



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

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Date: March 14, 2023
To: Interested Person
From: Benjamin Nielsen, Land Use Services
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NOTICE OF A TYPE I DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has approved 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 22-212478 HR OLD TOWN LANTERNS PILOT PROJECT

GENERAL INFORMATION

**Applicant/
Representative:** James T. (Tom) Clark, Jr., Old Town Community Association
220 NW 2nd Ave, Suite 104
Portland, OR 97209
(503) 936-7410, tomc@pdxoldtown.org

Owner's Rep: Mary-Rain O'Meara, Central City Concern
225 NW Couch St, Portland, OR 97209

Owner's Rep: MaryKay West, NBP, Estate Limited Partnership
225 NW Couch St, Portland, OR 97209

Owner's Rep: Anna Truxes, Portland Chinatown History Foundation
127 NW 3rd Ave, Portland, OR 97209

Owner/Agent: Kecia Nathan, 105 Investment LLC
10940 SW Barnes Rd, PMB 279, Portland, OR 97225-5368

Owner on Record: NBP Merchant Hotel LLC
9 SE 3rd Ave #100, Portland, OR 97214

Owner on Record: Estate Limited Partnership, c/o Central City Concern
232 NW 6th Ave, Portland, OR 97209-3609

Owner on Record: Portland Chinatown History Foundation
PO Box 2925, Portland, OR 97208

Site Addresses: 105 NW 3RD AVE, 127 NW 3RD AVE, 180 NW 3RD AVE, 225 NW COUCH ST

Legal Description: BLOCK 18 LOT 2&3 POTENTIAL ADDITIONAL TAX, COUCHS ADD; BLOCK 18 LOT 5-8 EXC PT IN ST, COUCHS ADD; BLOCK 28 LOT 1, COUCHS ADD; BLOCK 28 LOT 5&8, COUCHS ADD

Tax Account No.: R180201140, R180201160, R180202070, R180202110

State ID No.: 1N1E34CA 08400, 1N1E34CA 08300, 1N1E34CA 08000, 1N1E34CA 08200

Quarter Section: 3029

Neighborhood: Old Town Community Association, contact Jonathan Cohen at treasure@pdxoldtown.org or Mary-Rain O'Meara at secretary@pdxoldtown.org

Business District: Downtown Retail Council, contact at info@portlandalliance.com & Old Town Community Association, contact at chair@PDXoldtown.org

District Coalition: Neighbors West/Northwest, contact Datlene Urban Garrett at darlene@nwnw.org

Plan District: Central City - Old Town/Chinatown Subdistrict

Other Designations:

- COUCHS ADD, BLOCK 28, LOT 1: Historic Landmark and Contributing Resource in the New Chinatown/Japantown Historic District and Skidmore/Old Town Historic District
- COUCHS ADD, BLOCK 28, LOT 4: Contributing Resource in the New Chinatown/Japantown Historic District and Skidmore/Old Town Historic District
- COUCHS ADD, BLOCK 28, LOT 5&8: Noncontributing Resource in the New Chinatown/Japantown Historic District and Skidmore/Old Town Historic District
- COUCHS ADD, BLOCK 18, LOT 5-8 EXC PT IN ST: Historic Landmark and Contributing Resource in the Skidmore/Old Town Historic District
- COUCHS ADD, BLOCK 18 LOT 2&3 POTENTIAL ADDITIONAL TAX: Noncontributing Resource in the Skidmore/Old Town Historic District

Zoning: CXd – Central Commercial with Design and Historic Resource Overlays

Case Type: HR – Historic Resource Review

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

Proposal:

The applicant requests Historic Resource Review for proposed structural and electrical connections to existing buildings for a proposed catenary lantern pilot project in the New Chinatown/Japantown and Skidmore/Old Town Historic Districts of the Central City Plan District. Five strands of permanent Chinese and Japanese lanterns are proposed to be hung from galvanized braided cables across NW 3rd Avenue between NW Couch Street and NW Davis Street, anchored by half-inch thick steel eyebolt connections into existing historic and non-historic structures on either side of the street. The bolts will be secured to structural framing on the interior of buildings, and, in the case of the single-story Portland Chinatown Museum building, the bolts will be secured through the building's parapet. These structural connections will occur approximately between 19'-0" and 19'-6" above grade.

Historic Resource Review is required for non-exempt exterior alterations in the Historic Resource Protection Overlay.

Relevant Approval Criteria:

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

- Central City Fundamental Design Guidelines
- Skidmore/Old Town Historic District Design Guidelines
- New Chinatown/Japantown Historic District Design Guidelines (only for buildings on the west side of NW 3rd Ave)
- Portland Zoning Code Section 33.846.060.G (only for the two Historic Landmark lots)

ANALYSIS

Site and Vicinity: The subject site spans one block of NW 3rd Avenue and lies entirely within the Skidmore/Old Town Historic District, and the western half of NW 3rd Ave and the buildings to the west also lie within the New Chinatown/Japantown Historic District. Buildings on either side of the street include a mixture of contributing historic and non-contributing structures ranging in height from one story to six stories. Buildings generally have a tripartite composition and are clad with either brick or stucco. The ground levels of buildings on either side of the street generally have a storefront character, while a residential-style character with regular window patterns is typical of upper stories.

Zoning: The Central Commercial (CX) zone is intended to provide for commercial development within Portland's most urban and intense areas. A broad range of uses is allowed to reflect Portland's role as a commercial, cultural and governmental center. Development is intended to be very intense with high building coverage, large buildings, and buildings placed close together. Development is intended to be pedestrian-oriented with a strong emphasis on a safe and attractive streetscape.

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 overlay zone protects historic resources that have been identified as significant to the history of the city and region. The regulations implement Portland's Comprehensive Plan policies that address historic preservation. These policies recognize the role historic resources have in promoting education and enjoyment for those living in and visiting the region. The regulations foster awareness, memory, and pride among the region's current and future residents in their city and its diverse architecture, culture, and history. Historic preservation recognizes social and cultural history, retains significant architecture, promotes economic and environmental health, and stewards important resources for the use, education, and enjoyment of future generations.

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 Old Town/Chinatown Subdistrict of this plan district.

The Skidmore/Old Town Historic District is nationally significant for its historical associations with the early development and economic growth of the Pacific Northwest's most important urban center of the last half of the 19th century. It was once the center of commerce and entertainment in Portland and contains the city's largest remaining collection of mid to late 19th century business buildings. The district is an area of approximately 20 blocks centered on W Burnside Street and bordered by the Willamette River on the east. The district is known for its Italianate, High Victorian Italianate, Renaissance Revival, Richardsonian Romanesque, and Sullivanese architecture. The wooden cornices, masonry bearing walls, and the use of architectural cast iron in the street level facades once typified the streets of Portland and are well represented in the present district. The focal point and source of the district's name is the Skidmore Fountain built in 1888 and donated to the city by Stephen G. Skidmore. The district's period of significance extends from 1857-1929.

The New Chinatown/Japantown Historic District consists of ten blocks bound by NW Glisan Street, NW 3rd Avenue, W Burnside Street, and NW 5th Avenue and is nationally significant for being the largest and most intact Chinatown in Oregon. This district was the major Chinese immigration center in the state, and portrays the traditional nature of Chinese social, political, cultural, and economic organizations. The majority of the buildings in the District are designed by some of Portland's best architects and buildings of the period spanning 1880-1943, and many architectural building styles are represented within the district, including Italianate, 19th and 20th Century Commercial, Moderne, Half Modern, Mediterranean, and Industrial. Brick and stucco are the primary building materials, and some building cornices, pediments, friezes, and door and window surrounds are embellished with cast iron, terra cotta, cast stone, and pressed metal.

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

- HL 32-82: Approved Historic Landmark Review for new awnings.
- HL 21-83: Approved Historic Landmark Review for new awnings.
- HL 56-83: Approved Historic Landmark Review for a paint color change.
- HL 14-87: Approved Historic Landmark Review for a storefront remodel at 225 NW Couch St.
- HL 9-88: Approved Historic Landmark Review for a storefront remodel at 225 NW Couch St.
- LUR 91-00852 HL: Approval for installation of a neon projecting sign.
- LUR 93-00311 DZ: Design Review approval for refurbishing of the exterior of the building at 127 NW 3rd Ave.
- LUR 95-00102 DZ: Design Review approval for the electronic display sign above the NW Davis St entry to the building at 119-139 NW 3rd Ave.
- LUR 98-00139 HDZ: Historic Design Review approval for a new sign centered on the existing canopy above the entrance along NW 3rd Ave and the addition of new double wood doors on the south façade.
- LU 05-144893 HDZ: Historic Design Review approval to install exterior lighting on a portion of this Historic Landmark.
- LU 05-163916 DZ: Design Advice Request for the proposal approved under LU 06-113370 HDZ AD.
- LU 06-113370 HDZ AD: Historic Design Review approval for the renovation and addition to the historic Estate Hotel and Adjustment Review approval to waive the required loading stall.
- LU 08-140734 HDZ: Historic Design Review approval for new rooftop mechanical equipment.
- LU 10-133675 HDZ: Historic design review approval to temporarily remove, catalog, and store deteriorated cornice elements from the landmark Sinnott Building and store them on site for later reinstallation.
- LU 10-188872 HDZ: Approval of new storefront area, a new canopy, two new signs, each 10 square feet in face area, and new building lighting.
- LU 13-132471 HDZ: Historic design review approval to remove and reconstruct the parapet and upper wall structure on the landmark Sinnott Building with one condition of approval.

- LU 13-171040 HR: Historic Review approval for new projecting sign near the entry to Old Town Pizza on NW Davis Street.
- LU 16-117888 HR: Historic Resource Review approval to remove a non-historic wrought iron fence and gate located behind the historic Simon Building Façade and replace it with a new wrought iron fence, rolling gate, and two person-gates, along with other exterior alterations.
- LU 17-144075 HR: Historic Review approval for new window, grates, hand-painted sign, entry and lighting.
- LU 17-228521 HR: Historic Resource Review approval for a new storefront entrance for the Portland Chinatown Museum.
- LU 17-234862 HR: Historic Resource Review approval for two new mechanical units on the roof of the Historic Merchant's Hotel building.

Agency Review: A Notice of Proposal in your Neighborhood was mailed on **December 22, 2022**. The following Bureaus have responded with no issues or concerns about the proposal:

- Water Bureau

The Bureau of Transportation Engineering responded with no objections. Please see Exhibit E.1 for additional details.

The Life Safety Review Section of BDS responded with no objections and general life safety comments. Please see Exhibit E.2 for additional details.

The Bureau of Parks & Recreation – Urban Forestry Division responded with no objections and with information about existing street trees. Please see Exhibit E.3 for additional details.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **December 22, 2022**. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

Procedural History:

- The Historic Resource Review application for this proposal was received on December 19, 2022.
- The application was determined to be complete on December 20, 2022.
- A proposal notice for the Historic Resource Review was mailed on December 23, 2022.
- Issuance of the decision was put on hold pending receipt of structural details. Staff received needed structural details on 3/10/2023 and finalized the decision. (See Exhibit G.2 for details.)

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 located within the Skidmore/Old Town Historic District and New Chinatown/Japantown Historic District. Therefore the proposal requires Historic Resource Review approval. The relevant approval criteria are the *Skidmore/Old Town Historic District Design Guidelines*, the *New Chinatown/Japantown Historic District Design Guidelines*, and the *Central City Fundamental Design Guidelines*. The site also contains designated Historic Landmarks; therefore, the proposal requires Historic

Resource Review approval. The relevant approval criteria for the Historic Landmarks are those listed in 33.846.060 G – Other Historic Approval Criteria.

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

33.846.060 G - Other Historic Approval Criteria

- 1. Historic character.** The historic character of the landmark or contributing resource will be retained and preserved. Removal of historic materials or alteration of features and spaces that contribute to the historic significance of the landmark or contributing resource will be avoided.
- 2. Record of its time.** The landmark or contributing 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 resources change over time. Those changes that have acquired historic significance will be preserved.
- 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 historic feature 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.
- 9. Preserve the form and integrity of historic resources.** New additions, exterior alterations, or new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the landmark or contributing resource and, if in a district, the district as a whole would be unimpaired.

Findings for 1, 2, 3, 4, 5, & 9: Proposed structural connections for the catenary light strings will be relatively small. Connections made through stucco cladding may be easily patched if the catenary lights are removed. Connections to noncontributing Chinatown Museum building will be made to structural steel bracing on the building's roof. This bracing will be located behind the building's parapet, will be just tall enough to make the connections, and will not be visible from the street. These connections, therefore, will retain each landmark building's overall historic features, materials, and character, and the form and integrity of the landmark buildings will be preserved. The proposed connections are purely utilitarian and not conjectural historic elements. Any changes to the existing buildings of historic significance will be similarly retained.

Connections through brick facades should be made through mortar joints and not through the brick material itself, to best preserve the historic facades and materials of these buildings. The drawings do not indicate that this has been considered. The structural details note a spacing of 9" x 9" between bolts on the exterior steel plates, which does not represent standard brick mortar spacing dimensions. The structural drawings also indicate that the dimensions indicate minimum standards for construction. Therefore, a condition of approval requiring that bolts on brick facades penetrate through mortar joints only is included to ensure that the historic materials of these buildings are fully protected.

With the following condition of approval, these criteria will be met:

- *Penetrations of bolts on brick facades shall be made through mortar joints.*

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

Findings: No significant archeological resources will be affected by these alterations.

Therefore, 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 landmark or contributing resource. New work may be differentiated from the old if the differentiation does not diminish the character, features, materials, form, or integrity of the landmark or contributing resource and, if in a Historic District, the district as a whole.

8. Architectural compatibility. New additions, exterior alterations, or new construction will be compatible with the massing, size, scale, and architectural features of the landmark or contributing resource and, if in a district, the district as a whole. When retrofitting to improve accessibility for persons with disabilities or accommodate seismic improvements, design solutions will not compromise the architectural integrity of the landmark or contributing resource.

10. Hierarchy of compatibility. New additions, exterior alterations, or new construction will be designed to be compatible primarily with the landmark or contributing resource and, if located within a district, secondarily with contributing resources within 200 feet and, finally, with the rest of the district. Where practical, compatibility in districts will be pursued on all three levels.

Findings for 7, 8, & 10: The proposed exterior alterations will be relatively minor features on the facades of these existing buildings, and, due to their small size overall, will be compatible with the buildings' various architectural styles. The structural connections on the facades and lighting over the street will not diminish the historic character of any of the landmark structures or of the greater New Chinatown/Japantown Historic District and Skidmore/Old Town Historic District. These proposed alterations are clearly contemporary interventions in the district and will easily be differentiated from the historic materials upon close inspection. With the condition of approval to preserve existing brick facades under the Findings for Criteria 1, 2, 3, 4, 5, & 9, the materials and integrity of the landmarks/contributing structures will be retained.

Therefore, these criteria are met.

Central City Fundamental Design Guidelines, Skidmore/Old Town Historic District Design Guidelines, and New Chinatown/Japantown Historic District Design Guidelines

The Skidmore/Old Town Historic District is a unique asset to Portland and has been recognized nationally by its placement on the National Register of Historic Places. In addition, the Skidmore/Old Town Historic District has been identified as a National Landmark, of which there is only one other in Portland, Pioneer Courthouse. There are certain procedures and regulations the City has adopted for the protection and enhancement of the Skidmore/Old Town Historic District.

The New Chinatown/Japantown Historic District is a unique asset to Portland and has been recognized nationally by its placement on the National Register of Historic Places. There are certain procedures and regulations the City has adopted for the protection and enhancement of the New Chinatown/Japantown Historic District.

The Central City Fundamental Design Guidelines and the River District Design Guidelines focus on four general categories. **(A) Portland Personality**, addresses design issues and elements that reinforce and enhance Portland's character. **(B) Pedestrian Emphasis**,

addresses design issues and elements that contribute to a successful pedestrian environment. **(C) Project Design**, addresses specific building characteristics and their relationships to the public environment. **(D) Special Areas**, provides design guidelines for the four special areas of the Central City.

Central City Plan Design Goals

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

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

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

Skidmore/Old Town Historic District Design Guidelines

General Guidelines

A1.a. Reinforce the Predominant Scale and Massing of the Historic District.

A1.b. Reinforce Pedestrian Scale and Orientation in the District.

A2. Maintain and Strengthen the Street Wall in New Construction, Additions, and Improvements to Open Portions of Sites.

Findings for A1.a, A1.b, & A2: The proposal maintains the existing scale and massing of the Skidmore/Old Town Historic District. The strings of lights that cross the street will provide additional pedestrian-level illumination and will help to reinforce the pedestrian scale and orientation of the district. These strings of lights also help to strengthen the street wall by providing a visual "lid" to the street.

Therefore, these guidelines are met.

A4. Select Historically Compatible, High Quality Materials with Finishes and Colors that are Appropriate to the District.

Findings: The proposed galvanized, braided steel cables and eye bolts are high-quality materials that are appropriate for the installation of catenary string lights. They will generally be un-noticeable due to the small overall size of these elements relative to the scale of the buildings and are, thus, historically-compatible.

Therefore, this guideline is met.

A5. Install Lighting that Strengthens the Historic Character and Vitality of the District.

Findings: The proposed catenary string lights will use a combination of exposed bulbs and Chinese and Japanese-styled lantern shades. Both will help to illuminate the existing historic structures on either side of the street and the pedestrian realm. The

additional visual interest provided by the catenary lighting and lanterns will help to increase the vitality of the District in combination with the additional safety afforded by increased illumination.

Therefore, this guideline is met.

Guidelines for Alterations

B1. Respect the Building’s Historic Period, Style, Materials, and Details in the Design of Alterations.

B2. Preserve and Repair Historic Exterior Materials and Distinctive Details. Maintain the Vertical Lines of Columns and Piers, the Horizontal Definition of Spandrels and Cornices, and Other Primary Structural Elements.

B3. Respect the Shape, Size, Placement, Rhythm, and Trim of the Historic Openings in the Building.

Findings for B1, B2, & B3: The proposed catenary lights, lanterns, and their connections to buildings generally will not alter the historic style, materials, or details of the existing buildings. Connections made through stucco cladding may be easily patched if the catenary lights are removed. The vertical lines of columns and piers, the horizontal definition of spandrels and cornices, and other primary structural elements of historic buildings will be preserved. The shape, size, placement, rhythm, and trim of historic openings will not be altered.

Connections through brick facades should be made through mortar joints and not through the brick material itself, to best preserve the historic facades and materials of these buildings. The drawings do not indicate that this has been considered. The structural details note a spacing of 9” x 9” between bolts on the exterior steel plates, which does not represent standard brick mortar spacing dimensions. The structural drawings also indicate that the dimensions indicate minimum standards for construction. Therefore, a condition of approval requiring that bolts on brick facades penetrate through mortar joints only is included to ensure that the historic materials of these buildings are fully protected.

With the following condition of approval, these criteria will be met:

- *Penetrations of bolts on brick facades shall be made through mortar joints.*

Design Guidelines for the New Chinatown/Japantown Historic District

General Guidelines

A1. Integrate Authentic Chinese and/or Japanese Design Elements in Keeping with District Character.

A5. Focus exterior lighting on the pedestrian environment.

A6. Provide texture, small scale detail, and a rich pedestrian environment at the ground floor.

A8. Reflect the desired streetscape character of the district in rights of way, at building entries, and in special places.

Findings for A1, A5, A6, & A8: The proposed catenary lights will incorporate Chinese and Japanese style lanterns that are in keeping with the District’s desired character. Proposed catenary lights will shine downward, providing additional illumination focused on the pedestrian environment. The lights and lanterns will provide additional visual texture in the District and help to provide a visual “lid” to the pedestrian environment.

Therefore, these guidelines are met.

A2. Use durable, high-quality materials and finishes.

Findings: The proposed galvanized, braided steel cables and eye bolts are high-quality materials that are appropriate for the installation of catenary string lights. They will generally be un-noticeable due to the small overall size of these elements relative to the scale of the buildings and are, thus, historically-compatible.

Therefore, this guideline is met.

Guidelines for alterations

B1. Retain and Repair Historic features and materials.

B2. Design alterations to be respectful of the original style, type and design of the building.

B3. Keep alterations or new elements visually secondary to the original features of the building.

Findings for B1, B2, & B3: The proposed catenary lights, lanterns, and their connections to buildings generally will retain historic features and materials of existing buildings. Connections made through stucco cladding may be easily patched if the catenary lights are removed. Proposed alterations are small and secondary in relative scale to the existing Connections made through stucco cladding may be easily patched if the catenary lights are removed. buildings and will therefore respect each building's style, type, and design.

Connections through brick facades should be made through mortar joints and not through the brick material itself, to best preserve the historic facades and materials of these buildings. The drawings do not indicate that this has been considered. The structural details note a spacing of 9" x 9" between bolts on the exterior steel plates, which does not represent standard brick mortar spacing dimensions. The structural drawings also indicate that the dimensions indicate minimum standards for construction. Therefore, a condition of approval requiring that bolts on brick facades penetrate through mortar joints only is included to ensure that the historic materials of these buildings are fully protected.

With the following condition of approval, these criteria will be met:

- *Penetrations of bolts on brick facades shall be made through mortar joints.*

Central City Fundamental Design Guidelines

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.

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

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.

Findings for A4, A5, A7, & A8: Though only a pilot project at this point, the proposed catenary lights may extend in the future and serve as new unifying elements in the rights-of-way within portions of the Old Town/Chinatown Subdistrict. These lanterns take inspiration from this neighborhood’s historic and contemporary population with Chinese and Japanese ancestry and further build on the neighborhood’s historic character. The proposed catenary lights will also create a type of visual “lid” to the pedestrian realm that will help to further define a sense of urban enclosure. The lights and lanterns will also provide for additional visual interest as well as increasing illumination at the pedestrian level, thereby helping to increase the safety of pedestrians, which will further contribute to vibrance in the streetscape along the subject block.

Therefore, these guidelines are 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.

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, & C5: The proposed catenary lights, lanterns, and their connections to buildings will retain historic features and materials of existing buildings. All connections through brick cladding will be made through mortar joints, preserving the brick material. Connections made through stucco cladding may be easily patched if the catenary lights are removed. Proposed alterations are small and secondary in relative scale to the existing buildings and will therefore respect each building’s style, type, and design. Thus, the architectural integrity and overall coherency of buildings will be maintained. The proposed galvanized, braided steel cables and eye bolts are high-quality materials that are appropriate for the installation of catenary string lights.

Therefore, these guidelines are met.

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.

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 C10 & C12: The proposed catenary string lights will use a combination of exposed bulbs and Chinese and Japanese-styled lantern shades. Both will help to illuminate the existing historic structures on either side of the street and the overall pedestrian realm while being sensitive to impacts on the skyline at night. Catenary light strings located high enough above the ground and spaced far enough apart to ensure that these encroachments into the public right-of-way will not be an impediment to fire apparatus access and use. Connections to existing buildings are minimal in relative scale and will therefore appear well-integrated.

Therefore, these guidelines 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

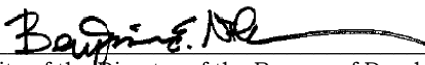
The purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. This proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of proposed structural and electrical connections to existing buildings for a proposed catenary lantern pilot project in the New Chinatown/Japantown and Skidmore/Old Town Historic Districts of the Central City Plan District, per the approved site plans, Exhibits C.1 through C.2, signed and dated 03/10/2023, 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 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 22-212478 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. Penetrations of bolts on brick facades shall be made through mortar joints.

Staff Planner: Benjamin Nielsen

Decision rendered by:  **on March 10, 2023.**
By authority of the Director of the Bureau of Development Services

Decision mailed (within 5 days of dec.) March 14, 2023.

Procedural Information. The application for this land use review was submitted on December 19, 2022, and was determined to be complete on December 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 December 19, 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: April 19, 2023.**

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

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

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

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

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

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

Recording the final decision.

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

- *Unless appealed*, the final decision will be recorded after **March 14, 2023**, 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 Submittals:
 - 1. Site Plan, Elevations, and Section
 - 2. List of property owners' information
 - 3. Structural Details, dated 3/9/2023 and received 3/10/2023
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan, Elevations, and Section (attached)
 - 2. Structural Details
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Transportation Engineering and Development Review
 - 2. Life Safety Review Section of BDS
 - 3. Bureau of Parks & Recreation, Urban Forestry Division
- F. Correspondence:

No correspondence was received.
- G. Other:
 - 1. Original LU Application
 - 2. Email Correspondence

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).