



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

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**FINAL FINDINGS AND DECISION BY THE HISTORIC
LANDMARKS COMMISSION RENDERED ON August 10,
2020**

FINAL DECISION BY THE HISTORIC LANDMARKS COMMISSION

The Historic Landmarks Commission has **approved** a proposal in your neighborhood. This document is only a summary of the decision. The reasons for the decision, including the written response to the approval criteria and to public comments received on this application, 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 20-136009 HR
PC # 19-267725**

Troy Laundry Addition

BUREAU OF DEVELOPMENT SERVICES STAFF: Hillary Adam 503-823-3581 /
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GENERAL INFORMATION

Applicant: Andrew Becker
Hartshorne Plunkard Architecture LLC
232 N Carpenter St
Chicago, IL 60607

Owner/Agent: Alex Stanford
Troy Laundry Property Holder LLC
133 N Jefferson Street, 4th Floor
Chicago, IL 60661

Site Address: 1025 SE PINE ST

Legal Description: BLOCK 224 LOT 3&4&5&6, EAST PORTLAND
Tax Account No.: R226514470
State ID No.: 1N1E35CD 08401
Quarter Section: 3031

Neighborhood: Buckman, contact Richard Johnson at
buckmanlandusepdx@gmail.com

Business District: Central Eastside Industrial Council, contact at ceic@ceic.cc.
District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010 x313.

Plan District: Central City - Central Eastside

Other Designations: Historic Landmark, listed on the National Register of Historic Places on January 27, 1989

Zoning: EXd – Central Employment with Design and Historic Resource Protection overlays

Case Type: HR – Historic Resource Review

Procedure: Type III, with a public hearing before the Historic Landmarks Commission. The decision of the Historic Landmarks Commission can be appealed to City Council.

Proposal:

The applicant requests Historic Resource Review for a new rooftop addition and other exterior alterations to the landmark Troy Laundry Building. The rooftop addition will be brick, stucco, and glass with a patinated copper roof. Other exterior alterations include: a rooftop terrace and pool, rehabilitation of existing windows and new custom wood windows to match where windows have been removed, and infill of north façade windows with brick. At the south façade, the main entry will be restored to better match the original design and the windows to the immediate east of the entry raised to match the sill heights of the other windows. The historic vehicle entry and exit on 10th and 11th will be designed to match the original design but will serve as non-vehicle service entrances.

Historic Resource Review is required because the proposal is for non-exempt exterior alterations to a historic landmark.

Relevant Approval Criteria:

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

- 33.846.060.G Other approval criteria
- Central City Fundamental Design Guidelines
- Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan

ANALYSIS

Site and Vicinity: The subject property is bound by SE 10th, SE Ash, SE 11th, and SE Pine in the Central Eastside subdistrict of the Central City Plan District. The south half of the block and subject site is occupied by the historic Troy Laundry Building, a National Register-listed landmark, constructed in 1913. The two-story brick building was designed by Ellis Lawrence, a prominent Portland architect.

From the National Register nomination:

“The Troy Laundry Building, constructed in 1913, is significant under criterion A for its association with the long-operating Troy Laundry which led the local industry in technological advances, marketing, and personnel management. Secondly, it is significant under criterion C as a well-preserved example of an early commercial building designed by noted Portland architect Ellis Lawrence. The date of construction has been confirmed by building permit records and tax assessor information.

The Troy Laundry was established in 1889 by John F. Tait. Tait came to Portland from his home country of Scotland, where he had apprenticed in the laundry trade. His knowledge of the business and his innovative management skills led to the establishment of one of the most successful and longest-running laundry concerns in the city.

The original building, located on the west side of the river, was destroyed by fire in 1894. At that time Tait moved the laundry into a building on the inner east side, at the northeast corner of Grand and Salmon streets. Beginning in 1892, city directories ran advertisements for the laundry which show that it was a large operation with pick-up points located throughout Portland, Vancouver and Oregon City. In 1890 there were twenty-five laundries in Portland eighteen of which were owned and operated by Chinese. The majority of these early laundries were small neighborhood operations. The Troy Laundry was one of two large laundries which catered to both individuals and commercial-industrial clients.

The company grew rapidly between 1890 and 1915. In 1890 Tait employed ten people. Within 25 years his staff increased to 150. By 1913 the laundry had outgrown its earlier quarters and the subject building was built at 10th and Pine streets. Tait, who was twice president of the Washington, Oregon and California Laundrymen's Association, was a leader in the improvement of employee relations and working conditions within the laundry industry. Tait was also one of the first people in the industry to switch to an eight-hour work day. The new building incorporated a variety of innovative features including a large employee dining room and lounge, a relatively new concept at that time as evidenced in an article from the period which described it as "a most humanitarian and thoughtful" addition on the part of Tait.

Tait incorporated the latest technological advances in the new facility. The laundry housed its own electrical generators and the newest electrical engines that ran over 44 commercial washers and 22 extractors. Along with the standard oil burners-dryers and steam equipment of the day, the new building was equipped with the newest drying system, the tumbler, considered revolutionary for its speed and quality of work. Tait's personnel philosophy and innovative laundry system allowed his business to handle over \$600,000 worth of work a week, representing a customer base of 10,000, including many major industrial and commercial business clients.

Tait, extolled as "perhaps the most prominent laundry man of the Pacific Coast" in The Oregonian of November 29, 1928, moved to Astoria in 1918 to establish another laundry. He retained an interest in the Portland laundry but was no longer active in its direct management. Troy Laundry operated through the historic period, remaining in operation until 1983 as one of Portland's largest commercial laundries.

Ellis Lawrence, a native of Portland, has been described as a driving force behind the professionalization of the practice of architecture. He was the founder and dean of the University of Oregon School of Architecture and responsible for the creation of the Pacific Architectural League, founded in 1909. In this same year Ellis established the Portland Atelier, a gathering place for aspiring students to study with established architects.

The Troy Laundry building is of interest as a good and relatively early example of Ellis Lawrence's design style, a synthesis of traditional form and modern details. Traditional elements are seen in the formal facade arrangement which divides the building into three distinct levels. Modern features include the continuous bands of windows and the use of restrained geometric ornament."

On the north half of the block, is a surface parking lot and a one-story non-contributing warehouse addition to the Troy Laundry Building. The immediate area is a mix of commercial, warehouse, and residential development, with the concentrated residential areas of the Buckman neighborhood located one block east just beyond SE 12th, which marks the boundary of the Central City Plan District. Newer, larger buildings have begun to be constructed within the Central City Plan District to the north, west, and south, as well as some larger

developments being developed just east of 12th. SE Sandy Boulevard runs diagonally just beyond the northwest corner of the property. Per the City's Transportation System Plan, SE Sandy Boulevard and SE 11th Avenue are Transit Access Streets, Emergency Response Routes, City Bikeways, Major City Walkways. Additionally, SE 11th is classified as a Major Truck Street and a Community Corridor.

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 development standards are intended to allow new development which is similar in character to existing development.

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 "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 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 Central Eastside Subdistrict of this plan district.

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

- LU 02-124188 HDZ – Historic Design review for a new fence around the parking lot;
- EA 19-142041 APPT – Early Assistance Appointment for the proposed building within the boundary of the historic landmark Troy Laundry Building as well as a rooftop addition to the Troy Laundry Building;
- EA 19-239662 PC – Pre-Application Conference for the proposed building within the boundary of the historic landmark Troy Laundry Building as well as a rooftop addition to the Troy Laundry Building; and
- EA 20-103960 DA – Design Advice Request for the proposed building within the boundary of the historic landmark Troy Laundry Building as well as a rooftop addition to the Troy Laundry Building.
- LU 20-124348 HRM – Pending Historic Resource Review for a new 6-story mixed-use building on the north half of the block and within the boundary of this historic landmark.

Agency Review: A “Notice of proposal in Your Neighborhood” was mailed June 1, 2020. The following Bureaus have responded with no issue or concerns:

- Bureau of Environmental Services
- Bureau of Transportation Engineering
- Fire Bureau
- Site Development Section of BDS
- Life Safety Division of BDS
- Water Bureau

The Bureau of Parks-Forestry Division had no concerns but requested the inclusion of the following condition of approval:

Building design and construction, and the selected materials and methods, including, but not limited to, scaffolding and façade material, may not impact the existing street trees required for preservation unless approved by Urban Forestry. A Tree Preservation Plan for the existing street trees must be approved by Urban Forestry prior to building permit submittal.

Please see Exhibit E-1 for additional details.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on June 1, 2020. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

Procedural History. This case was submitted on April 7, 2020, and was determined to be complete on May 14, 2020. The first hearing was scheduled for June 22, 2020. Staff recommended approval with conditions; however, the Commission did not find that the application yet met the approval criteria and requested the applicant return with more detail and some revisions. The second hearing was scheduled for August 10, 2020. The applicant’s updated materials include revisions to the design to include: a lighter shade of brick at the addition base; reduction of window height at east and west walls of addition; preservation of existing interior and exterior brick walls except where openings are needed for circulation and closures of existing windows on the north of the primary mass; integrated mechanical screening; and in-swinging service entry doors. Additional details have been provided for the addition walls, the copper roof, and mechanical screens.

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 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 Plan District, 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.

Findings: The general historic character of the property will be retained and preserved with some areas restored closer to the original condition. The majority of significant alterations that remove portions of historic material are limited to the north facades and the roof and are minimally visible or not visible from public views, while areas that restore the historic appearance of the building are concentrated on the street-facing façades where they are visible from public views. These two different types of changes are further discussed below. The applicant has redesigned the proposal to preserve as much existing historic fabric of the north wall of the primary mass and has reduced new openings in that wall to only those required for circulation and at the parapet level. *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. The introduction of a penthouse is a common type of addition to an existing historic building and can often be used as a means to facilitate a larger rehabilitation proposal. The building will remain of a physical record of its time, place, and use, as the proposed penthouse addition will be minimally visible from the street. *This criterion is met.*

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

Findings: The property has been subject to some alterations including the removal of the original entrance on SE Pine, infill of some windows, replacement of carriage doors at the sidecar with non-vehicle entrances and windows, and the introduction of awnings over 2nd floor windows. None of these alterations have acquired historic significance and they will be restored to a condition closer to the original intent, as informed by original drawings. *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: The applicant has provided an extensive conditions analysis that can be found in the appendix. This analysis includes documentation of the window conditions and specifies which windows are in a severe, fair, or good condition, as well as if the existing windows are original or not. The proposed elevation drawings indicate that the typical window condition is to retain existing windows; where changes are proposed, this is indicated in the differences between the existing and proposed elevations. Neither the proposed elevations or the window survey specifies exactly which existing windows will remain, therefore, staff has added a condition of approval that existing historic windows in fair or good condition shall be retained unless other alterations in that particular location require their removal. At the August 10, 2020 hearing, the Commission added a condition of approval that new windows shall match the existing windows with regard to species, grade, joinery, cut, and profile to ensure that new windows will be long-lasting.

Staff notes that changes to the main entry on SE Pine will return the building to a condition closer to the original design by Ellis Lawrence, as it is inspired by Lawrence's original design with a slight added recess to ensure the doors will not swing into the right-of-way. The windows immediately east of this entrance will be replaced to more closely match the original condition however the sill will be raised to match the other sills along the first floor of the building. Alterations to the west and east facades of the sidecar will also restore the building to a condition closer to the original.

With the condition that existing historic windows in fair or good condition, as noted in App.45-App.58, shall be retained unless other alterations in that particular location require their removal; and

With the condition that new windows shall match the existing with regard to species, grade, joinery, cut, and profile, 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 to be used. *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 7, 8, and 10: The proposed addition consists of two distinct parts, a penthouse structure and a base, set atop the roofs of the Troy. The base is designed to complement the character of the existing Troy Laundry Building by incorporating similar materials (brick and concrete trim detailing), and has been revised from the previous design to show a lighter color brick that extends to a height slightly lower than the top of the parapet of the Troy, but still aligned with the cornice detail. This base does not exceed the height of the Troy parapet and is limited to the area above the sidecar. Above the base, the penthouse is clad in both stucco and glass. The structure has a gabled roof to minimize its visibility from the street. The roof of the penthouse is patinated copper which is visually compatible with the era of the original building and will aid the penthouse's compatibility with the Troy. The mechanical screen has been integrated with the copper roof by extending the copper vertically around the screen and having a similarly treated perforated metal at the north side of the screen.

Per the drawings, some of the northern parapet and walls of the Troy would be removed, punched through, or covered up to accommodate the new addition; this is best understood by referring to the floor plans on pages C-10-C-12 as well as App.21, and by considering aerial views of the building from the north, looking south. Much of the north wall of the primary building mass is not visible from the street but does include several windows to the 2nd floor. Some of this area would be removed in order to accommodate the new addition. This portion of the building is less significant than the three street-facing façades which will be retained and restored. Since the previous hearing, the applicant has revised the

design to ensure preservation of more of the north wall so that removal is limited to the parapet where the new addition is located and to create openings for circulation, not to expand the width of interior rooms; thus, better preserving the integrity of the existing building forms. While the majority of the Commission found the proposal supportable, one Commissioner, citing criterion #8, found that the proposed addition compromised the architectural integrity of the historic resource. *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: The essential form and integrity of the historic resource will remain generally intact, particularly as viewed from the street. The proposed addition is at the roof levels where it will be minimally visible from the street due to a relatively low profile. The roof of the existing building steps down at the north which could result in the penthouse being highly visible on this side; however, a new building is proposed at the north end of the block, and if constructed, will block views of the penthouse from the north. The new addition is shown to “straddle” the upper parapet of the existing building, however, the plans on C.10 and C.11 appear to show that much of the existing north wall (shown in gray where it is proposed to remain) would be demolished to accommodate the alterations with new wall areas shown in black. Since the previous hearing, the applicant has revised the design to ensure preservation of more of the north wall so that removal is limited to the parapet where the new addition is located and to create openings for circulation, not to expand the width of interior rooms; thus, better preserving the integrity of the existing building forms. While the majority of the Commission found the proposal supportable, one Commissioner, citing criterion #9, found that the proposed addition compromised the architectural integrity of the historic resource. *This criterion is met.*

Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan and Central City Fundamental Design Guidelines

The Central Eastside is a unique neighborhood. The property and business owners are proud of the district’s heritage and service to the community and region. Light industry, distribution/warehousing, and transportation are important components of the district’s personality. To the general public, retail stores and commercial businesses provide the central focus within the district.

The underlying urban design objective for the Central Eastside is to capitalize on and emphasize its unique assets in a manner that is respectful, supportive, creative and compatible with each area as a whole. Part of the charm and character of the Central Eastside District, which should be celebrated, is its eclectic mixture of building types and uses. An additional strength, which should be built on, is the pattern of pedestrian friendly retail uses on Grand Avenue, East Burnside and Morrison Streets, as well as portions of 11th and 12th Avenues.

The Central City Fundamental 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 Eastside Design Goals

The following goals and objectives define the urban design vision for new development and other improvements in the Central Eastside

- Encourage the special distinction and identity of the design review areas of the Central Eastside District.
- Provide continuity between the Central Eastside and the Lloyd District.
- Provide continuity between the Central Eastside and the river, downtown, and adjacent residential neighborhoods.
- Enhance the safety, convenience, pleasure, and comfort of pedestrians.

Central City Plan Design Goals

This set of goals are those developed to guide development throughout the Central City. They apply within all of the 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.

A1. Integrate the River. Orient architectural and landscape elements including, but not limited to, lobbies, entries, balconies, terraces, and outdoor areas to the Willamette River and greenway. Develop accessways for pedestrians that provide connections to the Willamette River and greenway.

A2. Emphasize Portland Themes. When provided, integrate Portland-related themes with the development's overall design concept.

A5-5. Incorporate Water Features. Enhance the quality of public spaces by incorporating water features.

C11. Integrate Roofs and Use Rooftops. Integrate roof function, shape, surface materials, and colors with the building's overall design concept. Size and place rooftop mechanical equipment, penthouses, other components, and related screening elements to enhance views of the Central City's skyline, as well as views from other buildings or vantage points. Develop rooftop terraces, gardens, and associated landscaped areas to be effective storm water management tools.

Findings for A1, A2, A5-5, and C11: The proposal includes introduction of a penthouse, rooftop terrace, plantings, and a swimming pool at the roof level. The terrace will provide views to the east, south, and west, including toward the river. The proposed pool at the roof level harkens to the river 10 blocks away. The terrace, generally, provides access to the outdoors within the footprint of a building that has historically had no onsite outdoor space, thus emphasizing the Portland theme of access to and appreciation for the outdoors. The proposal transforms a previously unutilized roof and transforms it into an active gathering space. *These guidelines are met.*

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

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

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

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.

B3-1. Reduce width of Pedestrian Crossings.

- a. Where possible, extend sidewalk curbs at street intersections to narrow pedestrian crossings for a safer pedestrian environment.
- b. Maintain large service vehicle turning radii where necessary.

Findings for A4, A5, B1, B3, and B3-1: These guidelines primarily refer to improvements to the right-of-way. The Urban Forestry division has noted that street trees will be required to be planted and has requested a condition of approval that the existing street trees shall be retained unless approved by Urban Forestry. This will result in new trees along the south and west sides of the building. The Bureau of Transportation has also requested that existing curbcuts be closed, which will further unify the sidewalk condition. *These guidelines are met.*

A5-3. Plan for or Incorporate Underground Utility Service. Plan for or Incorporate Underground Utility Service to development projects.

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 for A5-3 and C10: The proposal shows that an underground utility vault is proposed along SE 10th, which has been conceptually approved by PBOT. This is the only proposed encroachment and it is below-grade where it will not impact the pedestrian environment. *These guidelines are met.*

A2-1. Recognize Transportation Modes, Produce, and Commerce as Primary Themes of East Portland. Recognize and incorporate East Portland themes into a project design, when appropriate.

A5-4. Incorporate Works of Art. Incorporate works of art into development projects.

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

A7. Establish and Maintain a Sense of Urban Enclosure. Define public rights-of-way by creating and maintaining a sense of urban enclosure.

Findings for A2-1, A5-4, A6, and A7: The existing historic landmark will be rehabilitated for a new use, with some previously removed elements of the original design reintroduced including the carriage door aesthetic on the west and east façades of the sidecar, thus re-establishing the transportation and commerce association of the building's history. The building will remain in situ, thus maintaining the sense of urban enclosure. Because the existing building is built to the street lot lines and the new addition is proposed at the roof, it would not be appropriate to introduce art at the exterior street level of this building; rather, the proposal to restore or reconstruct certain elements of the original design helps to position the building itself as a work of art. *These guidelines are met.*

A8. Contribute to a Vibrant Streetscape. Integrate building setbacks with adjacent

sidewalks to increase the space for potential public use. Develop visual and physical connections into buildings' active interior spaces from adjacent sidewalks. Use architectural elements such as atriums, grand entries and large ground-level windows to reveal important interior spaces and activities.

B7. Integrate Barrier-Free Design. Integrate access systems for all people with the building's overall design concept.

Findings for A8 and B7: The building is already constructed with building setbacks and window openings already established. The proposal does include reintroduction of a main entry design based on the original design which will make the entrance at SE Pine grander than it is currently. In addition, the existing step at this entrance will be removed so that the entrance can be made accessible to all. Because the first floor is elevated above the sidewalk, a lift will be provided immediately inside the door to provide access to this floor. *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.

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.

B6-1. Provide Pedestrian Rain Protection. Rain protection is encouraged at the ground level of all new and rehabilitated commercial buildings located adjacent to primary pedestrian routes. In required retail opportunity areas, rain protection is strongly recommended.

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 for B2, B6, B6-1, and C12: No vehicle parking is proposed and existing curbscuts will be closed to ensure a consistent sidewalk condition, separate from vehicle areas. Mechanical equipment is all located at the roof, away from the pedestrian environment. New light fixtures are proposed at the entries on each façade, though they are minimal and serve to enhance the entries. Staff has suggested a condition that the light fixtures shall be mounted to the building through mortar joints and that any conduit to the lighting shall also be routed through mortar joints on the south façade and through the concrete seams on the west and east façades. Lighting is also proposed at the penthouse where it will be minimally visible from the street and will have a low enough profile to not impact the skyline.

No canopies are proposed and it would not be appropriate to introduce canopies on this historic façade. The awnings that do exist (and proposed for removal) are located at the 2nd floor and do not provide rain protection to pedestrian. One additional canopy exists at the main entrance on SE Pine; however, there is no known evidence that this canopy is original and it does not match the original drawings. Street trees will provide some protection from sun, rain, and wind along all three frontages.

With the condition that the light fixtures shall be mounted to the building through mortar joints and that any conduit to the lighting shall also be routed through mortar joints on the south façade and through the concrete seams on the west and east façades, these guidelines are met.

C1. Enhance View Opportunities. Orient windows, entrances, balconies and other building elements to surrounding points of interest and activity. Size and place new buildings to protect

existing views and view corridors. Develop building façades that create visual connections to adjacent public spaces.

Findings: Windows in the existing building are already established, however, the removal of 2nd floor awnings will enhance views from that level. Additionally, the introduction of a rooftop terrace will provide rooftop views to the surrounding landscape, thus providing new elevated views from the site. *This guideline is met.*

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

C3. Respect Architectural Integrity. Respect the original character of an existing building when modifying its exterior. Develop vertical and horizontal additions that are compatible with the existing building, to enhance the overall proposal's architectural integrity.

C3-1. Design to Enhance Existing Themes in the District. Look to buildings from throughout the district for contextual precedent. Innovation and creativity are encouraged in design proposals, which enhance overall district character.

C5. Design for Coherency. Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.

Findings for C2, C3, C3-1, and C5: The proposed addition generally respects the original character of the building as it is located at the north and at the roof of the building where it will be minimally visible from public view. The form of the penthouse addition is modest with a sloped roof to further minimize visibility. The Central Eastside is an eclectic district with various building shapes and uses, enhanced by the angled Sandy Boulevard which invites unique building shapes. Because of this eclecticism, the addition of a gable-roofed penthouse is not out of the ordinary even when constructed upon a historic landmark.

The overall proposal is coherent in that the areas visible from the street level are designed to enhance the original historic character of the building, while the new penthouse addition aims to blend in by forming a base that matches the brick and concrete character and height of the existing building, with the upper level designed to distinguish itself while still being compatible in its material choices. The proposed use of stucco, glass, and patinated copper are appropriate for this addition to a 1913 historic landmark. Each of these materials are high quality and provide a sense of permanence. Notably, as requested by the Commission at the first hearing, the height of the west and east windows of the penthouse were reduced to the same height as those on the south façade, resulting in a more coherent and classic aesthetic for the penthouse addition. Also, the service entry door at the west side of the sidecar was revised to an in-swing door, rather than the overhead door previously proposed, resulting in a design more in keeping with the architectural integrity of the original building. *These guidelines are met.*

C3-2. Respect Adjacent Residential Neighborhoods. Respect the architectural character and development patterns of adjacent residential neighborhoods.

Findings for C5 and C3-2: The proposed addition is modest in its scale and will have little impact on the adjacent residential neighborhood. The proposed renovation, including seismic upgrade, is a symbolic and tangible investment in the property and will add new life to the building and will enhance the surrounding neighborhood. *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 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. The proposed alterations to the existing building will restore missing or previously-altered elements, thus enhancing the historic character of the resource. The proposed addition will facilitate a new use for this historic building and is modest in scale. The Commission (4-1) found the proposal to meet the approval criteria with one Commissioner voting against the proposal due to impacts to the existing resource (criteria #8 and #9). With the inclusion of conditions of approval, this proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

HISTORIC LANDMARKS COMMISSION DECISION

It is the decision of the Historic Landmarks Commission to approve Historic Design Review for a new rooftop addition and other exterior alterations to the landmark Troy Laundry Building, located in the Central Eastside subdistrict of the Central City Plan District. The rooftop addition will be brick, stucco, and glass with a patinated copper roof. Other exterior alterations include: a rooftop terrace and pool, rehabilitation of existing windows and new custom wood windows to match where windows have been removed, and infill of north façade windows with brick. At the south façade, the main entry will be restored to better match the original design and the windows to the immediate east of the entry raised to match the sill heights of the other windows. The historic vehicle entry and exit on 10th and 11th will be designed to match the original design but will serve as non-vehicle service entrances.

Approvals per Exhibits C.1-C.61, signed, stamped, and dated August 10, 2020, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through G) 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 20-136009 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.
- D. Existing historic windows in fair or good condition, as noted in App.45-App.58, shall be retained unless other alterations in that particular location require their removal.
- E. The light fixtures shall be mounted to the building through mortar joints and any conduit to the lighting shall also be routed through mortar joints on the south façade and through the concrete seams on the west and east façades.

- F. Building design and construction, and the selected materials and methods, including, but not limited to, scaffolding and façade material, may not impact the existing street trees required for preservation unless approved by Urban Forestry. A Tree Preservation Plan for the existing street trees must be approved by Urban Forestry prior to building permit submittal.
- G. New windows shall match the existing windows with regard to species, grade, joinery, cut, and profile.

By: 
Kristen Minor, Historic Landmarks Commission Chair

Application Filed: April 7, 2020
Decision Filed: August 11, 2020

Decision Rendered: August 10, 2020
Decision Mailed: August 20, 2020

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 April 7, 2020, and was determined to be complete on May 14, 2020.

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 April 7, 2020.

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 A-2. Unless further extended by the applicant, **the 120 days will expire on: May 13, 2021.**

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. This report is the final decision of the Historic Landmarks Commission with input from other City and public agencies.

Conditions of Approval. This approval 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.

Appeal of this decision. This decision is final unless appealed to City Council, who will hold a public hearing. Appeals must be filed by 4:30 pm on September 3, 2020. The appeal application form can be accessed at <https://www.portlandoregon.gov/bds/45477>. **Towards promoting social distancing during the COVID-19 pandemic, the completed appeal application form must be e-mailed to BDSLUSTeamTech@portlandoregon.gov and to the planner listed on the first page of this decision.** If you do not have access to e-mail, please telephone the planner listed on the front page of this notice about submitting the appeal application.

If you are interested in viewing information in the file, please contact the planner listed on the front of this decision. The planner can provide some information over the phone. Please note that due to COVID-19 and limited accessibility to files, only digital copies of material in the file are available for viewing. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at <https://www.portlandoregon.gov/citycode/28197>.

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 City Council is final; any further appeal is to the Oregon Land Use Board of Appeals (LUBA).

Upon submission of their application, the applicant for this land use review chose to waive the 120-day time frame in which the City must render a decision. This additional time allows for any appeal of this proposal to be held as an evidentiary hearing, one in which new evidence can be submitted to City Council.

Who can appeal: You may appeal the decision only if you have written a letter which was received before the close of the record at the hearing or if you testified at the hearing, or if you are the property owner or applicant. Appeals must be filed within 14 days of the decision. **An appeal fee of \$5,000.00 will be charged.**

Neighborhood associations may qualify for a waiver of the appeal fee. Additional information on how to file and the deadline for filing an appeal will be included with the decision. Assistance in filing the appeal and information on fee waivers are available from the Bureau of Development Services website: <https://www.portlandoregon.gov/bds/article/411635>. Fee waivers for neighborhood associations require a vote of the authorized body of your association. Please see appeal form for additional information.

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 **September 4, 2020** 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 must be obtained before carrying out this project. At the time they apply for a permit, permittees must demonstrate compliance with:

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

Hillary Adam
August 17, 2020

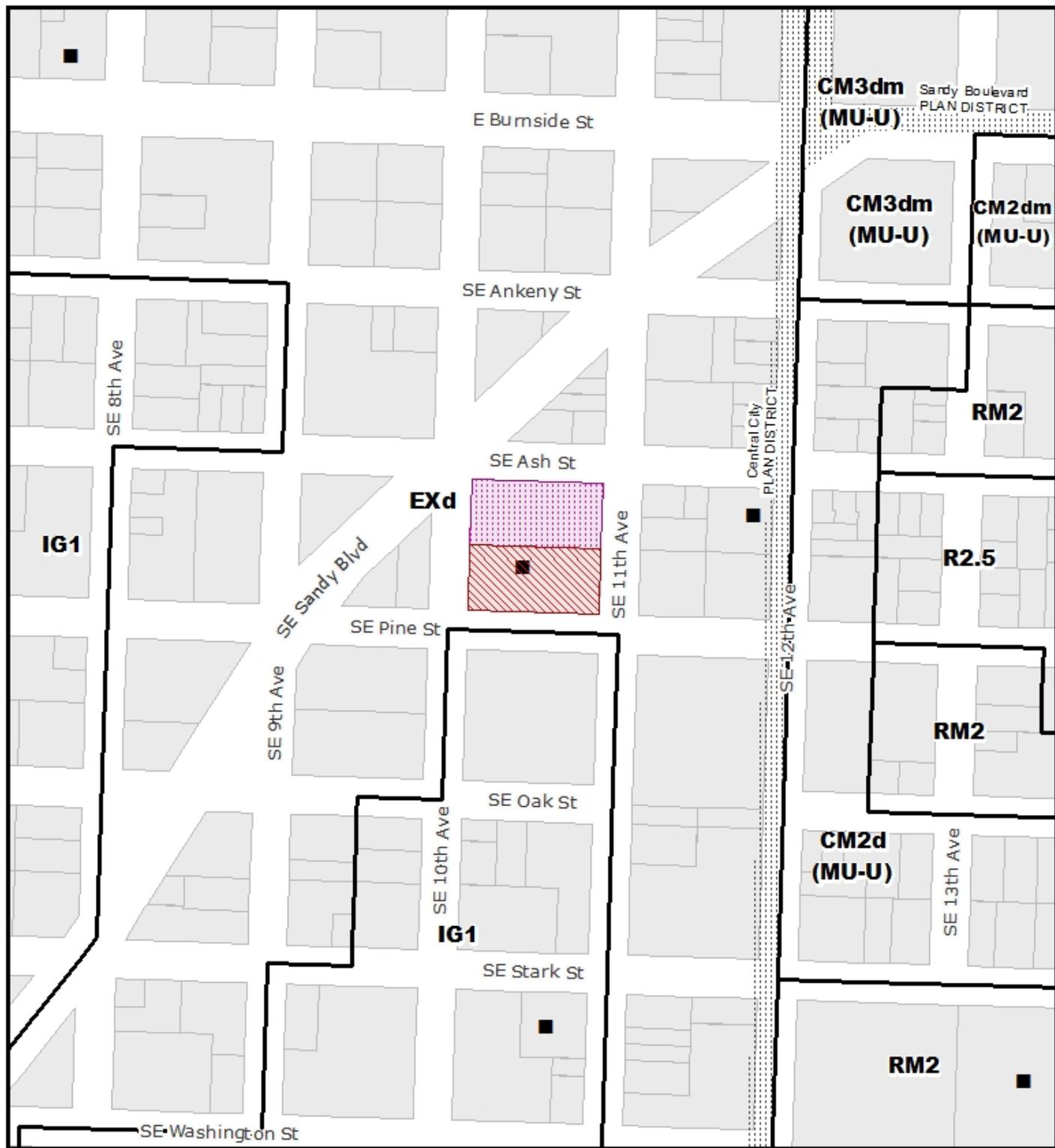
The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

EXHIBITS – NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Original Submittal
 - 2. 120-Day Waiver
 - 3. Completeness Response, received May 14, 2020
- B. Zoning Map (attached)
- C. Plan & Drawings
 - 1. Plan - Site (C.8)
 - 2. Plan – Basement (C.9)
 - 3. Plan – 1st Floor (C.10)
 - 4. Plan – 2nd Floor (C.11)
 - 5. Plan – 3rd Floor (C.12) (attached)
 - 6. Plan – Roof Plan (C.13)
 - 7. Existing Façade – Elevations (C.14)
 - 8. Existing Façade – Elevations (C.15)
 - 9. Façade – South Elevation (C.16)
 - 10. Façade – East Elevation (C.17)
 - 11. Façade – West Elevation (C.18)
 - 12. Façade – North Elevation (C.19)
 - 13. Façade – South Elevation (C.20) (attached)
 - 14. Façade – East Elevation (C.21) (attached)
 - 15. Façade – West Elevation (C.22) (attached)
 - 16. Façade – North Elevation (C.23)
 - 17. Building Section – North-South Elevation (C.24)
 - 18. Building Section – East-West Sections (C.25)
 - 19. Rooftop Addition – Massing Diagram (C.29)
 - 20. Rooftop Addition – Material Elevations (C.30)
 - 21. Rooftop Addition – Exterior Finish Materials (C.31)
 - 22. Rooftop Addition – Wall Sections (C.32)
 - 23. Rooftop Addition – Wall Sections (C.33)
 - 24. Rooftop Addition – Wall Sections (C.34)
 - 25. Rooftop Addition – Plan Details (C.35)

26. Details – Historic Materials (C.37)
 27. Historic Façade – Main Entry (C.38)
 28. Historic Façade – Main Entry (C.39)
 29. Historic Façade – Service Entry (C.40)
 30. Historic Façade – Service Entry (C.41)
 31. Historic Façade – East North Bay (C.42)
 32. Historic Façade – East North Bay (C.43)
 33. Tree Plan – Existing (C.46)
 34. Ground Level Plan – Landscape (C.47)
 35. Roof Plan – Landscape (C.48)
 36. Plant Palette – Street Trees (C.49)
 37. Plant Palette – Roof Deck (C.50)
 38. Plant Schedule (C.51)
 39. Materials – Hardscape (C.52)
 40. Roof Addition – Terrace (C.53)
 41. Elevation – Exterior Lighting (C.56)
 42. Product Info – Exterior Light Fixtures (C.57)
 43. Addition Elevation – Exterior Lighting (C.58)
 44. Product Info – Exterior Light Fixtures (C.59)
 45. Civil – Existing Condition and Demolition Plan (C.61)
 46. Civil – Site Plan (C.62)
 47. Civil – Site Grading Plan (C.63)
 48. Civil – Site Utility Plan (C.64)
 49. Window Survey – North Elevation Window Matrix (App.45)
 50. Window Survey – East Elevation Window Matrix (App.46)
 51. Window Survey – South Elevation Window Matrix (App.47)
 52. Window Survey – South Elevation Window Matrix II (App.48)
 53. Window Survey – West Elevation Window Matrix (App.49)
 54. Window Survey – Hidden South Elevation Window Matrix (App.50)
 55. Window Survey – Skylight and Clearstory Window Matrix (App.51)
 56. Window Survey – Hidden North Elevation Window Matrix (App.52)
 57. Window Survey – North Elevation Window Assessment (App.53)
 58. Window Survey – East Elevation Window Assessment (App.54)
 59. Window Survey – South Elevation Window Assessment (App.55)
 60. Window Survey – West Elevation Window Assessment (App.56)
 61. Window Survey – Hidden Elevations Window Assessment (App.57)
 62. Window Survey – Skylight & Clearstory Window Assessment (App.58)
- D. Notification information:
1. Request for response
 2. Posting letter sent to applicant
 3. Notice to be posted
 4. Applicant’s statement certifying posting
 5. Mailed notice
 6. Mailing list
- E. Agency Responses:
1. Bureau of Parks, Forestry Division
 2. Bureau of Environmental Services
 3. Bureau of Transportation Engineering and Development Review
 4. Fire Bureau
 5. Site Development Review Section of BDS
- F. Letters: none
- G. Other
1. Original LUR Application
 2. Incomplete Letter, dated May 4, 2020
 3. Staff Report, dated June 12, 2020

4. Staff Memo, dated June 12, 2020
 5. Guidelines Matrix, dated June 12, 2020
 6. DAR Summary, dated March 9, 2020
- H. Hearing
1. Staff Presentation, dated June 22, 2020
 2. Applicant Presentation, dated June 22, 2020
 3. Revised Staff Report, dated July 31, 2020
 4. Revised Staff Memo, dated July 31, 2020
 5. Revised Guidelines Matrix, dated July 31, 2020
 6. Staff Presentation, dated August 10, 2020
 7. Applicant Presentation, dated August 10, 2020



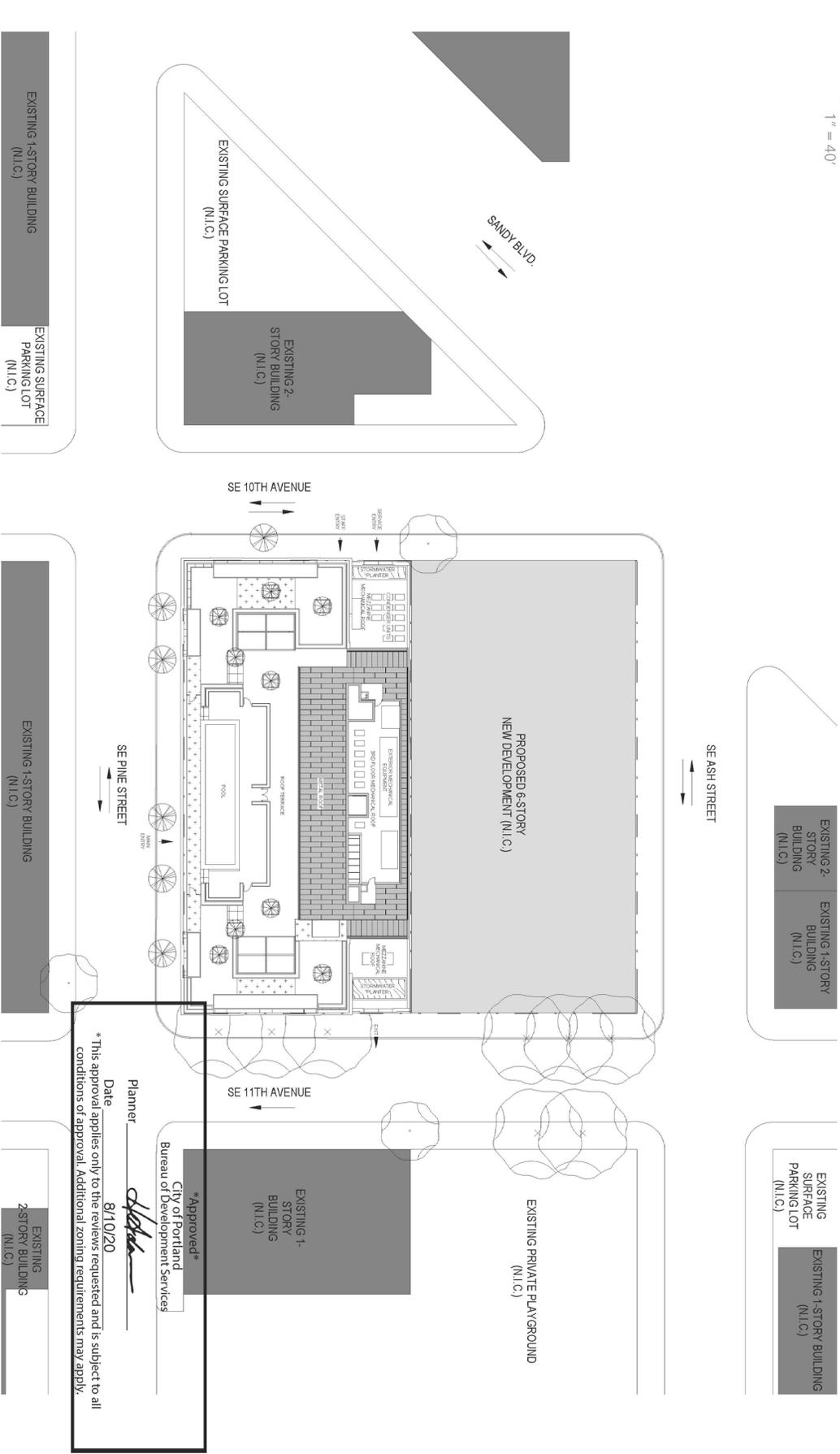
ZONING 
 CENTRAL CITY PLAN DISTRICT
 CENTRAL EASTSIDE SUB DISTRICT

-  Site
-  Also Owned Parcels
-  Historic Landmark

File No.	LU 20 - 136009 HR
1/4 Section	3031
Scale	1 inch = 200 feet
State ID	1N1E35CD 8401
Exhibit	B Apr 20, 2020

PLAN | Site

1" = 40'



Approved
 City of Portland
 Bureau of Development Services

Planner _____
 Date 8/10/20

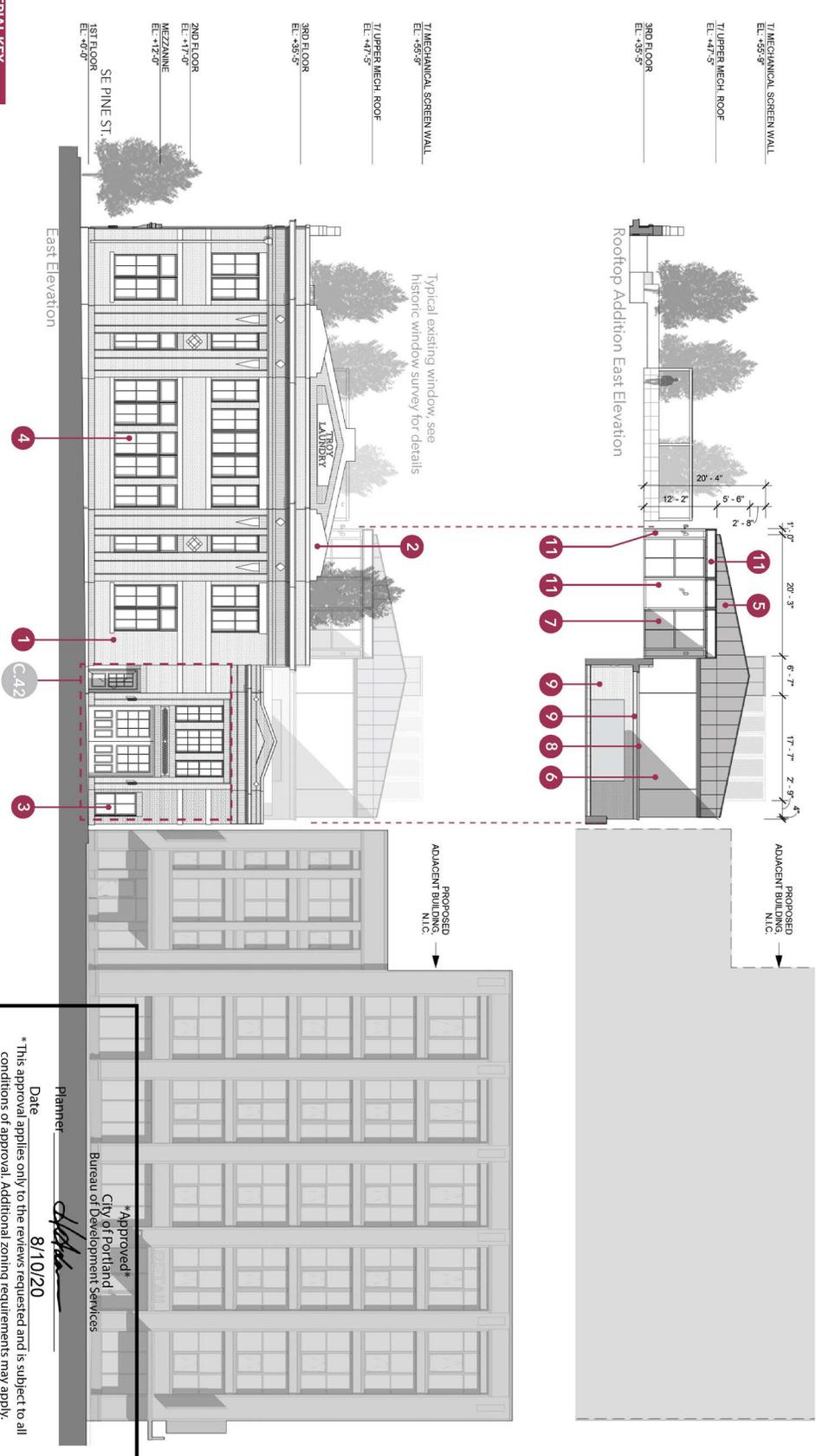
** This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.*



Troy Laundry Property Holder LLC | 1025 SE Pine Street, Portland, OR 97214
 LU20-136009 HR | Land Use Type III Application | 08.10.2020

FACADE | East Elevation

1/16" = 1'



Typical existing window, see historic window survey for details

MATERIAL KEY

- 1 Existing Brick
- 2 Existing Concrete
- 3 New Clear Glass
- 4 New Charcoal Color Paint
- 5 New Patinated Copper Panel
- 6 New Ivory Colored Stucco
- 7 New Metal Window & Door System
- 8 New Concrete
- 9 New Brick
- 10 New Privacy Glazing
- 11 New Decorative Steel For Paint
- 12 New Perforated Metal Panel with Matte Paint Finish

Approved*
 City of Portland
 Bureau of Development Services
 Planner *Alida*
 Date 8/10/20
 *This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

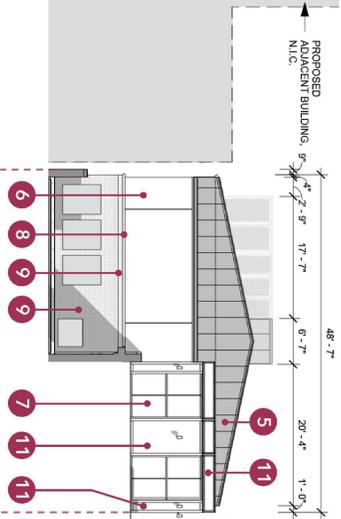
Troy Laundry Property Holder LLC | 1025 SE Pine Street, Portland, OR 97214
 LU20-136009 HR | Land Use Type III Application | 08.10.2020



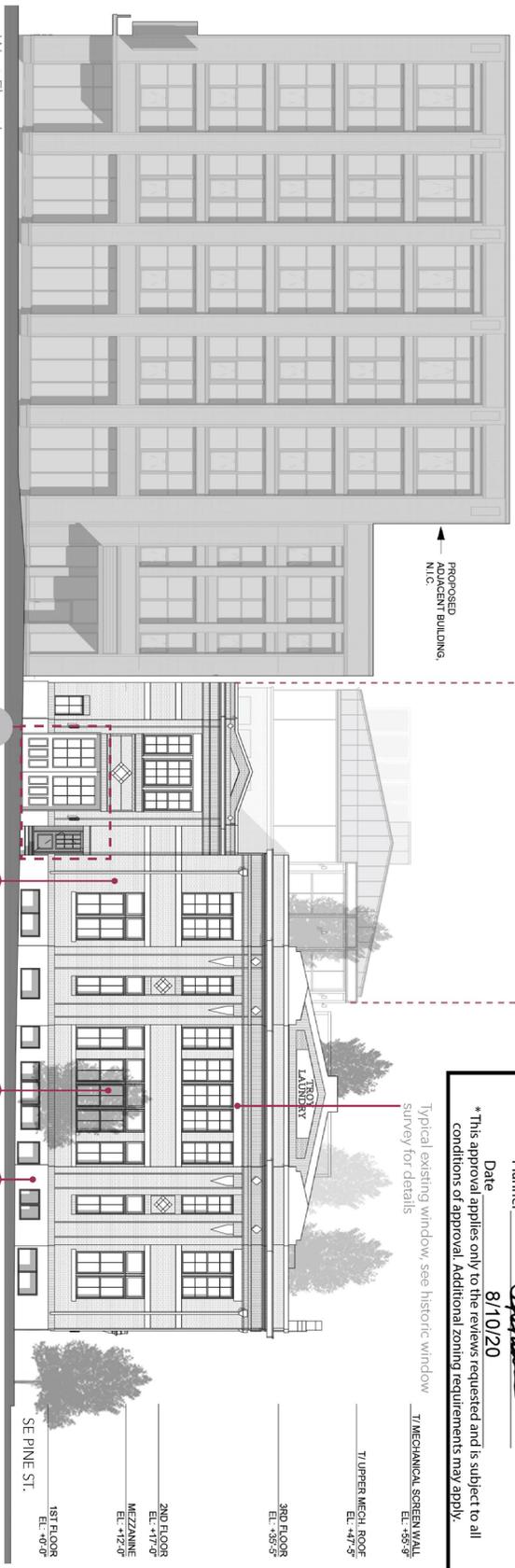
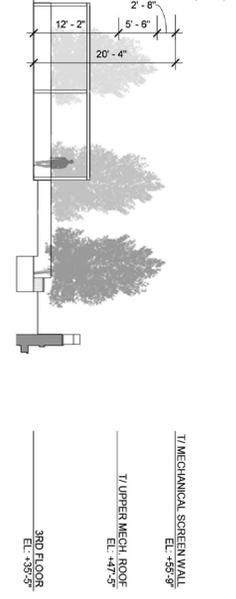
FACADE | West Elevation

1/16" = 1'

Rooftop Addition West Elevation



Approved
 City of Portland
 Bureau of Development Services
 Planner: *Allyson*
 Date: 8/10/20
 This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



MATERIAL KEY

- 1 Existing Brick
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Troy Laundry Property Holder LLC | 1025 SE Pine Street, Portland, OR 97214
 LU20-136009 HR | Land Use Type III Application | 08.10.2020