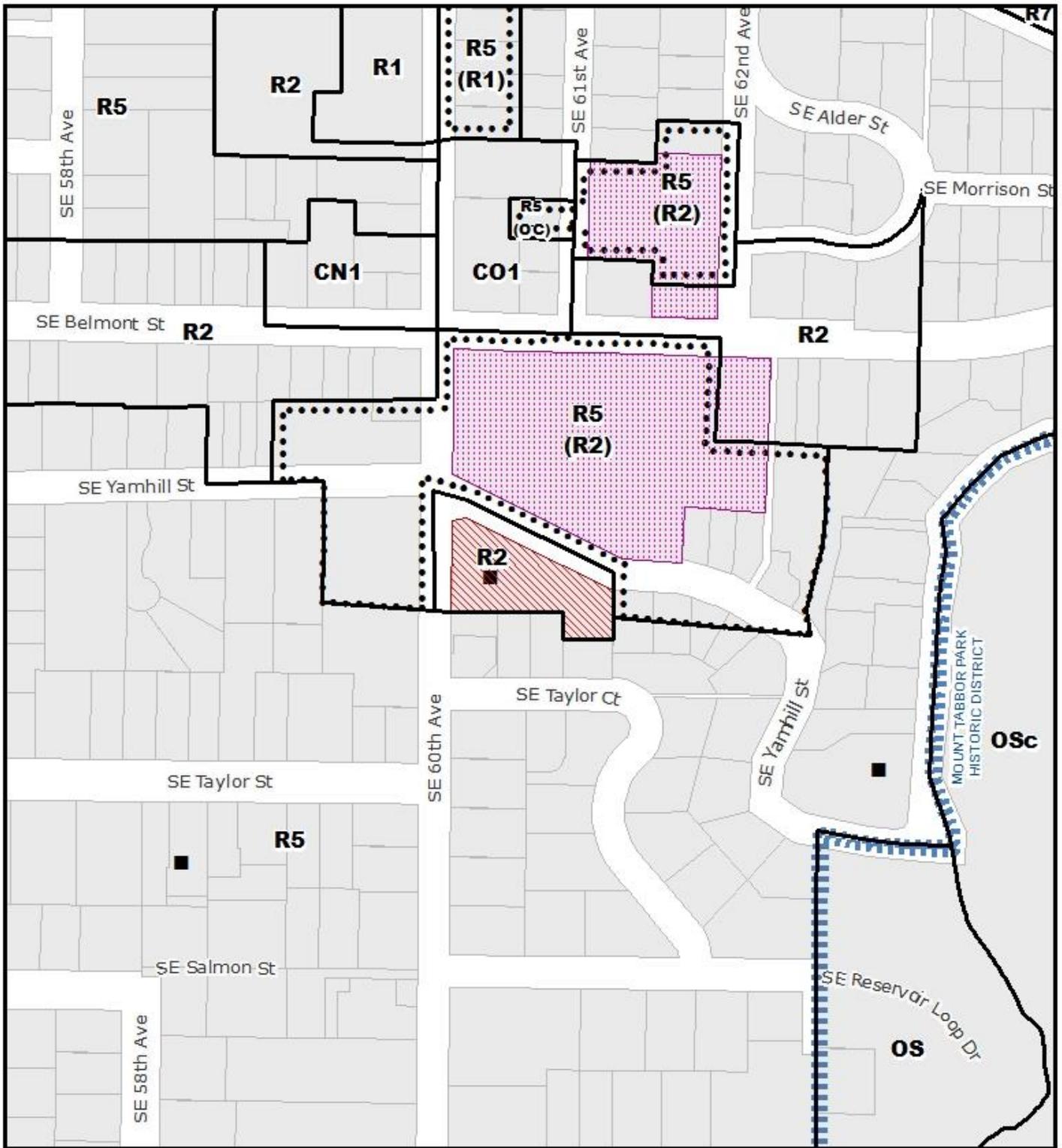
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

#### **EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submittals
  1. Applicant's Narrative
  2. Site Plan and Original Elevations
  3. Original Sign Package (removed from scope)
  4. Site Photos (keyed site plan and
  5. Precedent images of other brick vents
  6. Response to Incomplete Letter, dated April 12, 2018
  7. 245-day Extension, dated May 22, 2018
  8. Site photo of blocked in window
  9. Email from Applicant, dated August 21, 2018
  10. Rooftop Mechanical Plan
  11. Building Section, showing rooftop mechanical
- B. Zoning Map (attached)
- C. Plans/Drawings:
  1. Site Plan (attached)
  2. East and South Elevation
  3. West and North Elevation
  4. Landscape Plan
  5. Brick Vent Cutsheet
- D. Notification information:
  1. Mailing list
  2. Mailed notice
- E. Agency Responses:
  1. Life Safety
- F. Correspondence: None
- G. Other:
  1. Original LU Application
  2. Incomplete Letter, dated March 12, 2018
  3. Keyed site plan showing ideal locations for vents

**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 Parcels
-  Historic Landmark

File No.	LU 18-127444 HR
1/4 Section	3136
Scale	1 inch = 200 feet
State ID	1S2E06AA 14600
Exhibit	B Mar 02, 2018

3

**\* Approved \***  
 City of Portland - Bureau of Development Services

Planner *Alant* Date *7-21-18*

# This approval applies only to the reviews requested and is contingent upon approval. Additional zoning requirements apply.

**SITE PLAN NOTES**

1. INFORMATION IS BASED ON OWNER PROVIDED RECORDS AND FIELD SURVEY. THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF THE INFORMATION PROVIDED.
2. THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF THE INFORMATION PROVIDED.
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7. THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF THE INFORMATION PROVIDED.

**LANDSCAPE ARCHITECT**  
 AND L. ROSENBERG  
 PORTLAND, OREGON

**PROPOSED IMPROVEMENTS AT THE:**  
 6012 SE YAMHILL ST  
 PORTLAND, OR 97215

**ISSUE:** PERMIT 08/07/17

**PERMIT:** 08/07/17

**PROJECT #:** 1412

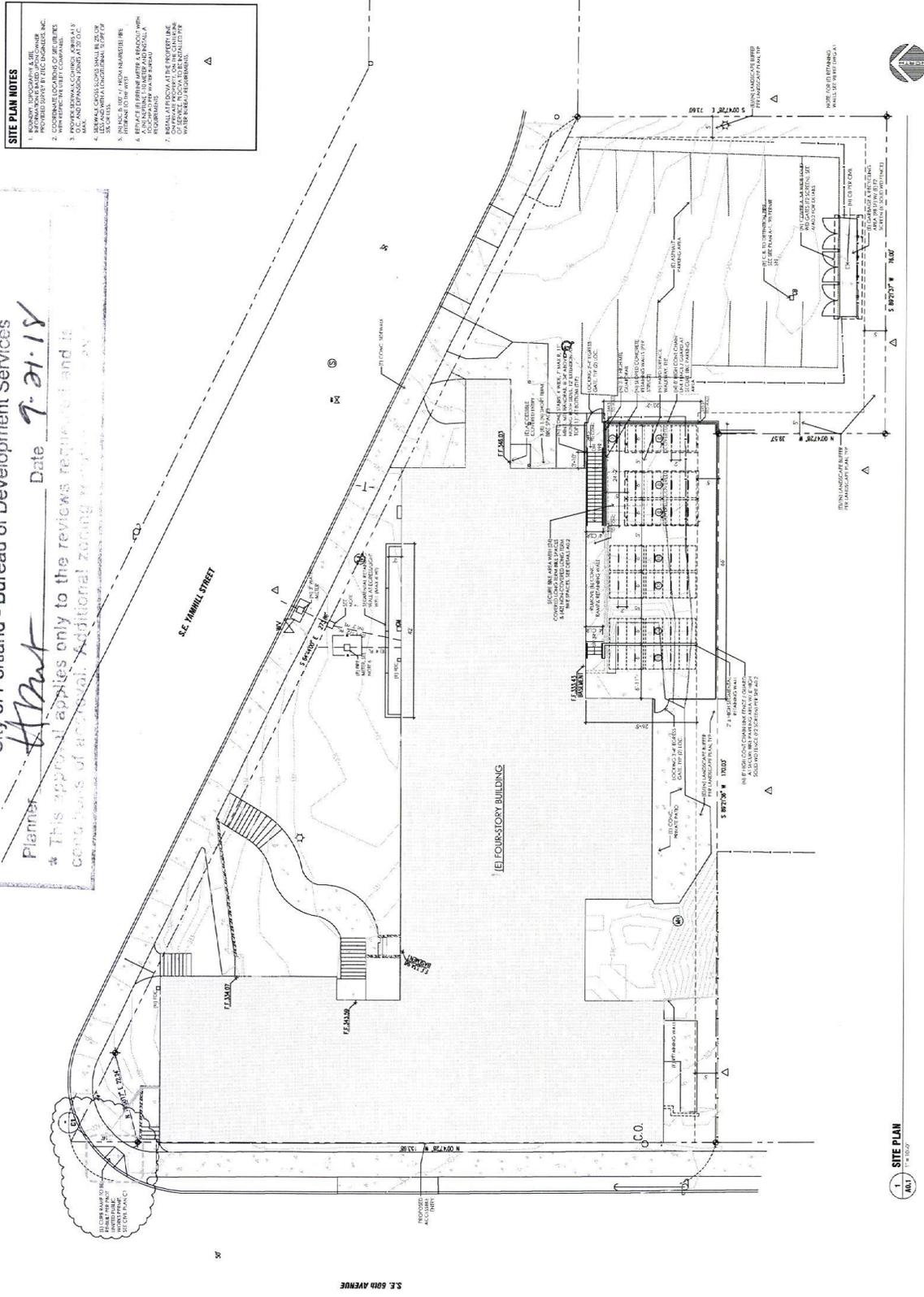
**DATE:** 08/07/17

**REVISIONS:** PERMIT 08/07/17

**PERMIT:** 08/07/17

**SITE PLAN**

**A0-1**



**SITE PLAN**  
 1/18/18

LU 18-127444 HR C1