



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

Dan Ryan, Commissioner  
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[www.portland.gov/bds](http://www.portland.gov/bds)

**Date:** June 30, 2022  
**To:** Interested Person  
**From:** Grace Jeffreys, Land Use Services  
503-865-6521 / [Grace.Jeffreys@portlandoregon.gov](mailto:Grace.Jeffreys@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 22-142321 HR –  
CRANE BUILDING, SECOND FLOOR ROOFTOP DECK**

**GENERAL INFORMATION**

**Applicant:** Kyle Helm, Mortenson Company  
710 NW 14th Ave #300, Portland, OR 97209  
[kyle.helm@mortenson.com](mailto:kyle.helm@mortenson.com), 503-853-6883

**Owners:** Crane Building LLC  
1215 4th Ave #600, Seattle, Wa 98161-1084

Jon and Julie Olson  
710 NW 14<sup>th</sup> Ave #712, Portland, OR 97209

Crane Building Lofts Condominium Owners Assn  
4380 S Macadam Ave Ste 380, Portland OR 97239-6406

Lawrence S Viehl Liv Tr and Jane E Viehl Liv Tr  
720 NW 14<sup>th</sup> Ave #711, Portland OR 97209-2796

**Site Address:** 710 NW 14TH AVE

**Legal Description:** GENERAL COMMON ELEMENTS, CRANE BUILDING LOFTS CONDOMINIUM; LOT 0-1 OFFICE UNIT, CRANE BUILDING LOFTS CONDOMINIUM; LOT PH-1, CRANE BUILDING LOFTS CONDOMINIUM; LOT PH-2, CRANE BUILDING LOFTS CONDOMINIUM; LOT MF-1, CRANE BUILDING LOFTS CONDOMINIUM

**Tax Account No.:** R183050010, R183050050, R183050150, R183050200, R183050250  
**State ID No.:** 1N1E33AD 99000, 1N1E33AD 99001, 1N1E33AD 99003, 1N1E33AD 99004, 1N1E33AD 99005

**Quarter Section:** 2928

**Neighborhood:** Pearl District, contact [planning@pearldistrict.org](mailto:planning@pearldistrict.org).  
**Business District:** Pearl District Business Association, contact at [info@explorethepearl.com](mailto:info@explorethepearl.com)  
**District Coalition:** Neighbors West/Northwest, contact Darlene Urban Garrett at [darlene@nwnw.org](mailto:darlene@nwnw.org)

**Plan District:** Central City - Pearl District  
**Other Designations:** Contributing resource in the 13<sup>th</sup> Avenue Historic District

**Zoning:** **EXd** – 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 is seeking Historic Resource Review approval to install a 300 SF deck addition on a second-story roof of the Crane Building, a contributing resource in the 13th Ave Historic District located in the Pearl Subdistrict of the Central City Plan District. The roof deck will be approximately 300 SF deck. The proposal utilizes an existing exterior door and does not modify or penetrate brick, window/door openings, or roofing. The patio will not be visible from the street – the height of the guardrail along 14th is lower than the height of the building parapet so the sightline from street level will be unchanged. The subject building, historically known as the Crane Company Building, was built in 1910 in the warehouse/brick utilitarian style with rusticated brick first floor.

Historic Resource Review is required for non-exempt exterior alterations in the NW 13th Avenue Historic District per Portland Zoning Code Section 33.445.200.D.1.a.

**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*
- *NW 13th Avenue Historic District Design Guidelines*

**ANALYSIS**

**Site and Vicinity:** The Crane Company Building is a contributing resource in the 13<sup>th</sup> Avenue Historic District and is in the Pearl Subdistrict of the Central City Plan District. The building was built in 1910 as the regional headquarters for the Crane Plumbing Company, a brass foundry and pipe fitting company based in Chicago. It originally served as office space, a sales center, and a warehouse for the company. It is currently a mixed-use office, retail, and residential building. Originally a six-story building, it now has a penthouse level with two condominiums on the roof. It is a Beaux Arts style building with brick cladding situated on the southern half of the block bounded by 14th Avenue, Johnson Street, 13th Avenue, and Irving Street. It was designed by William C. Knighton, a local architect known for his work on the Governor Hotel (now the Sentinel Hotel) in Portland and the Capital National Bank Building in Salem.

The 13<sup>th</sup> Avenue Historic District is characterized by a mix of converted warehouses, high-rise condominium buildings, restaurants, galleries, and shops. A railroad spur line along NW 13<sup>th</sup> Ave. was completed in 1907. This spur, along with other railroad investments, resulted in a significant increase in land values and the construction of a warehouse district for the shipping and receiving of goods. NW 13<sup>th</sup> Ave. was the first spur line used for warehouses and is consequently the most intact, easily distinguished from other streets in the Pearl District by its wealth of extant brick warehouse buildings with loading docks used as elevated sidewalks.

**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 Design overlay zone ensures that Portland is both a city designed for people and a city in harmony with nature. The Design overlay zone supports the city's evolution within current and emerging centers of civic life. The overlay promotes design excellence in the built environment through the application of additional design standards and design guidelines that:

- Build on context by enhancing the distinctive physical, natural, historic and cultural qualities of the location while accommodating growth and change;
- Contribute to a public realm that encourages social interaction and fosters inclusivity in people's daily experience; and
- Promotes quality and long-term resilience in the face of changing demographics, climate and economy.

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 2035 Plan. The regulations address the unique role the Central City plays as the region's premier center for jobs, health and human services, tourism, entertainment and urban living. The regulations encourage a high-density urban area with a broad mix of commercial, residential, industrial and institutional uses, and foster transit-supportive development, pedestrian and bicycle-friendly streets, a vibrant public realm and a healthy urban river. The site is within the Pearl District Subdistrict of this plan district.

#### NW 13<sup>th</sup> Avenue Historic District

The NW 13<sup>th</sup> Avenue Historic District is a district comprised of twenty primarily brick warehouse buildings constructed between 1904 and 1945. The period of significance is 1900-1945. In 1904, the Portland City Council approved the construction of a railroad spur line along 13<sup>th</sup> to extend from Johnson Street to Glisan Street, which was completed in 1907. This spur, as well as one along 15<sup>th</sup> and the purchase of 40 blocks in the area by various railroad companies resulted in a significant increase in land values as well as the construction of what became a warehouse district for the shipping and receiving of goods. NW 13<sup>th</sup> Avenue was the first spur line used specifically for warehouse use and is consequently the most intact, easily distinguished from other streets in the Pearl District by its wealth of extant brick warehouse buildings and its unusual pedestrian character marked by the prevalence of loading docks converted to contemporary use as elevated sidewalks.

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

- LU 19-245454 HR: Approval of a Historic Resource Review for a new Approval to install a new 5.6 SF, non-illuminated, double-faced aluminum blade sign on the building's west façade.
- LU 19-168586 HR: Approval of a Historic Resource Review for a new blade sign on the building's west façade.
- LU 05-117069 HDZ AD: Historic Design Review and Adjustment approval for a building renovation including seismic upgrade and conversion for mixed uses.
- LU 06-162782 HDZ: Approval of a Historic Design Review for a storefront remodel and new rooftop mechanical units on the Pipe Shed portion of the building.
- LU 07-111641 HDZ: Historic Design Review approval for two new blade signs.

**Agency Review:** A Notice of Proposal in your Neighborhood was mailed on May 25, 2022. One response was received:

1. On June 21, 2011, Life Safety Section of Bureau of Development Services responded with no objections (Exhibit E.1).

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on May 25, 2022. Two written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal:

1. James Flynn, May 31, 2022, wrote with concerns of impact of proposal on his restaurant below.
2. Bruce Adlhoch, June 6, 2022, wrote with concerns of deck allowing views into his 2<sup>nd</sup> floor apartment.

*BDS Staff response:*

- Private views. The purview of design review includes elements of the project that relate to the approval criteria, in this case, the *Central City Fundamental Design Guidelines* and the *NW 13th Avenue Historic District Design Guidelines*. Issues such as private views are not regulated by the zoning code or by the guidelines.

## **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 located within the NW 13th Avenue Historic District and the proposal is for a non-exempt treatment. Therefore, Historic Resource Review approval is required. The approval criteria are the *NW 13th Avenue Historic District Design Guidelines* and the *Central City Fundamental Design Guidelines*.

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

### **NW 13<sup>th</sup> Avenue Historic District Design Guidelines**

#### **GUIDELINES FOR EXTERIOR REMODELING HISTORIC NW 13<sup>TH</sup> AVENUE DISTRICT**

- 4. Rear and Side Walls and Roofs.** Generally, the issues which apply to the fronts of buildings also, apply to rear and side walls. Masonry surfaces should be repaired as necessary. Historic elements on rear or side walls, such as old painted wall signs, and historic roof top features, such as water towers, should be retained where practicable. New openings are allowed in rear or side walls, but should be a consistent system (as opposed to random placement) which doesn't detract from primary elevations.
- 8. Horizontal Additions.** Horizontal additions may be added to historic buildings provided that:
  - a. The addition maintains the traditional scale and proportion of the building style.
  - b. The addition is visually compatible with adjacent historic buildings.

**Findings:** Proposal is for a 300 SF patio adjacent to the second-floor office space at the Crane Building, 710 NW 14th Ave. This patio will attach to a concrete parapet and a concrete shear wall section of the building façade. This patio has been designed with the following considerations to maintain historic elements of the

building and ensure visual compatibility:

- The patio will not be visible from the street – the height of the guardrail along 14th is lower than the height of the building parapet so the sightline from street level will be unchanged.
- No modifications to exterior windows or doors will be made – the patio is built in an area of the building which already has an exterior door leading to the low roof
- The existing building masonry façade will not be penetrated or modified – the patio’s structural support is solely from areas of exposed concrete along the side wall facing the roof, with no impact to the masonry façade.

*These criteria are met.*

### **Central City Fundamental Design Guidelines**

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

**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.

**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.

**C4. Complement the Context of Existing Buildings.** Complement the context of existing buildings by using and adding to the local design vocabulary.

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

**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 stormwater management tools.

**Findings:** As noted above, this proposal is for a 300 SF patio adjacent to the second-floor office space at the Crane Building, 710 NW 14th Ave. This patio will attach to a concrete parapet and a concrete shear wall section of the building façade. This patio has been designed to maintain historic elements of the building, ensure quality and permanence, respect the integrity of the structure, and ensure visual compatibility:

- The patio will not be visible from the street – the height of the guardrail along 14th is lower than the height of the building parapet, so the sightline from street level will be unchanged.
- No modifications to exterior windows or doors will be made – the patio is built in an area of the building which already has an exterior door leading to the low roof
- The existing building masonry façade will not be penetrated or modified – the patio’s structural support is solely from areas of exposed concrete along the side wall facing the roof, with no impact to the masonry façade.

*These criteria are met.*

### **DEVELOPMENT STANDARDS**

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

plans submitted for a building or zoning permit must demonstrate that all 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 modest new patio has been designed to maintain historic elements of this contributing resource, respect the integrity of the structure, and ensure visual compatibility. This proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

## ADMINISTRATIVE DECISION

Approval of a 300 square foot deck addition on a second-story roof of the Crane building.

Approval per the approved site plans, Exhibits C-1 through C-5, signed and dated June 27, 2022, 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 22-142321 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: Grace Jeffreys**

**Decision rendered by:**  **on June 27, 2022**

By authority of the Director of the Bureau of Development Services

**Decision mailed: June 30, 2022**

**About this Decision.** This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

**Procedural Information.** The application for this land use review was submitted on May 12, 2022, and was determined to be complete on May 20, 2022.

*Zoning Code Section 33.700.080* states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore, this application was reviewed against the Zoning Code in effect on May 12, 2022.

*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: September 17, 2022.**

**Some of the information contained in this report was provided by the applicant.**

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

**Conditions of Approval.** If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

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

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

**Recording the final decision.**

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

- *Unless appealed*, the final decision will be recorded after **June 30, 2022** 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. Drawings
  - 2. Narrative
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Three D location and detail section (attached)
  - 2. Site Plan (attached)
  - 3. Floor Plan
  - 4. Guard rail
  - 5. Details
- D. Notification information:
  - 1. Mailing list
  - 2. Mailed notice
- E. Agency Responses:
  - 1. Life Safety Section of Bureau of Development Services
- F. Correspondence:
  - 1. James Flynn, May 31, 2022, wrote with concerns of impact of proposal on his restaurant below.
  - 2. Bruce Adlhoch, June 6, 2022, wrote with concerns of deck allowing views into his 2<sup>nd</sup> floor apartment.
- G. Other:
  - 1. Original LU Application
  - 2. Oregon State Historic Preservation form
  - 3. City HRI

**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).**