



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

Carmen Rubio, Commissioner
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Date: June 8, 2023
To: Interested Person
From: Tim Heron, Land Use Services
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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 23-035670 HR – WELLS FARGO SECURITY GRILL

GENERAL INFORMATION

Applicant: Whitney Dooley, IA Interior Architects,
w.dooley@interiorarchitects.com
1001 Fourth Ave #3600
Seattle, WA 98154

Owner: LVA4 Portland Abb, LLC
712 Main St Ste 2500
Houston, Tx 77002-3243

Owners Agent: Cindy Kremkau, Wells Fargo
12008 137th Dr NE
Lake Stevens, WA 98258

Tenant/Renter: Aurora Herndon, Wells Fargo
580 State St., Fl 2
Salem, OR 97301

Site Address: 633 SW MORRISON ST

Legal Description: BLOCK 178 LOT 3-6 TL 1800, PORTLAND
Tax Account No.: R667718270
State ID No.: 1S1E03BB 01800
Quarter Section: 3029 & 3129

Neighborhood: Portland Downtown, contact Marian DeBardelaben at
debardelabenmarian@gmail.com

Business District: Downtown Retail Council, contact at info@portlandalliance.com

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

Plan District: Central City - Downtown

Other Designations: Historic Northwestern National Bank Building

Zoning: CXd, Central Commercial with Design Overlay and Historic Resource Protection Overlay

Case Type: HR, Historic Resource Review

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

Proposal:

The applicant requests Historic Resource Review approval for a new roll-down security grill at the frontage of the existing ATM vestibule located mid-block on the Morrison Street façade of the Historic American Bank/ Northwest National Bank Building. The new open metal bar security grille will be fully retractable behind the historic building façade and kept open during the branch’s business hours. The grill will be rolled down when the bank is not open. Additional improvements include the new replaced portion of vestibule soffit to match existing, relocation of (2) existing lights, relocation of (1) existing and addition of (1) new security camera.

Because the proposal is for exterior alterations to an existing Historic Landmark Building, Historic Resource Review is required.

Relevant Approval Criteria:

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

- [33.846.060.G.1-10 Other Approval Criteria](#)
- [Central City Fundamental Design Guidelines](#)

ANALYSIS

Site and Vicinity: The subject property, listed in the National Register of Historic Places on September 12, 1996, was originally known as the Northwestern Bank Building. It was designed in the Classical Revival style by the firm of Doyle, Patterson, and Beach and completed in late 1913. It is significant for its architectural design and for its use of glazed terra cotta as a cladding material. In its original context the building faced the full-block Portland Hotel, but today it is much more exposed to view, forming as it does the “north wall” of Pioneer Courthouse Square.

At the time of the Northwestern Bank Building’s construction in 1913, this area, which is today thought of as the center of downtown Portland, was just emerging as a significant commercial locale. The namesake bank was located on the ground floor, but unlike the financial institutions clustered further north along SW 5th and 6th Avenues, this building leased office space to many other users from the very beginning. As such it housed a large workforce which in turn attracted other development to the area. The ground floor, originally more integrated has been converted to multiple storefront type uses.

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 “d” overlay promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to

existing development are subject to design review. This is achieved through the creation of design districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review. In addition, design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

The Historic Resource Protection overlay is comprised of Historic and Conservation Districts, as well as Historic and Conservation Landmarks and protects certain historic resources in the region and preserves significant parts of the region's heritage. The regulations implement Portland's Comprehensive Plan policies that address historic preservation. These policies recognize the role historic resources have in promoting the education and enjoyment of those living in and visiting the region. The regulations foster pride among the region's citizens in their city and its heritage. Historic preservation beautifies the city, promotes the city's economic health, and helps to preserve and enhance the value of historic properties.

The Central City Plan District implements the Central City Plan and other plans applicable to the Central City area. These other plans include the Downtown Plan, the River District Plan, the University District Plan, and the Central City Transportation Management Plan. The Central City plan district implements portions of these plans by adding code provisions which address special circumstances existing in the Central City area. The site is within the Downtown Subdistrict of this plan district.

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

- LU 08-101208 HDZM, approval of a new illuminated projecting sign;
- LU 07-110055 HDZ, relating to entry improvements at southwest corner of building;
- LU 07-181975 HDZ, LUR 01-00026 HDZ, LUR 01-00514 HDZ, LUR 01-00634 HDZ, LUR 99-00229 HDZ, and LUR 99-00667 HDZ, all relating to tenant signage; and
- LUR 01-00660 HDZ, relating to installation of an automated teller machine.
- LU 18-255354 HR, approval for ATM lighting.
- LU 19-253863 HR, approval of a new elevator extension 3'-0" above the roof, setback 27'-6" from the street, using matching color rooftop materials.

Agency Review: A Notice of Proposal in your Neighborhood was mailed on **May 5, 2023**.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **May 5, 2023**. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

Chapter 33.846, Historic Reviews

Purpose of Historic Resource Review

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

Historic Resource Review Approval Criteria

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

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

G. Other Approval Criteria:

1. **Historic character.** The historic character of the property will be retained and preserved. Removal of historic materials or alteration of features and spaces that contribute to the property's historic significance will be avoided.
2. **Record of its time.** The historic resource will remain a physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings will be avoided.
3. **Historic changes.** Most properties change over time. Those changes that have acquired historic significance will be preserved.
4. **Historic features.** Generally, deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and other visual qualities and, where practical, in materials. Replacement of missing features must be substantiated by documentary, physical, or pictorial evidence
5. **Historic materials.** Historic materials will be protected. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials will not be used.
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.
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.
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: The new security grille will not impact the overall aesthetic of the existing façade for several reasons. The open metal bar security grille will be fully retractable behind the historic building façade and kept open during the branch's business hours. The security grill will be set back from the front face of the building as to not impact the sense of rhythm in the column bays when rolled down. The proposed paint for the security grille supports will match the existing window mullions directly above the ATM vestibule. The open metal bar security grille will also be transparent, allowing visual connection to the vestibule even when the security grille is closed, and allow ambient light to spill on the adjacent sidewalk after dark.

The proposed design does not change the building mass, size, scale, or architectural features. The design preserves the historic resource's form and integrity. The setback of the security behind the face of the historic façade, combined with the paint to match conditions of the grill rails and soffit constitutes a minor modification to the existing recessed alcove area. The roll down security grill could be removed in the future without impairment to the existing building form and its integrity.

Therefore, these criteria have been met.

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 ground disturbance is proposed and no treatments that would damage historic materials are proposed.

Therefore, this criterion has been met.

Central City Fundamental Design Guidelines

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

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

Central City Plan Design Goals

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

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

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

- A5. Enhance Embellish and Identify Area.** 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.
- 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.
- 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: The new security grille will not impact the overall aesthetic of the existing façade for several reasons. The open metal bar security grille will be fully retractable behind the historic building façade and kept open during the branch's business hours. The security grill will be set back from the front face of the building as to not impact the sense of rhythm in the column bays when rolled down. The proposed paint for the security grille supports will match the existing window mullions directly above the ATM vestibule. The open metal bar security grille will also be transparent, allowing visual connection to the vestibule even when the security grille is closed, and allow ambient light to spill on the adjacent sidewalk after dark.

The existing strip of transition bricks in the sidewalk will remain as is, providing an implied transition off the active sidewalk path. The addition of the security grille will better allow the bank management to better keep the vestibule in a cleanly state, while also deterring after-hours activities which can make pedestrians feel uncomfortable and unsafe. The existing sidewalk pattern within the vestibule will remain as is, which connects the space visually to the adjacent sidewalk.

Therefore, these guidelines have been 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 for a new roll-down security grill at the frontage of the existing ATM vestibule located mid-block on the Morrison Street façade of the Historic American Bank/ Northwest National Bank Building. Approval includes a open metal bar security grille to be fully retractable behind the historic building façade, relocation of (2) existing lights, relocation of (1) existing and addition of (1) new security camera.

Approval per Exhibits C-1 through C-7, signed and dated June 6, 2023, 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 23-035670 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: Tim Heron



Decision rendered by: _____ **on June 6, 2023**

By authority of the Director of the Bureau of Development Services

Decision mailed June 8, 2023

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 27, 2023, and was determined to be complete on **May 3, 2023**.

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 27, 2023.

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: August 31, 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 **June 8, 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 Statement
 - 1. Original submittal narrative and drawings
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Elevation (attached)
 - 3. Enlarged elevation (attached)
 - 4. Enlarged Vestibule Floor Plan
 - 5. Enlarged Vestibule Ceiling Plan
 - 6. Enlarged Vestibule Section (attached)
 - 7. Enlarged Security Door Sections
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. BDS Life Safety, no concerns.
- F. Correspondence: No responses were received.
- G. Other:
 - 1. Application

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