



# City of Portland Historic Landmarks Commission

## Design Advice Request

### SUMMARY MEMO

**Date:** July 25, 2024

**To:** Michael Roberts | LRS Architects  
Julie Garver | Innovative Housing Inc.

**From:** Staci Monroe, Design & Historic Review Team  
[Staci.monroe@portlandoregon.gov](mailto:Staci.monroe@portlandoregon.gov) | (503) 865.6516

**Re:** EA 24-051053 DA – Clifford Apartment Renovation  
Design Advice Request Commission Summary Memo – 7/22/24 Hearing

Thank you for taking advantage of the opportunity to hold a Design Advice Request regarding your project. I hope you find it informative and valuable as you continue with your project development. Following, is a summary of the comments provided by the Historic Landmarks Commission at the 7/22/24 Design Advice Request. This summary was generated from notes taken at the public meeting and a subsequent review of the public meeting recordings. To review those recordings, please visit [efiles.portlandoregon.gov/Record/16946138/](https://efiles.portlandoregon.gov/Record/16946138/).

These Historic Landmarks Commission comments are intended to guide you in further design exploration of your project. These comments may also inform City staff when giving guidance over the course of future related land use reviews. It should be understood that these comments address the project as presented on 7/22/24. As the project design evolves, the comments, too, may evolve or may no longer be pertinent.

Design Advice Requests are not intended to substitute for other Code-required land use or legislative procedures. Please keep in mind that the formal Type II land use review process [which includes a land use review application, public notification and a Final Decision] must be followed once the Design Advice Request meetings are complete, if formal approval for specific elements of your project is desired.

Please continue to coordinate with me as you prepare your Type II Land Use Review Application.

Encl: Summary Memo  
Cc: Historic Landmarks Commission  
Respondents

**Executive Summary.** Support for alternative transom design. Storefront should include a stronger transom bar with more depth and details for a more traditional articulated profile. Incorporate some color and texture in the project, perhaps in the transom infill panels. Support for ground floor window modification for the residential unit with the revised unit layout.

**Commissioners Present.** *Andrew Smith, Maya Foty, Kimberly Moreland, Cleo Davis, Higo Hamblin-Agosto. Hannah Bronfman and Peggy Moretti absent.*

### Summary of Comments:

- Commended the project team on their efforts to seismically upgrade a historic building for affordable housing that will also benefit the community.
- Noted keeping the rhythm of the bays and composition of the storefront is key and is successful.
- Appreciated the effort to recreate the memory of the original transoms, but the design feels superficial and flat, and the proportions are different. The proposal is a matter of compatibility since all the original storefront material is completely gone. The alternative transom design shared at the meeting was supported as it is compatible with transoms of the early twentieth century and more proportional with the proposed storefront conditions.
- Encouraged the project team to find a way to incorporate color and texture into the project to reflect historic conditions and the community as well as create interest. The infill panels within the alternative transom design were suggested as possible locations. If mullions and infill panels are the same color, they will read as flat.
- Acknowledgement that the ground floor unit is not ideal, especially sandwiched between the back-of-house program area. However, support was expressed for the modification to ground floor windows for the residential unit with the revised layout presented at the hearing with the sleeping area shifted to the back of the unit away from the windows. Requested applicant to provide as much opportunity for daylight to the unit as possible, like with blinds that go from the bottom up.
- Commented that a traditional storefront would have a very strong mullion between the transom and storefront. The proposal looks to be all in the same plane. A stronger transom bar with more depth and details is needed.
- Commented on the aluminum storefront system being acceptable since it is compatible and does not need to match original conditions since none exist.
- Commented on the use of fiber cement board within the storefront:
  - Can be layered to look like wood.
  - The concrete curb below the bulkhead will protect the material at the kick-level.
  - At least ½” thickness needed at the ground level for durability.
- Commented that the brick needs to be repaired where the fire escapes are being removed.

### Exhibit List

- A. Applicant's Submittals
  - 1. Application form and narrative
- B. Zoning Map
- C. Drawings
  - 1. through 27
- D. Notification
  - 1. Mailing list
  - 2. Mailed notice
  - 3. Posting instructions sent to applicant
  - 4. Posting notice as sent to applicant
  - 5. Applicant's statement certifying posting
- Service Bureau Comments
  - 1. Transportation Response
- E. Public Testimony - None
- F. Other
  - 1. Staff memo to Historic Landmarks Commission, dated 7/16/24
  - 2. Approval Criteria Matrix
  - 3. Staff DAR Presentation to Historic Landmarks Commission



# City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 | 503-823-7300 | www.portland.gov/bds



## Early Assistance Application

File Number: \_\_\_\_\_

Appt Date/Time: \_\_\_\_\_

### FOR INTAKE, STAFF USE ONLY

Date Rec \_\_\_\_\_ by \_\_\_\_\_

LU Reviews Expected \_\_\_\_\_

Related cases \_\_\_\_\_

Y  N Unincorporated MC

Y  N Potential Landslide Hazard Area (LD & PD only)

Y  N 100-year Flood Plain

Y  N DOGAMI (high)

Qtr Sec Map(s) \_\_\_\_\_ Zoning \_\_\_\_\_

Plan District \_\_\_\_\_

Historic and/or Design District \_\_\_\_\_

Neighborhood \_\_\_\_\_

District Coalition \_\_\_\_\_

Business Assoc \_\_\_\_\_

Neighborhood within 400/1000 ft \_\_\_\_\_

**APPLICANT:** Complete all sections below. Email this application and supporting documents (listed on page 2) to: [LandUseIntake@portlandoregon.gov](mailto:LandUseIntake@portlandoregon.gov).  
Once the application is received, staff will contact you regarding payment and scheduling a date and time for your meeting, if you're requesting a meeting.

Site Address \_\_\_\_\_ Site Size/Area \_\_\_\_\_

Property ID(s) R \_\_\_\_\_ R \_\_\_\_\_ R \_\_\_\_\_ R \_\_\_\_\_ R \_\_\_\_\_ R \_\_\_\_\_ R \_\_\_\_\_

### Short Project Description:

**Design & Historic Review** New development: list project valuation; Renovations: list exterior alteration value

\$

Check the box that indicates which Early Assistance Type you are applying for and if you'd like a meeting or to receive written notes only. Please choose one EA type per application.

| Early Assistance Type   | City Reviewers  | On-line MS Teams meeting & written notes provided | No meeting, written notes provided |
|---|---|---|------------------------------------|
| <input type="checkbox"/> <b>Pre-application Conference</b><br>This option is only for proposals that need a Type III or IV land use review.<br>Check here if the proposal includes a street vacation <input type="checkbox"/> | BDS Land Use Services, Transportation, Environmental Services, Water, Parks, others as needed |   |                                    |
| <input type="checkbox"/> <b>Design Advice Request</b> ←<br>Public Zoom meeting with Design Commission or Historic Landmarks Commission  | BDS Land Use Services and Design Commission or Historic Landmarks Commission                  |   |                                    |
| <input type="checkbox"/> <b>Zoning and Infrastructure Bureaus</b><br>Check here if the proposal includes a street vacation <input type="checkbox"/>   | BDS Land Use Services, Transportation, Environmental Services, Water, Parks                   |   |                                    |
| <input type="checkbox"/> <b>Zoning Only</b>   | BDS Land Use Services   |   |                                    |
| <input type="checkbox"/> <b>Residential Infill &amp; Middle Housing Land Divisions</b><br>*Do not submit any plans with your application. The fee is \$776.   | BDS Land Use Services   |   |                                    |
| <b>Pre-Permit Zoning Plan Check</b>   | BDS Land Use Services   |   |                                    |
| <input type="checkbox"/> <b>Public Works Inquiry for 1-2 housing units</b><br>This option is only for proposals for 1-2 units that don't require a land use review or property line adjustment                                | Transportation, Environmental Services, Water   |   |                                    |

**Contact Information of all Interested Parties** (Include a separate sheet for additional parties, if needed.)

**APPLICANT INFORMATION** \*Please check this box if the Applicant is also the Owner

Name \_\_\_\_\_ Company \_\_\_\_\_

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Day Phone \_\_\_\_\_ Email \_\_\_\_\_

---

**Check all that apply:**  Owner  Owner's Representative  Other (please list party's role) \_\_\_\_\_

Name \_\_\_\_\_ Company \_\_\_\_\_

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Day Phone \_\_\_\_\_ Email \_\_\_\_\_

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**Check all that apply:**  Owner  Owner's Representative  Other (please list party's role) \_\_\_\_\_

Name \_\_\_\_\_ Company \_\_\_\_\_

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Day Phone \_\_\_\_\_ Email \_\_\_\_\_

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**Please submit the following materials with your application to [LandUseIntake@portlandoregon.gov](mailto:LandUseIntake@portlandoregon.gov)**

- Written project description, including proposed stormwater disposal system and additional property IDs, if not included on Page 1.
- List of questions to be discussed.
- If you've selected the Residential Infill / Middle Housing Land Division option, we will only accept this completed application & your list of questions. (Please don't submit anything else.)
- Site plans & elevations, drawn to a measurable scale (with scale and scale bar identified). If the site is in a design overlay and you intend to meet community design standards, full-sized drawings are needed to confirm the standards are met.
- If the site is in a design overlay and you're planning to meet design standards, completed scorecards are required. Scorecards are available at <https://www.portland.gov/bds/land-use-review-fees-and-types/design-standards#toc-design-standards-applications-and-forms>

**Note the following:**

1. See the Land Use Services fee schedule for detailed fee information: [www.portland.gov/bds/current-fee-schedules](http://www.portland.gov/bds/current-fee-schedules).
2. Public notice (email and internet posting) is provided for Pre-application conferences and Design Advice Requests.
3. Only materials that are submitted with the original Early Assistance application will be addressed by City staff; we are unable to address any additional or edited materials submitted after the application is received.
4. Estimates for System Development Charges (SDCs) are not provided at Early Assistance Meetings. Please refer to [SDC information on the BDS website](#).
5. Plans examiners (building code specialists) do not participate in Early Assistance in any capacity. For life safety and building code questions, consult with a plans examiner by [scheduling a 15-minute appointment](#) or applying for a [Life Safety Preliminary Meeting](#)

# CLIFFORD APARTMENTS

## DAR Narrative

**DATE**

June 10, 2024

**LRS PROJECT**

Clifford Apartments  
222027

**Innovative Housing, INC.**

Clifford Apartments Renovation  
519 - 535 SE Morrison Street  
Portland, Oregon 97214

**FOR REVIEW BY**

**Bureau of Development Services, Land Use**

City of Portland  
1900 SW 4th Ave, Suite 5000  
Portland, OR 97201

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## 1. General Information

### OWNERS

Clifford Apartments, LLC  
219 NW 2nd Ave, Portland, Oregon 97209  
Contact: Julie Garver

### APPLICANT

LRS Architects Inc.  
720 NW Davis Street Suite 300, Portland, OR 97209  
Contact: Michael Roberts, Architect  
& Zachery Freund

### PROJECT ADDRESS

Clifford Apartments  
519 – 535 SE Morrison Street, Portland, Oregon 97214

### HISTORIC NAME

Clifford Hotel, Hotel East Side

### PROPERTY INFORMATION / ZONING

Block/Lot: 1S 1E 2  
Property ID: R150221  
Quarter Section: 3131  
Year Built: 1911  
Total Land Area: 0.20 acres (8,800 SF)

**Base Zone:** EX Central Employment with “d” overlay

**Overlay Zone:** GR - East Portland / Grand Ave. Historic District

**Historic Resource Type:** Significant Resource

**Historic District Classification:** Contributing

**Plan District:** Central City, Central Eastside Sub-District

**Neighborhood:** Buckmann

## 2. Existing Building & Site

Brief History: William H. Cowen designed the Clifford Hotel for the Strong Brothers. Construction was completed in 1911.

The main floor contained a restaurant, several stores and hotel lobby. The building's form is "U" shaped facing Morrison Street with a light well created on the upper three resident stories. Of architectural note the building features an upper decorative brick frieze with an ornate sheet metal cornice. The building's base was composed of traditional architectural elements of the period with display windows, lower bulkhead, and an upper ornate glass transom. In 1929, the City of Portland required street dedications along SE Morrison Street, prompting 12 foot set back of the entire exterior walls at Morrison Street. Entire retail base and stories above were demolished then rebuilt in less than a years' time.

The hotel was likely renovated a few times between the 1950's through the 1980s, and the primary use changed to what it is today – low-income apartments. Due to many years of noted and undocumented ground floor changes, it is our opinion that other than one isolated alcove storefront entry on 6th Street there are no original architectural elements remaining at this building's original 1911 ground floor base.

The original transom glass on SE Morrison & 6<sup>th</sup> Avenue was unfortunately removed sometime during this extended period. See below.

The building withstood a fire in 1999 that caused significant damage to the east wing. Rehabilitation projects continued over the next few years. There were additional exterior renovations began in 2008 that were reviewed and approved with the City of Portland \*. This work was completed in 2011 in time for the building's centennial celebration.

The Clifford apartments is a listed building of the East Portland / Grand Avenue Historic Design Zone and is a significant resource with a contributing historic district classification. A Part 1 application for historical significance with NPS was completed in 2009.

\* See: LU 08 -190258-HDZ

### 3. Description & Summary of new work

Comprehensive renovation of an existing apartment building consisting of 88 affordable housing units and associated common areas.

#### Structural

- Seismic and gravity strengthening to the building structural system.

#### General Exterior Upgrades

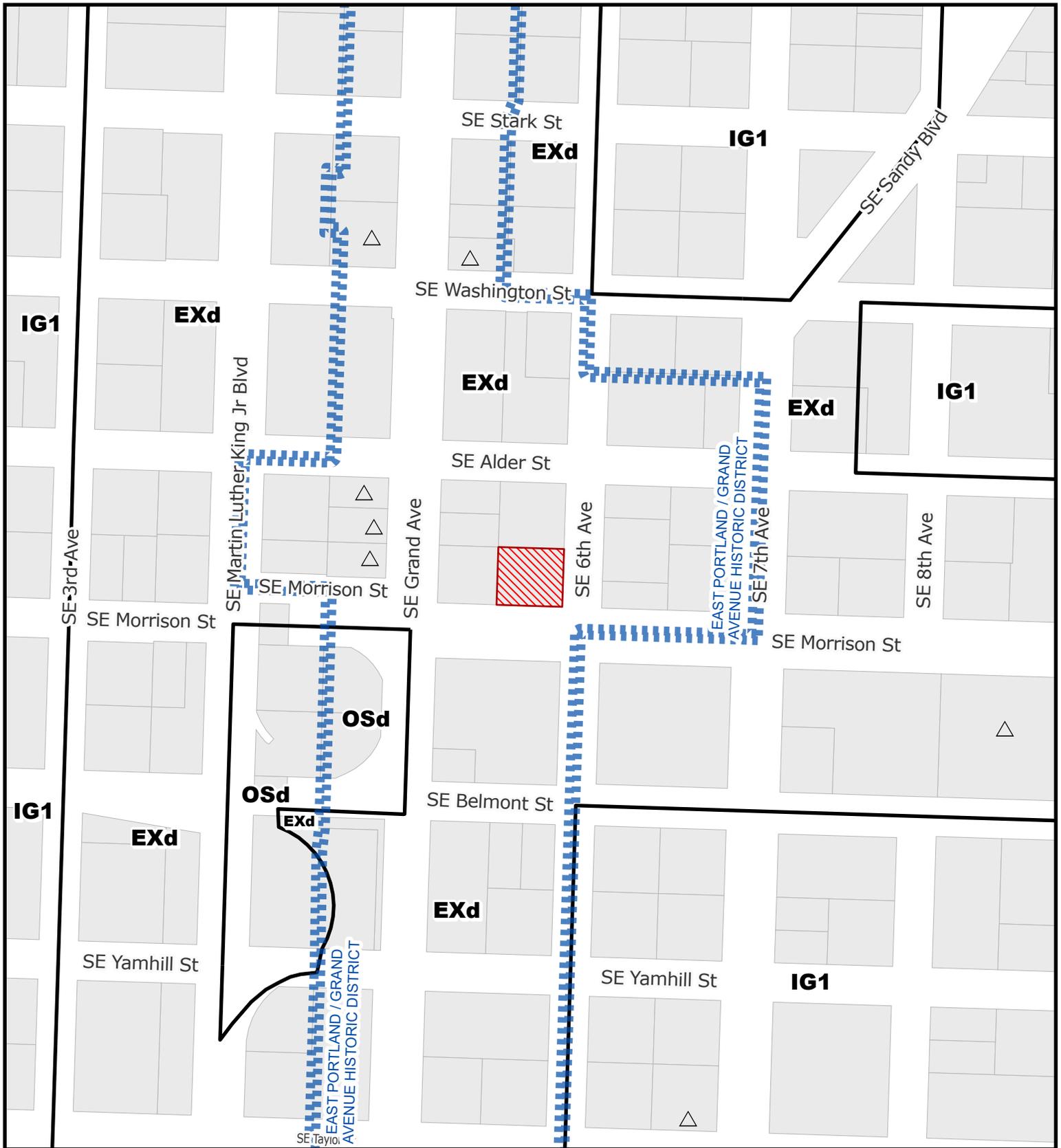
- Replacement of the ground floor storefront windows and base.
- New concrete base curb at ground floor exterior
- Relocation of exterior alcoves and doors
- New design at original transom area on Morrison and 6<sup>th</sup> Ave \*
- Repainting of exterior trim at the windows on floors 2 thru 4
- Removal of the exterior fire escape systems on SE Morrison
- Replacement of overhead coiling door and frame on SE 6<sup>th</sup>
- Replacement and relocation existing electrical service on SE 6<sup>th</sup>
- Replacement of ( E) skylights on the 2<sup>nd</sup> floor light well roof
- 6<sup>th</sup> Street side entry modifications
- New mechanical louver at 6<sup>th</sup> Street elevation
- New PGE door at NE corner & power feed.
- New exterior security cameras
- New soffit lighting above exit/entry doors

#### \* South and East exterior elevations

It was determined during exploratory demo that the building's transom windows had been removed sometime in the past. To visually break down this expansive surface area a new figurative design of stenciled lines has been created to suggest a memory of their original glass. New vertical trim pieces have been included to divide the area. Refer to exterior elevations.

#### Roof

- New mechanical equipment
- New roof membrane



For Zoning Code in Effect Post October 1, 2022

# ZONING

THIS SITE LIES WITHIN THE:  
 CENTRAL CITY PLAN DISTRICT  
 CENTRAL EASTSIDE SUBDISTRICT  
 EAST PORTLAND -  
 GRAND AVENUE HISTORIC DISTRICT

-  Site
-  Historic District
-  Historic Landmark

|             |                          |
|-------------|--------------------------|
| File No.    | <u>EA 24 - 051053 DA</u> |
| 1/4 Section | <u>3131</u>              |
| Scale       | <u>1 inch = 200 feet</u> |
| State ID    | <u>1S1E02BB 4900</u>     |
| Exhibit     | <u>B Jun 14, 2024</u>    |

COVER SHEET  
527 SE MORRISON ST PORTLAND, OR

RENOVATION AND IMPROVEMENTS FOR THE

# CLIFFORD APARTMENTS



*DAR - DESIGN ADVICE REQUEST SUBMITTAL*

**UPDATE 07.17.24**

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C01



AERIAL VIEW

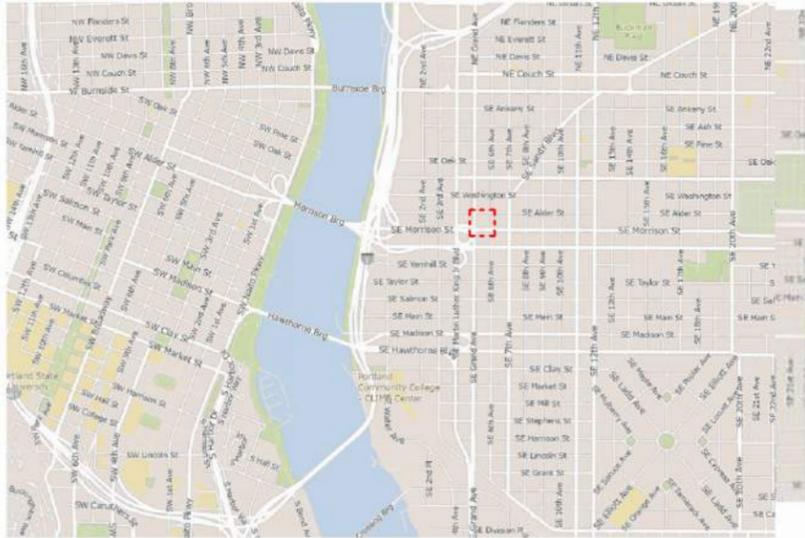
**UPDATE 07.17.24**

| SHEET LIST                         |
|------------------------------------|
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| ENLARGED STENCIL ELEVATION         |
| SKYLIGHTS                          |

# SITE CONTEXT MAP

C02

OVERALL SITE



CONTEXT MAP



EXISTING SITE PLAN



# SITE CONTEXT PHOTOS

C03



SE MORRISON STREET / SOUTH ELEVATION



SE 6TH AVE / EAST ELEVATION

# HISTORIC IMAGES

C04



SE MORRISON STREET 1920's



SE MORRISON 2006

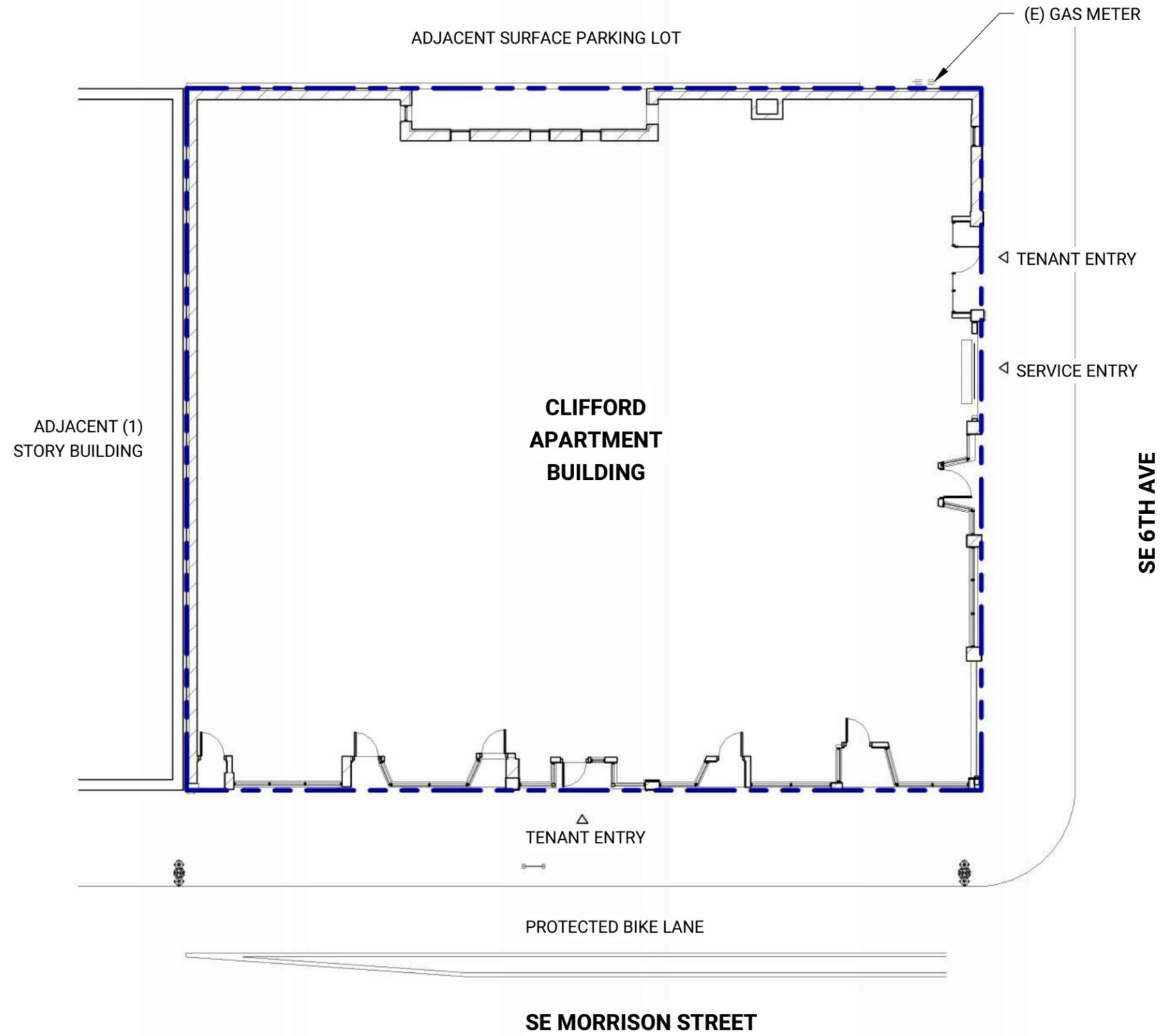


SE MORRISON STREET 1980's

Scale:

# EXISTING SITE PLAN

C05



Scale: 1/16" = 1'-0"



222027 | CLIFFORD APARTMENTS | DESIGN ADVICE REQUEST  
07/12/24

NOT FOR CONSTRUCTION

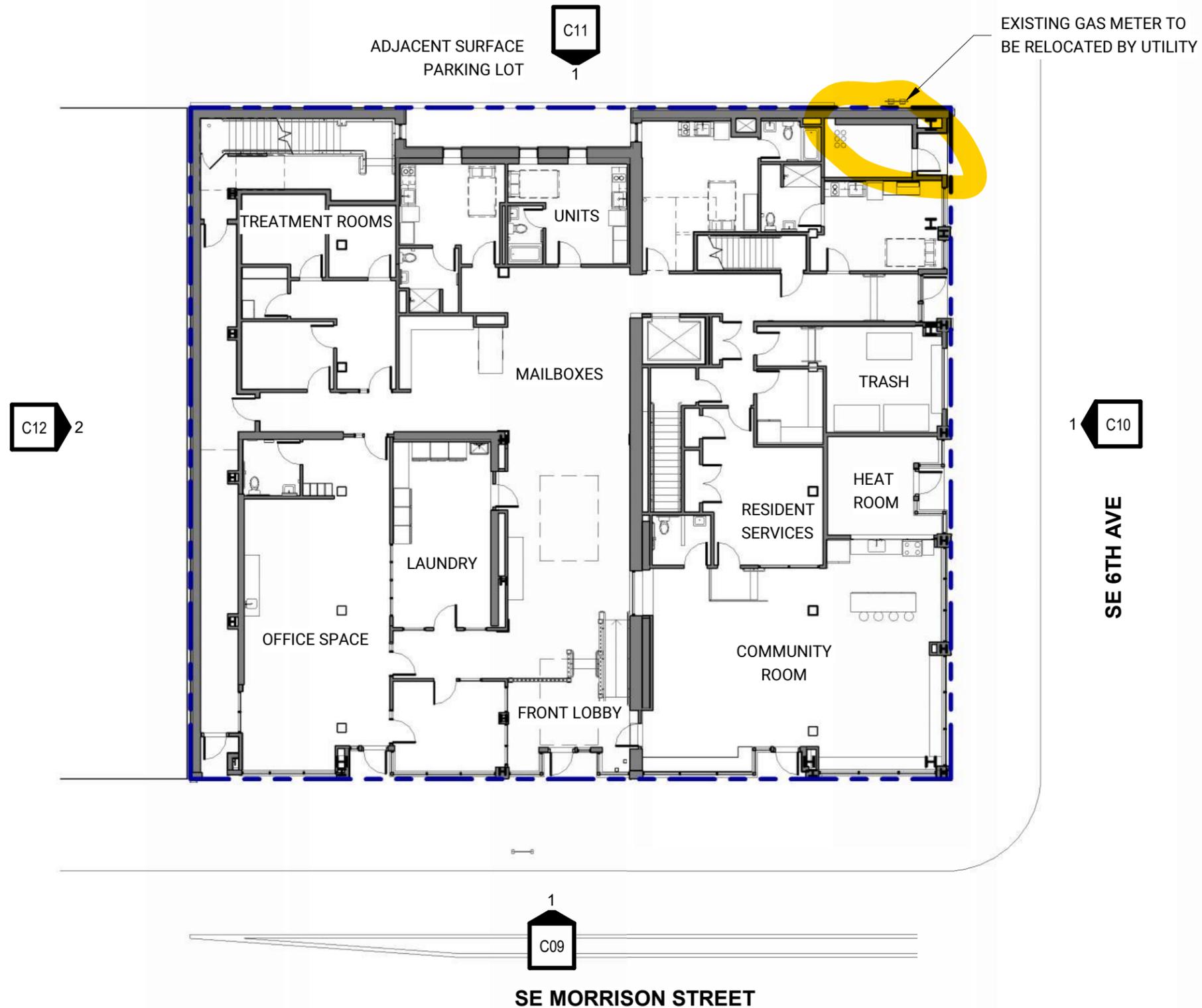


INNOVATIVE HOUSING, INC. EA 24-051053 DA  
Exhibit C6



# GROUND FLOOR PLAN

C06



Scale: 1/16" = 1'-0"



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07/12/24

NOT FOR CONSTRUCTION



# EXISTING / DEMO ELEVATIONS - SOUTH

C07

REMOVE EXISTING FIRE ESCAPES AND STANDPIPES, TYP.

EXISTING SHEET METAL COPING TO REMAIN, TYP

EXISTING MASONRY WALLS TO REMAIN, TYP

EXISTING WINDOWS TO REMAIN, TYP

REMOVE EXISTING LEADER HEAD AND DOWNSPOUT

T.O. PARAPET  
52' - 9"

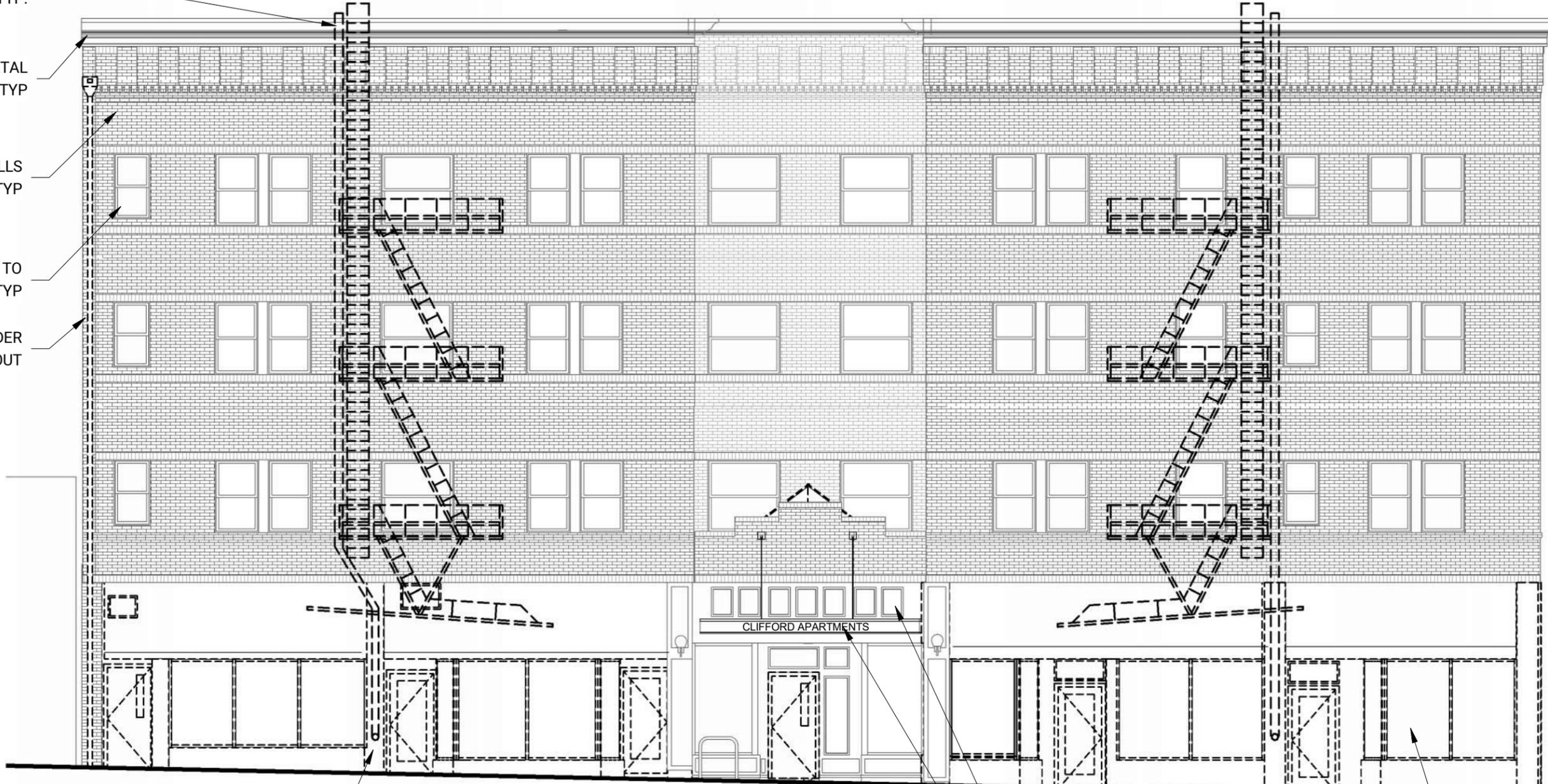
T.O. CEILING  
46' - 0"

LEVEL 4  
36' - 8"

LEVEL 3  
26' - 6"

LEVEL 2  
15' - 8"

GROUND FLOOR  
1' - 0"



REMOVE ALL GROUND FLOOR CLADDING MATERIALS, UNLESS NOTED OTHERWISE

RETAIN EXISTING TRANSOM WINDOWS

RETAIN EXISTING CANOPY

REMOVE ALL GROUND FLOOR WINDOWS AND DOORS, UNLESS NOTED OTHERWISE

Scale: 1/8" = 1'-0"



222027 | CLIFFORD APARTMENTS | DESIGN ADVICE REQUEST  
07/12/24

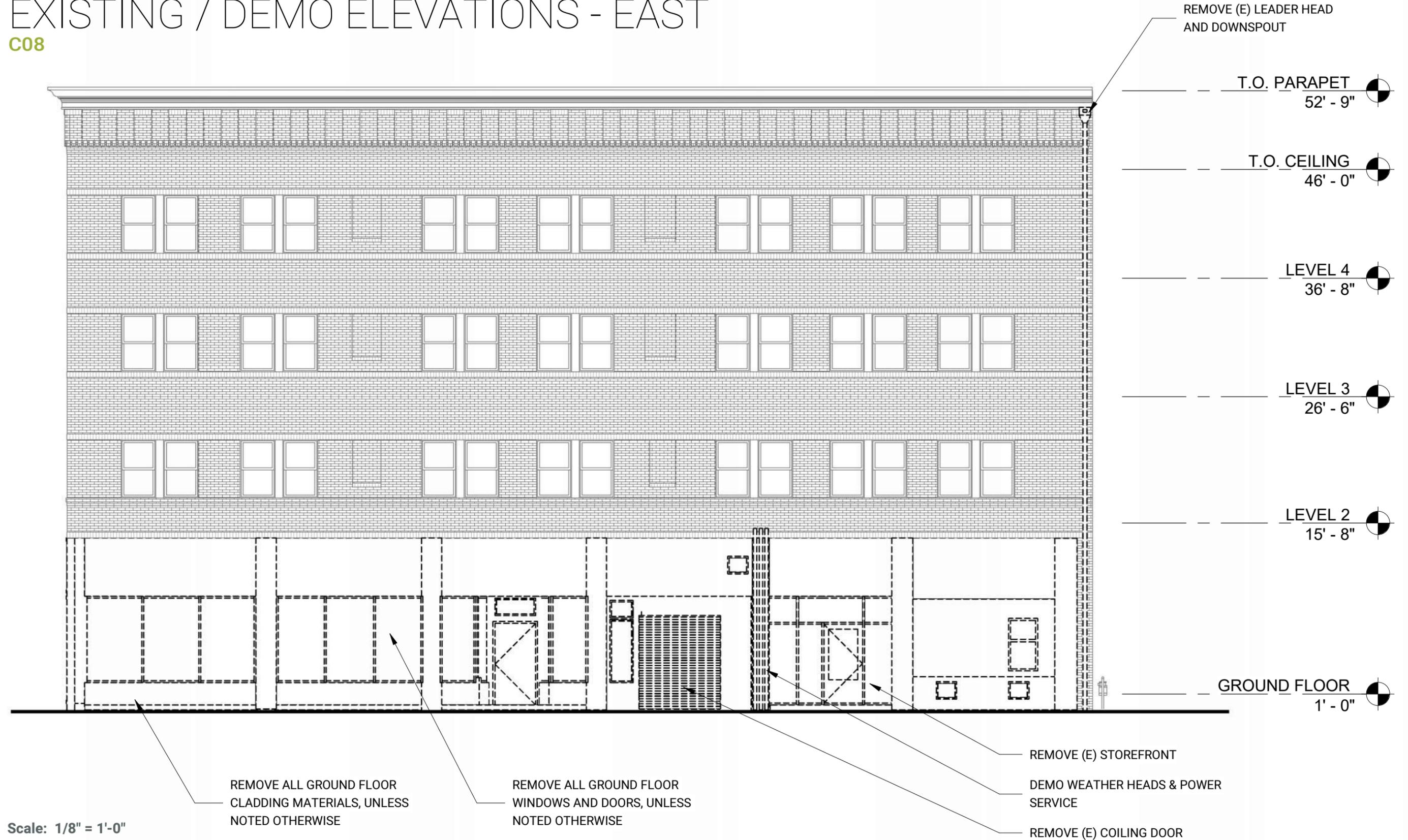
NOT FOR CONSTRUCTION



INNOVATIVE HOUSING, INC.  
EA 24-051053 DA  
Exhibit C8

# EXISTING / DEMO ELEVATIONS - EAST

C08



Scale: 1/8" = 1'-0"

# PROPOSED ELEVATIONS - SOUTH

C09

**SOUTH ELEVATION - GROUND FLOOR WINDOWS - 33.510.220**  
 802 SF OF GROUND LEVEL FACADE (BETWEEN 2FT - 10FT ABOVE GRADE)  
 501 SF OF WINDOWS MEET THIS STANDARD OR 62%  
 40% IS REQUIRED



Scale: 1/8" = 1'-0"

NEW ALUMINUM STOREFRONT AND DOOR SYSTEM, TYP.

ENTRY DESIGN APPROVED IN 2009 LU 08-190258-HZ

ENTRY SCONES & SURFACE MOUNT LIGHT TO REMAIN.

1  
C13

NEW CONCRETE CURB AT WALL BASE, TYP.

# PROPOSED ELEVATIONS - EAST

C10

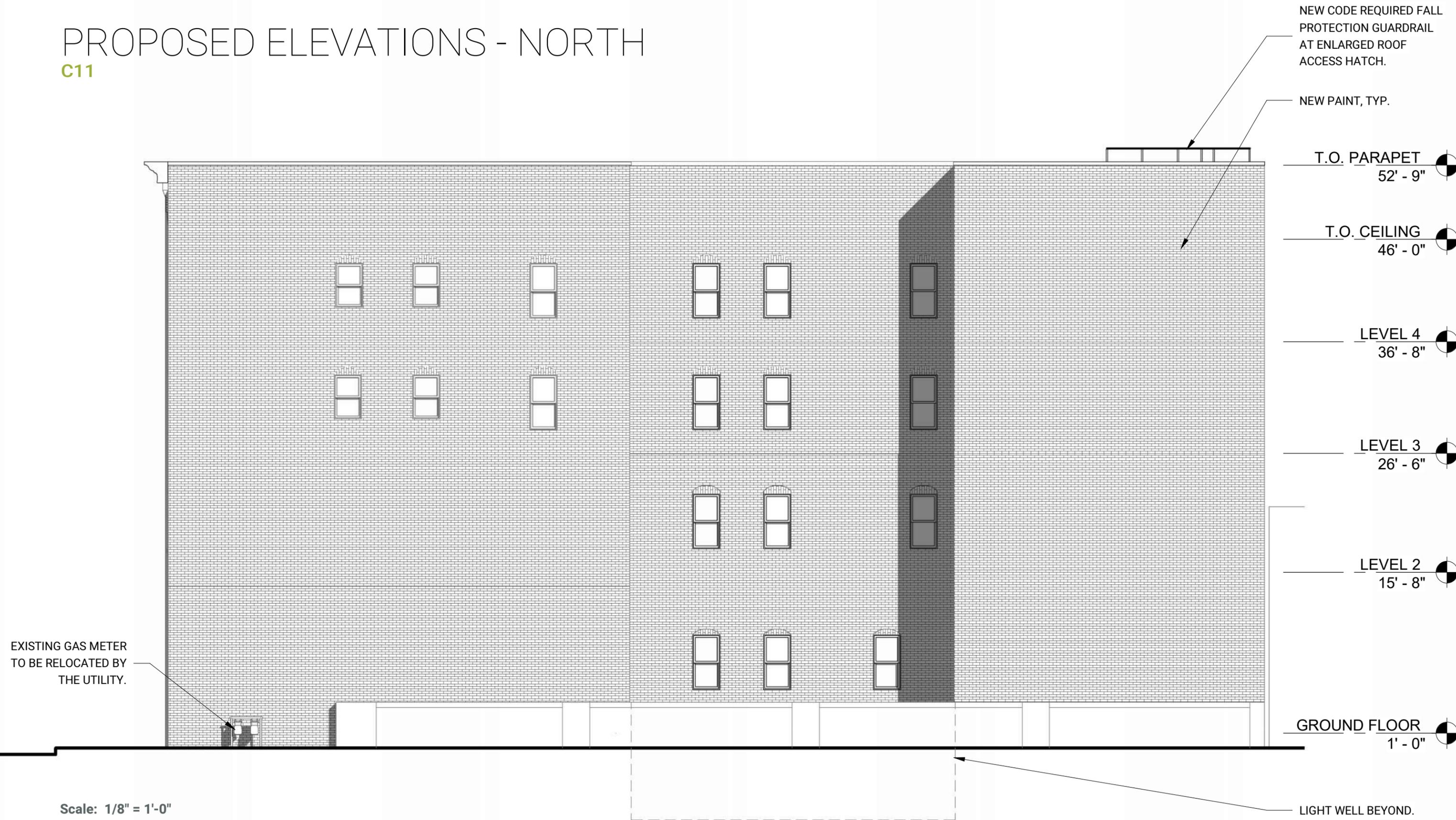
**EAST ELEVATION - GROUND FLOOR WINDOWS - 33.510.220**  
 531 SF OF GROUND LEVEL FACADE (BETWEEN 2FT - 10FT ABOVE GRADE)  
 221 SF OF WINDOWS MEET THIS STANDARD OR 41%  
 40% IS REQUIRED



Scale: 1/8" = 1'-0"

# PROPOSED ELEVATIONS - NORTH

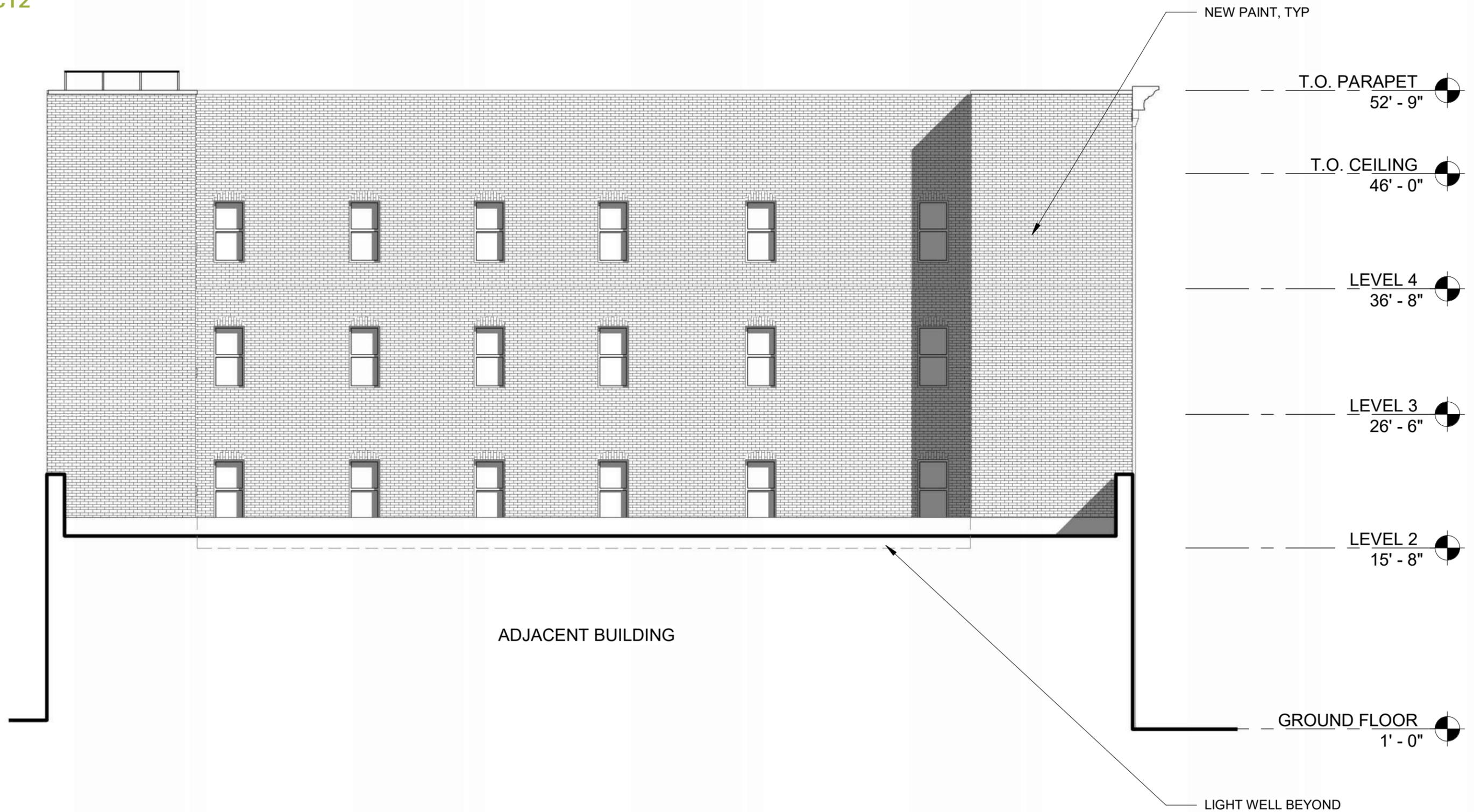
C11



Scale: 1/8" = 1'-0"

# PROPOSED ELEVATIONS - WEST

C12



Scale: 1/8" = 1'-0"



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07/12/24

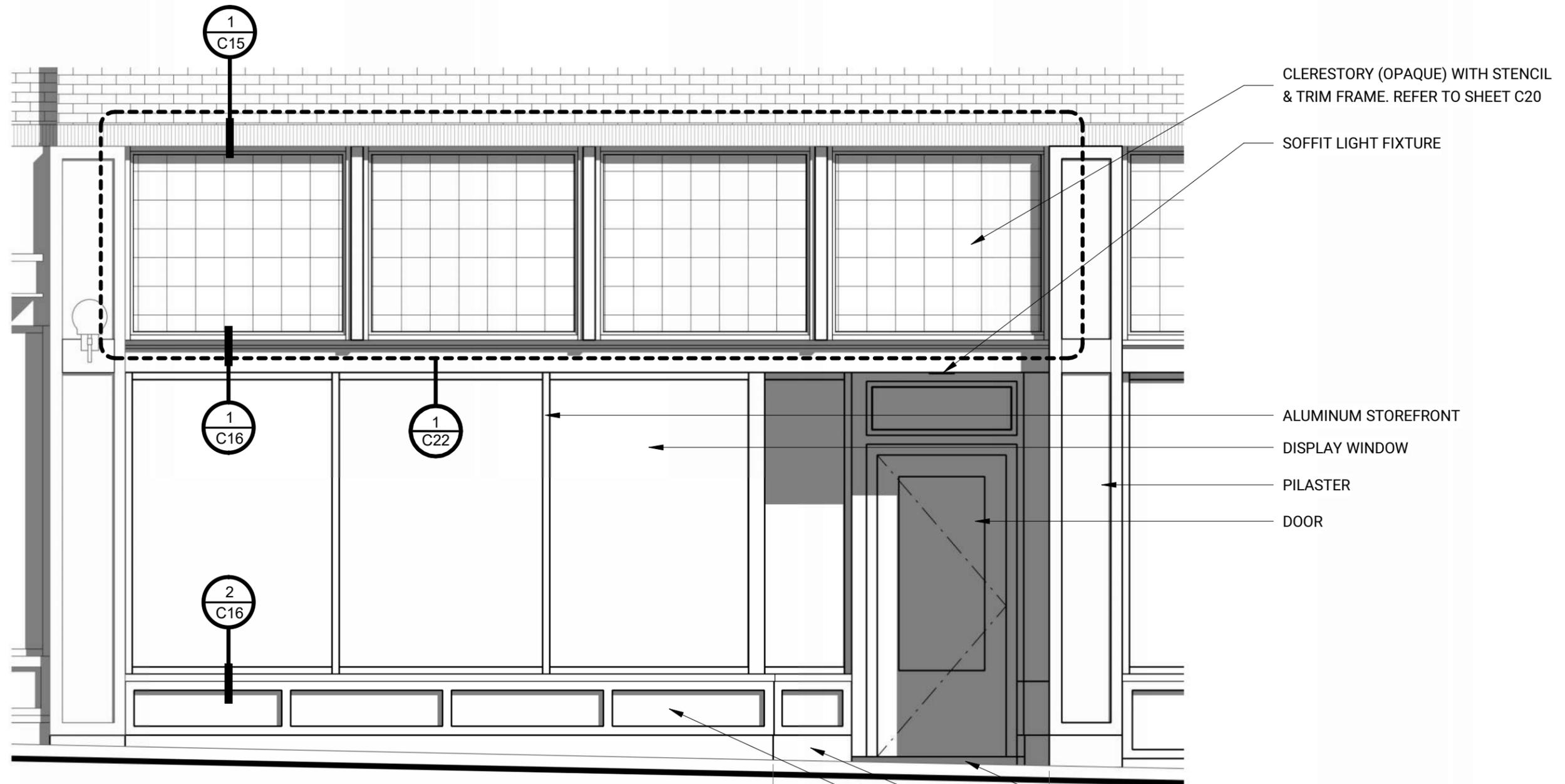
NOT FOR CONSTRUCTION



INNOVATIVE HOUSING, INC. EA 24-051053 DA  
Exhibit C13

# ENLARGED PROPOSED ELEVATION

C13



## 1. SOUTH ENLARGED ELEVATION

C13 SCALE: 3/8" = 1'-0"

Scale: 3/8" = 1'-0"



222027 | CLIFFORD APARTMENTS | DESIGN ADVICE REQUEST  
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NOT FOR CONSTRUCTION

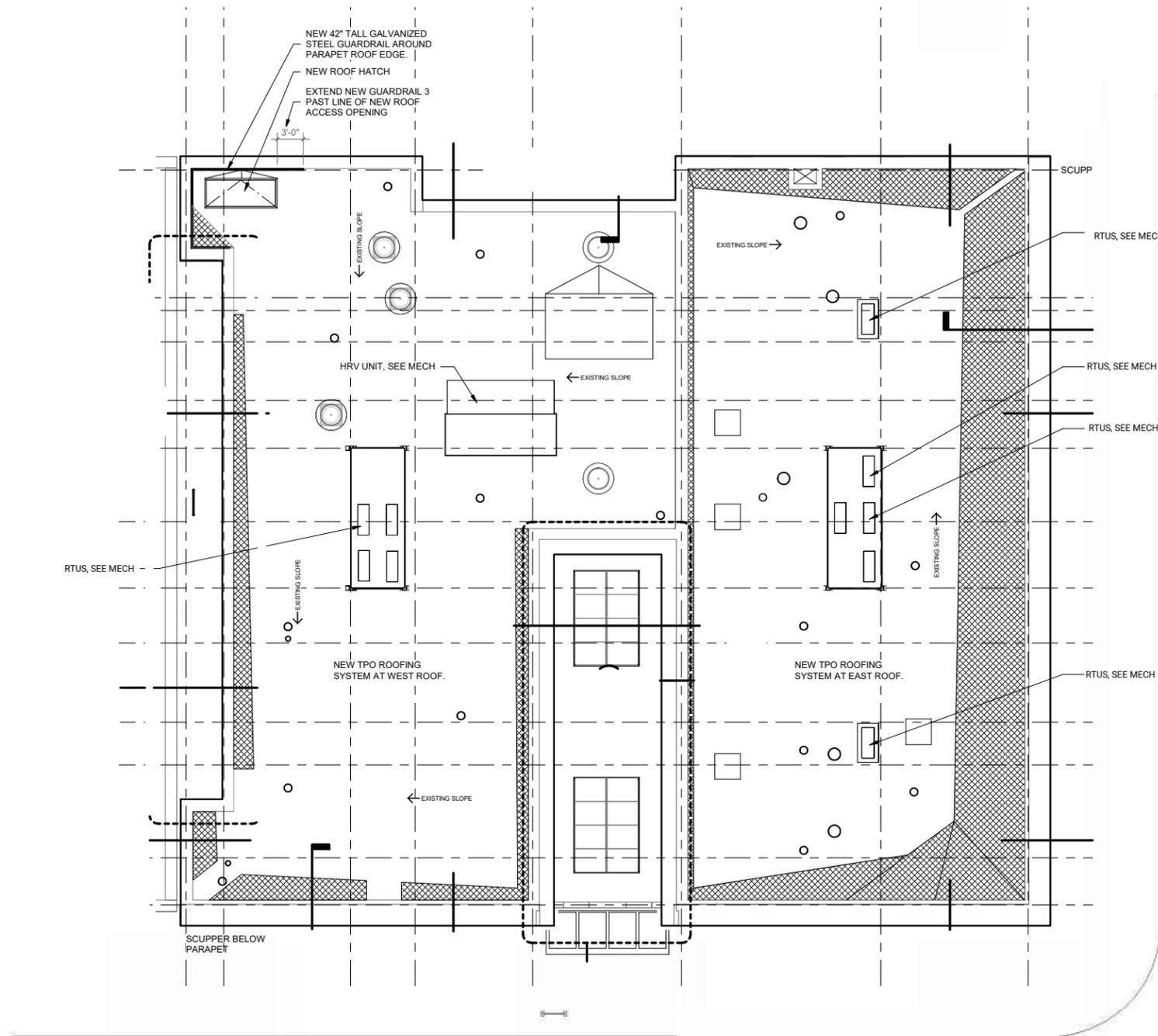


INNOVATIVE HOUSING, INC.

EA 24-051053 DA  
Exhibit C14

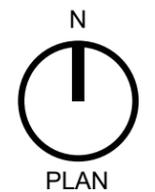
# ROOF PLAN

C13.1



## ROOF PLAN LEGEND

-  BUILT UP CRICKET
-  WALK PAD
-  SKYLIGHT
-  ROOF DRAIN
-  SCUPPER
-  SCUPPER AND DOWNSPOUT
-  DOWNSPOUT
- 



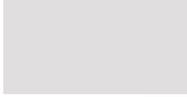
# STOREFRONT WINDOW CUTSHEETS

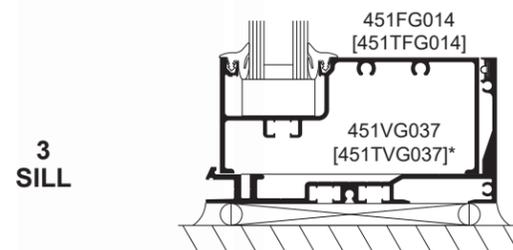
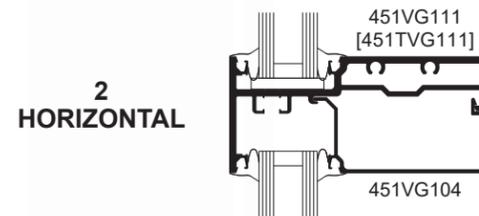
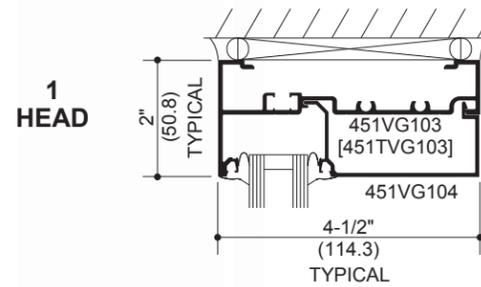
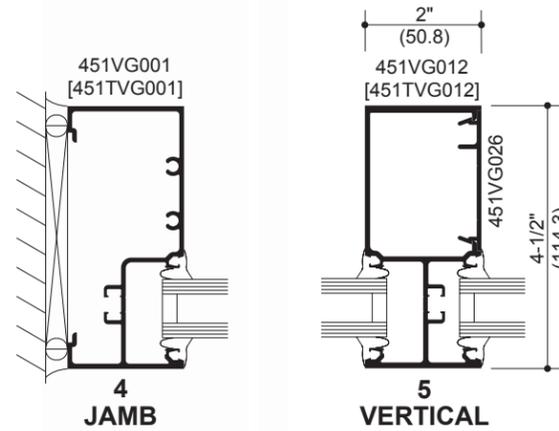
C14

**LOCATION:** STOREFRONT WRAPPING AROUND SOUTH AND EAST FACADES ALONG MORRISON ST AND 6TH AVE.

**BASIS OF DESIGN:** KAWNEER TRIFAB VERSAGLAZE 451/451T FRAMING SYSTEM

**FINISH:** DARK BRONZE ANODIZED

|   | KAWNEER FINISH NO. | COLOR       | ALUMINUM ASSOCIATION SPECIFICATION | OTHER COMMENTS                            |
|---|--------------------|-------------|------------------------------------|---|
|    | #14                | CLEAR       | AA-M10C21A41                       | Architectural Class I (0.7 mils minimum)  |
|    | #17                | CLEAR       | AA-M10C21A31                       | Architectural Class II (0.4 mils minimum) |
|   | #40                | DARK BRONZE | AA-M10C21A44                       | Architectural Class I (0.7 mils minimum)  |
|  | #29                | BLACK       | AA-M10C21A44                       | Architectural Class I (0.7 mils minimum)  |



\* HP Sill Flashing shown with optional gasket.



Scale:

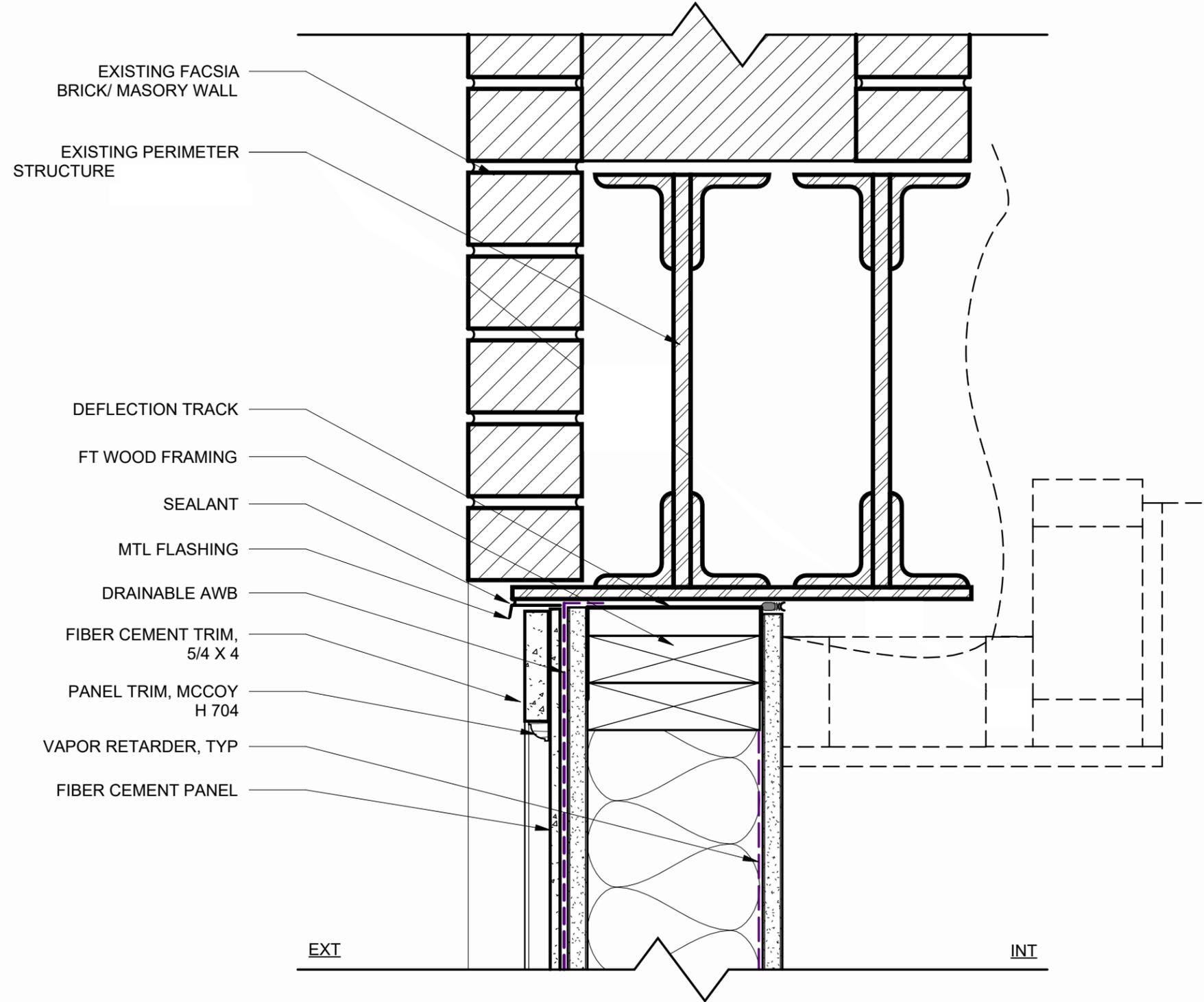


222027 | CLIFFORD APARTMENTS | DESIGN ADVICE REQUEST  
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NOT FOR CONSTRUCTION

# CLERESTORY / SIGN BOARD AREA

C15

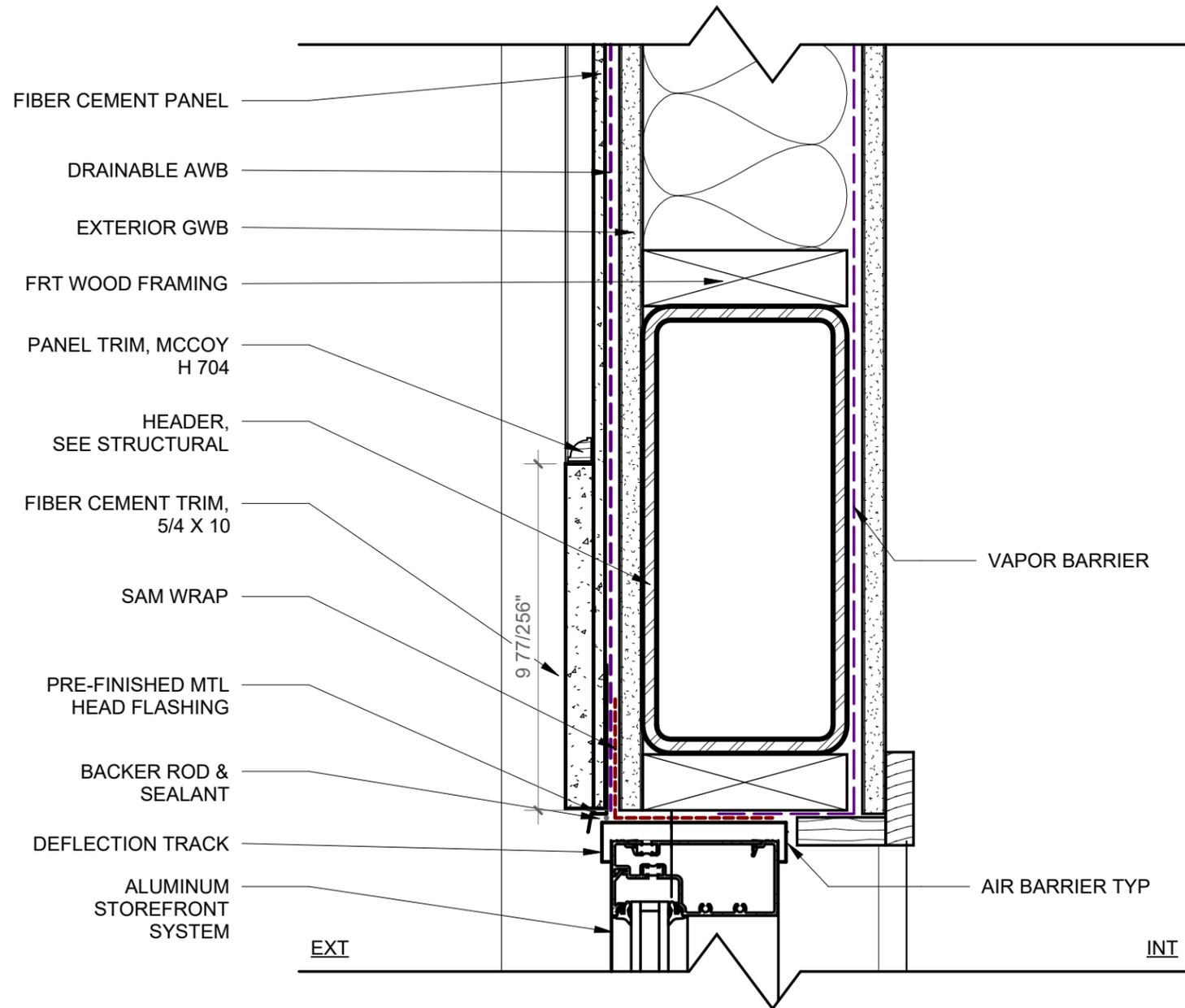


1 STORE FRONT - SECTION - TOP  
3" = 1'-0"

Scale: 3/16" = 1'-0"

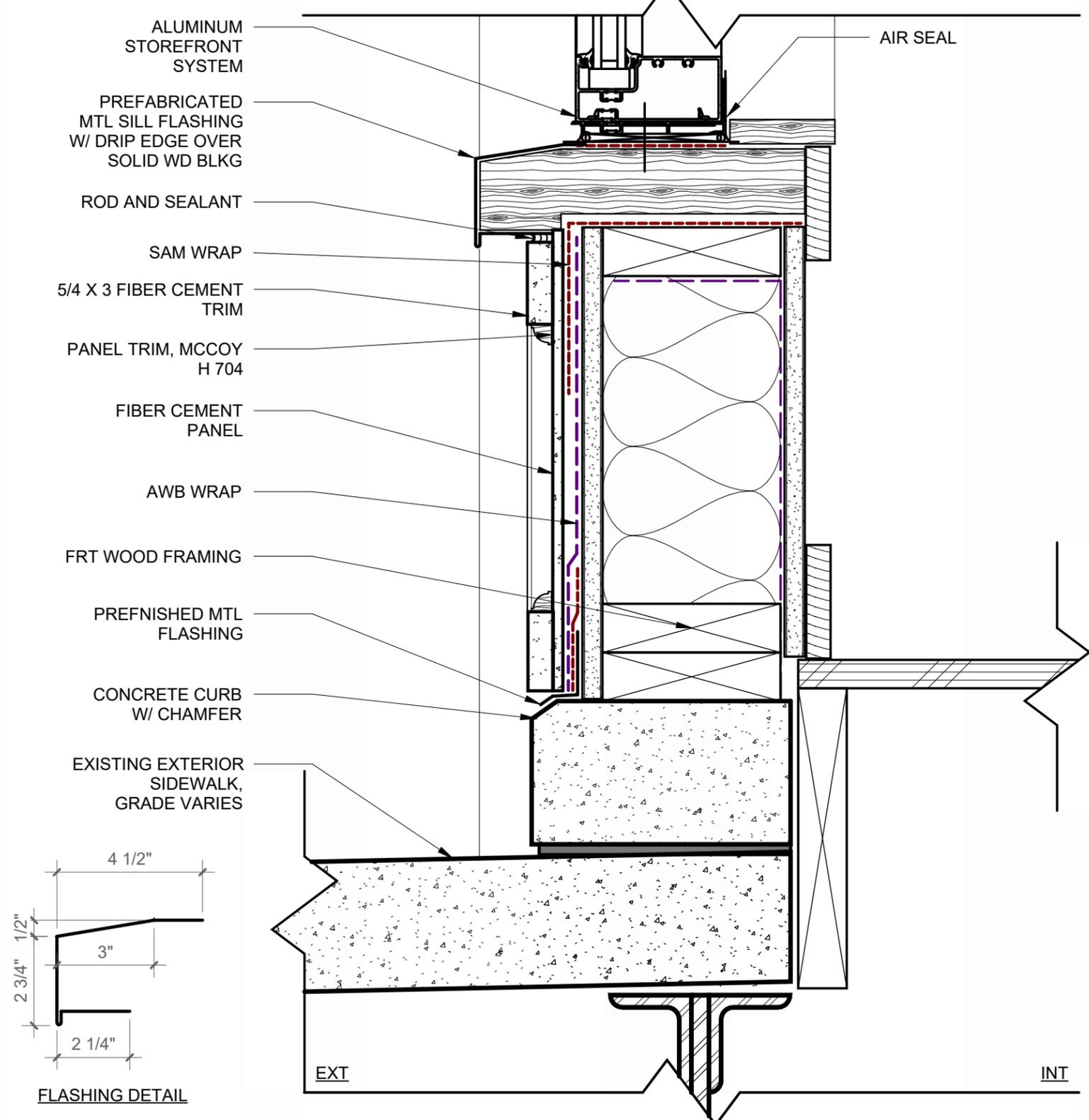
# STOREFRONT

C16



1 STORE FRONT - SECTION - CENTER  
3" = 1'-0"

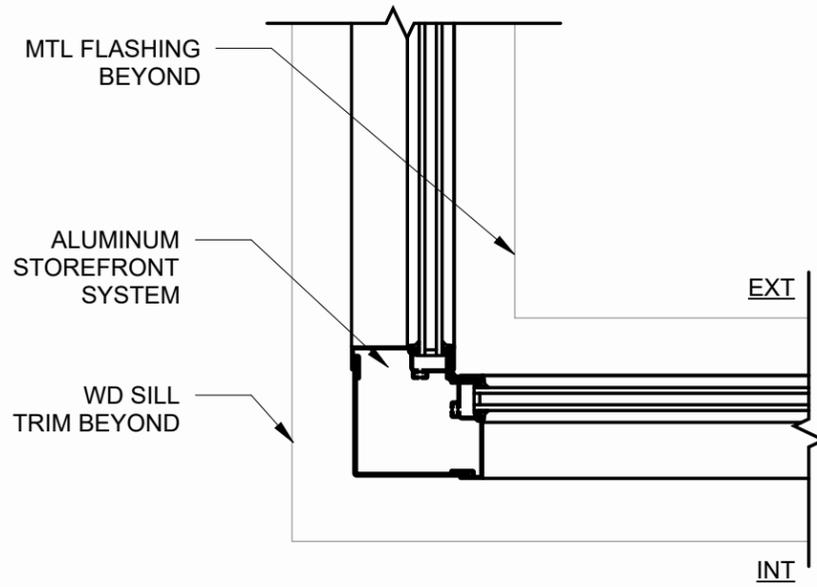
Scale: As indicated



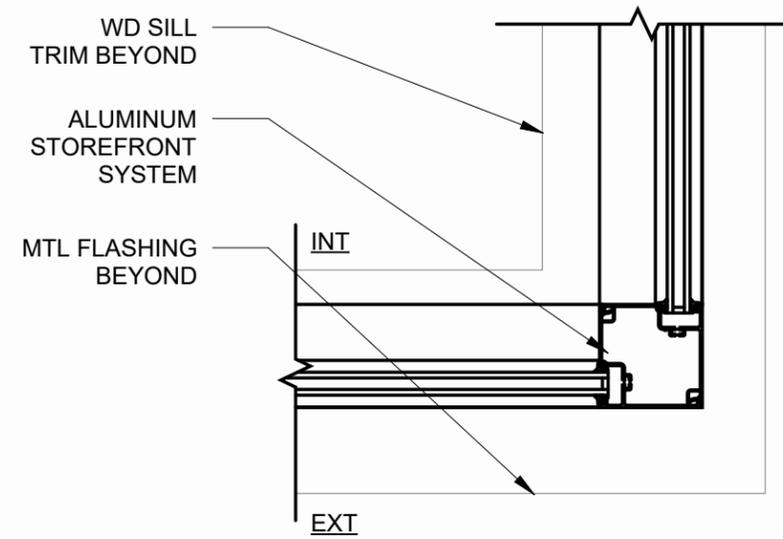
2 STORE FRONT - SECTION - SILL  
3" = 1'-0"

# STOREFRONT

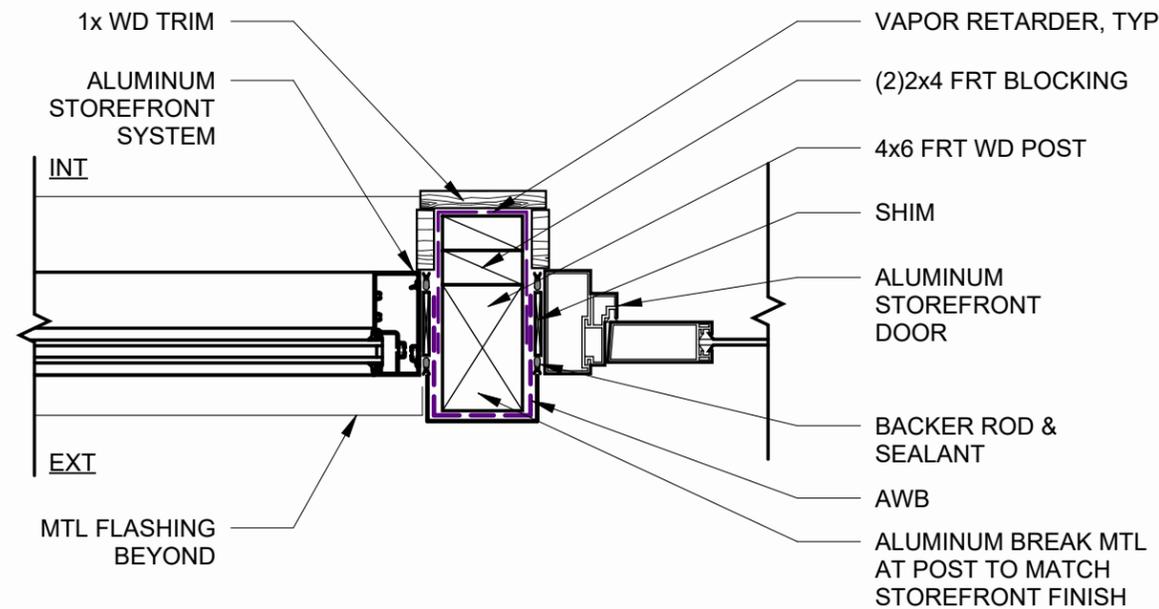
C17



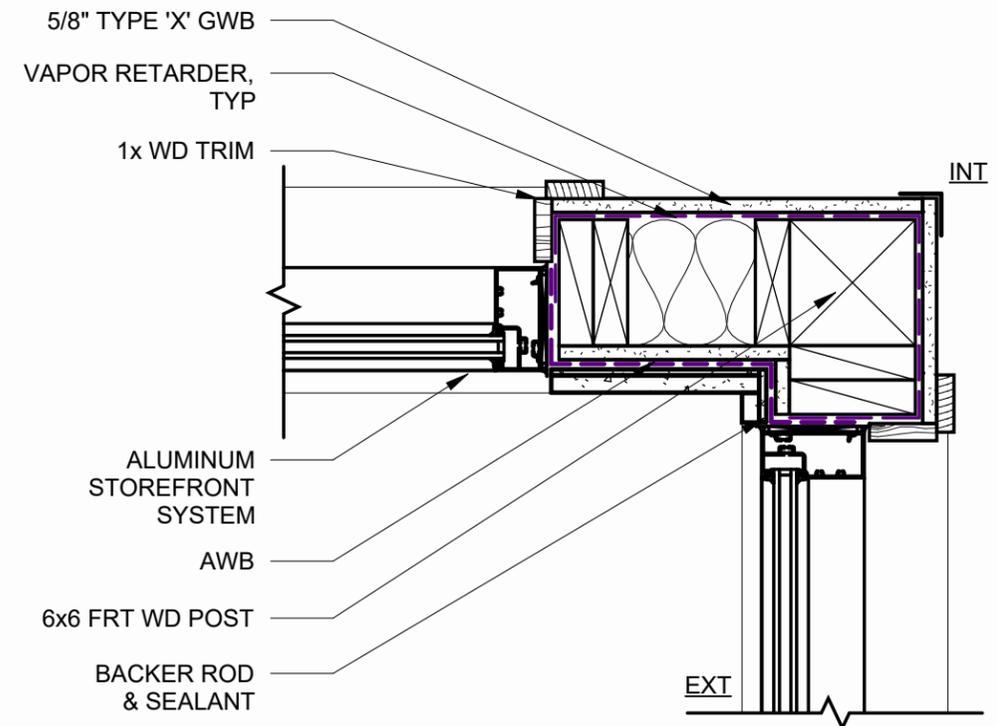
1 INT CORNER MULLION, TYP  
1 1/2" = 1'-0"



2 EXT CORNER MULLION, TYP  
1 1/2" = 1'-0"



3 GLAZING TO DOOR TRANSITION, TYP  
1 1/2" = 1'-0"

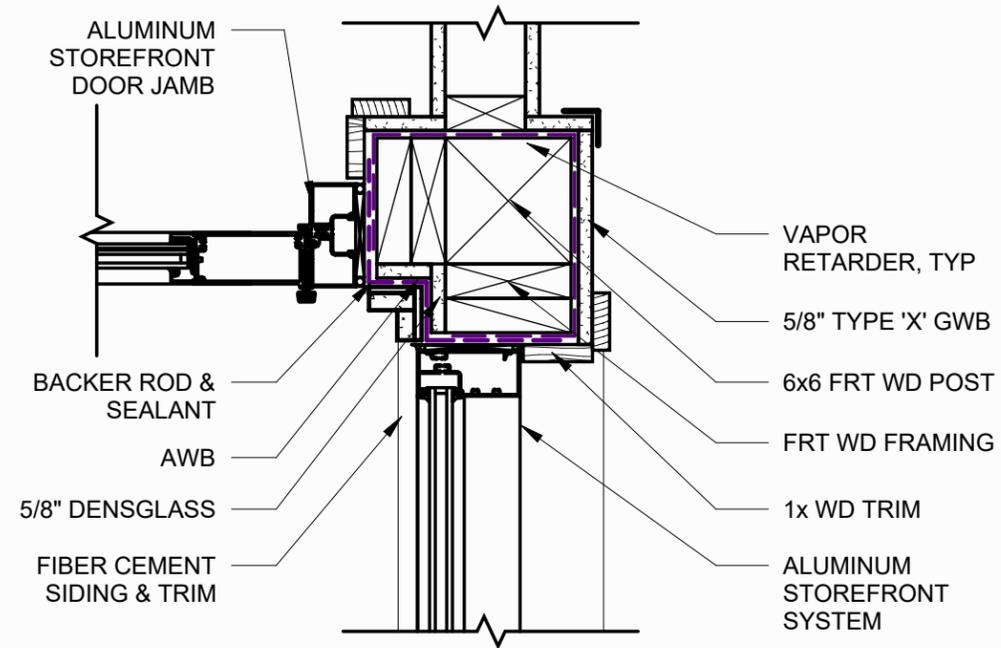


4 ENTRY DOOR LITE CORNER  
1 1/2" = 1'-0"

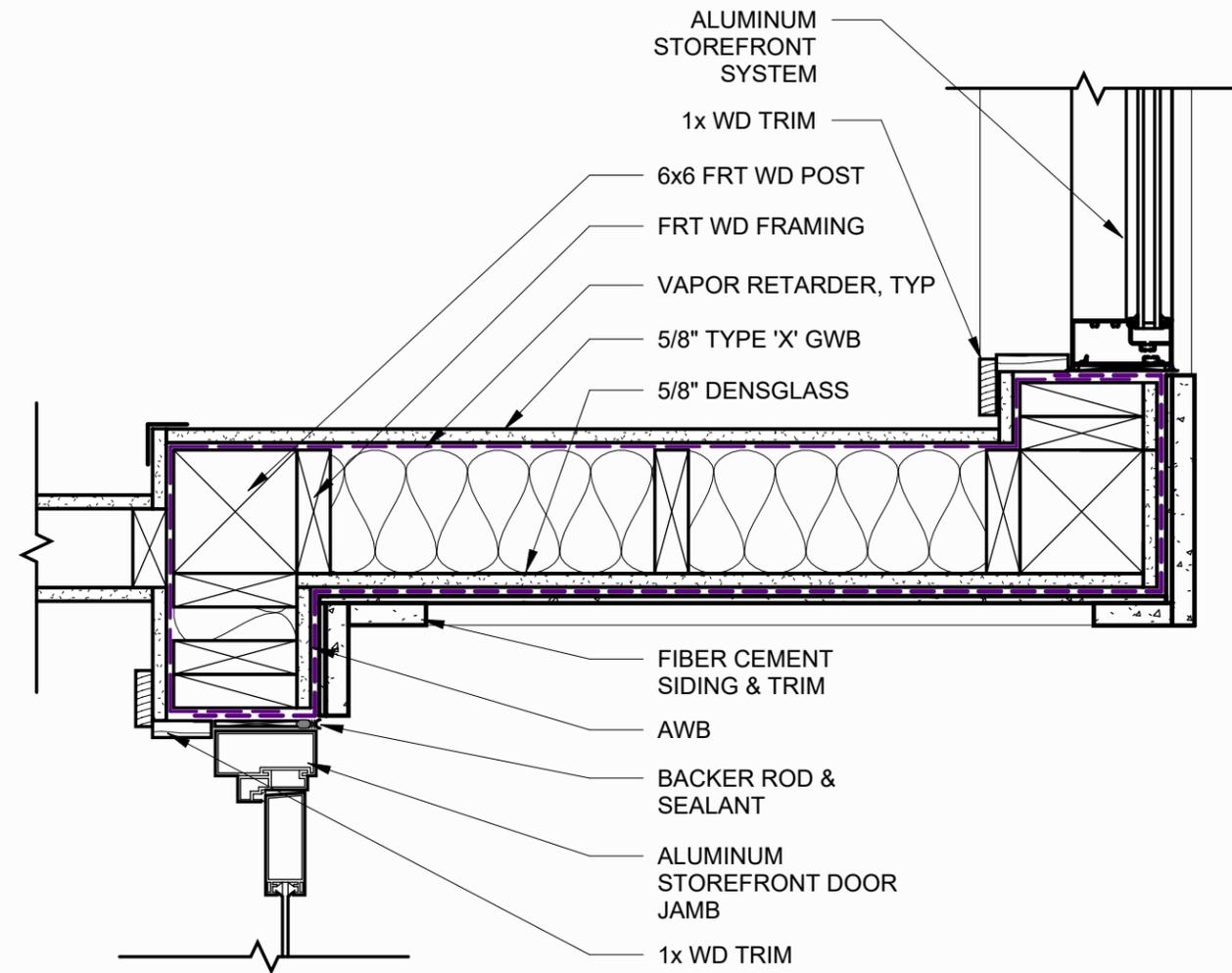
Scale:

# STOREFRONT

C18



⑤ STORE FRONT & DOOR CORNER  
1 1/2" = 1'-0"

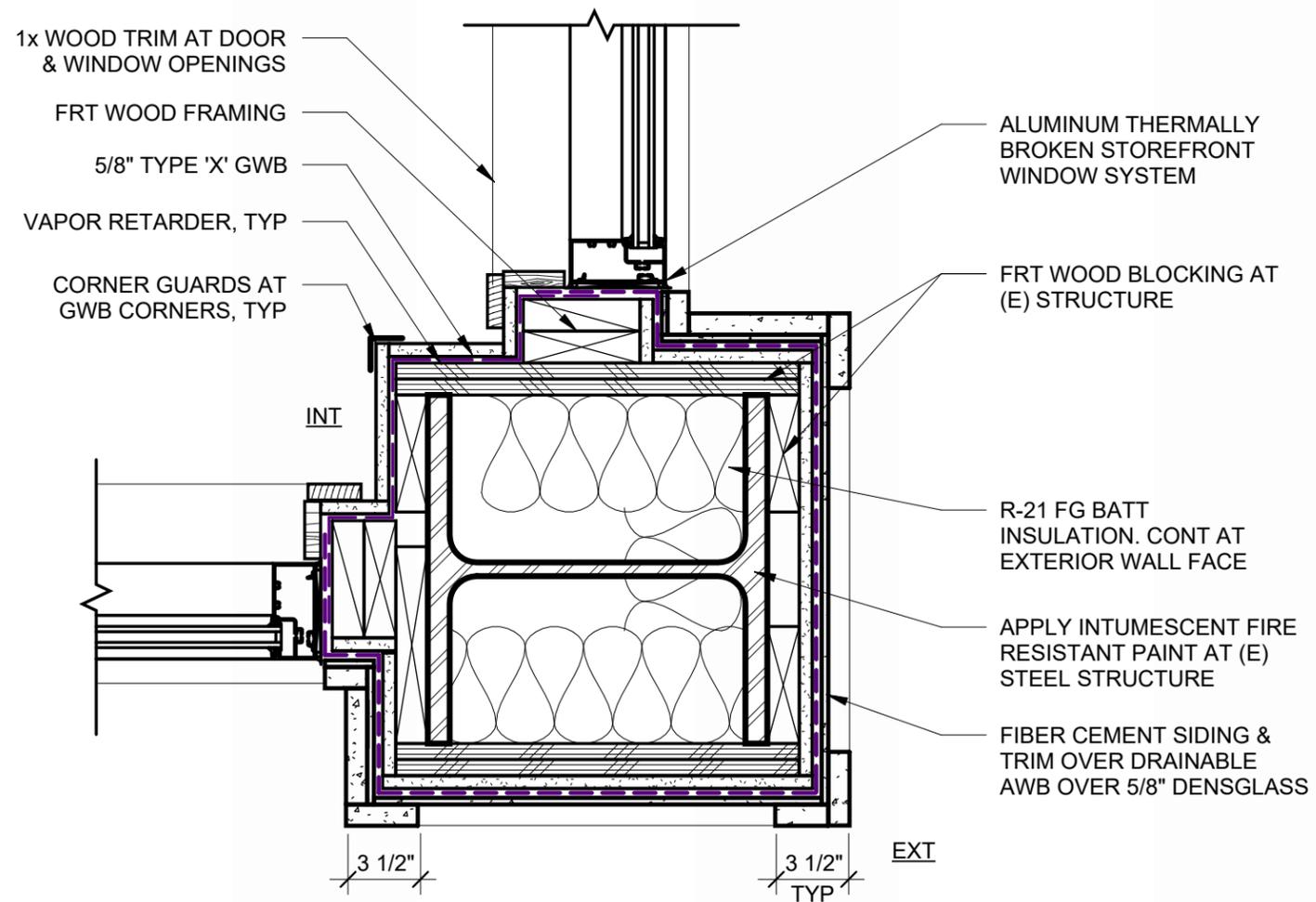


⑥ DOOR JOIN AT REAR ENTRY  
1 1/2" = 1'-0"

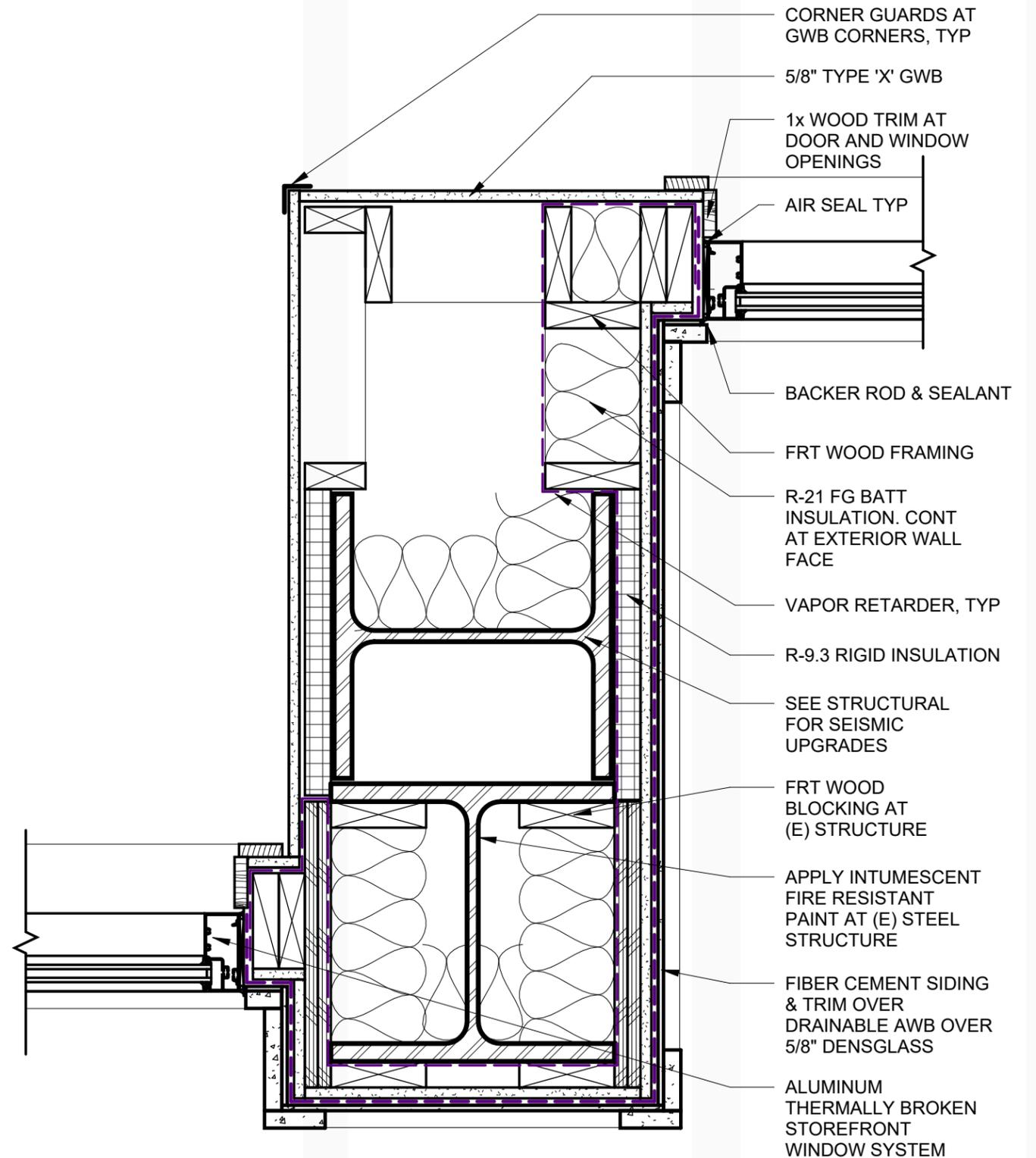
Scale:

# STOREFRONT

## C19



7 STEEL COLUMN AT SW CORNER  
1 1/2" = 1'-0"

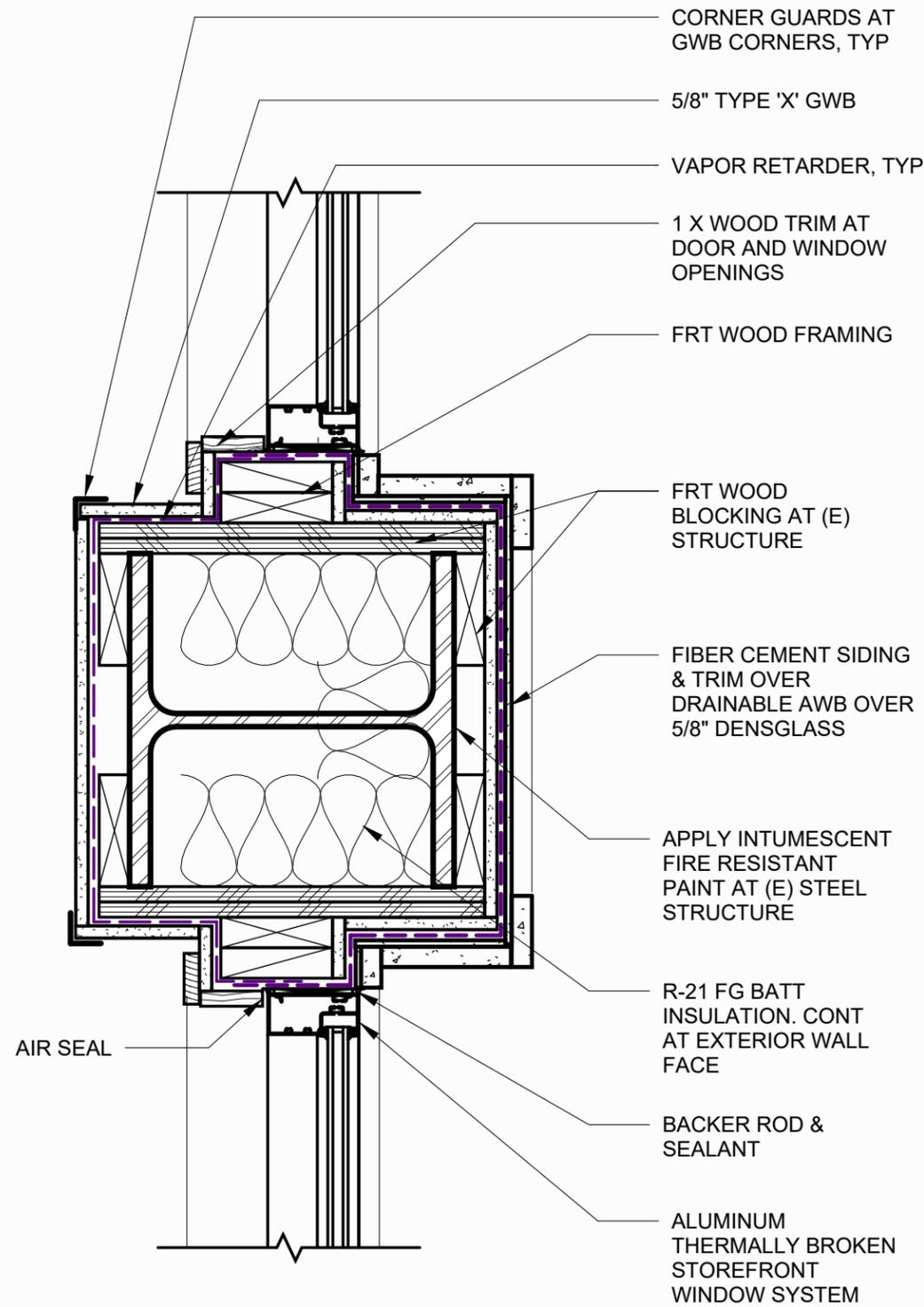


8 STEEL COLUMN ENCASMENT 01  
1 1/2" = 1'-0"

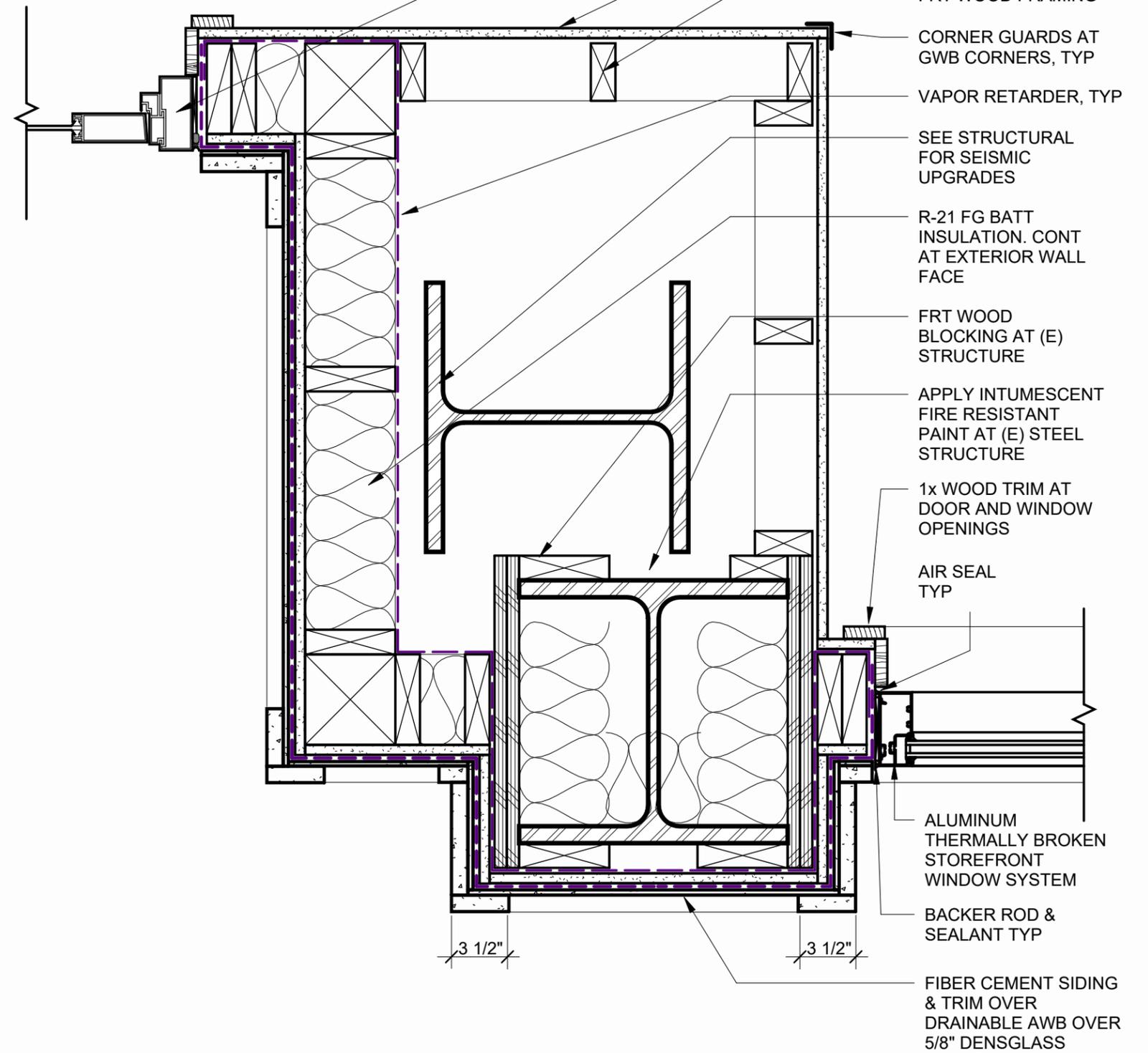
Scale:

# STOREFRONT

C20



Scale: **10** STEEL COLUMN AT STOREFRONT  
1 1/2" = 1'-0"



**9** STEEL COLUMN ENCASMENT 02  
1 1/2" = 1'-0"

# COILING DOOR

C21

**LOCATION:** TRASH ROOM ON 6TH AVE.  
**BASIS OF DESIGN:** RAYNOR COMMERCIAL ROLLING DURACOIL ROLLING SERVICE DOOR  
**FINISH:**

## Color/Finish Options



The swatches shown on monitors and printed materials may vary from the actual color. For a true representation of the color, visit your local Raynor Dealer.  
 \*Optional Upgrades

## Optional Colors



### 188 ArmorBrite™ Colors

Choose your color! Nearly every Raynor rolling door component (curtain slats, bottom bars, guides, hoods and head plates) can be powder coated in any of 188 colors for an attractive appearance and exceptional durability.

Commercial Rolling | DuraCoil™



## DuraCoil™

Rolling Service Doors



**Flat Slats (FF)**  
 The most architecturally pleasing slat profile, flat slats are ideal when weatherseal is used. Flat slats offer full visual access, multiple glazing options and wind load resistance in a rolling steel door designed to fit in a variety of opening sizes.



**Large Contour Slats (LC)**  
 Available in virtually unlimited widths, large contour slats are typically specified for larger-sized openings. Designed to withstand heavy use, DuraCoil Large Contour Slat doors provide optimum security and wind load resistance.



**Flat Perforated Slats (FP)**  
 DuraCoil Perforated Flat Slat doors are engineered for applications where airflow, visibility and security are desired while providing maximum ventilation and visibility.



**Insulated Flat Slats (IF)**  
 Available in several sizes, DuraCoil Insulated Flat Slat doors offer thermal efficiency, combined with superior visual access, glazing options and wind load resistance. Flat Insulated Slats have a calculated R-Value of 6.24.



**Small Contour Slats (SC)**  
 An excellent choice for smaller opening widths, small contour slats are the best value for opening sizes up to 16' x 16'. DuraCoil Small Contour Slat doors also offer optimum security and wind load resistance in a rolling steel door built to withstand the demands of high-traffic entryways.



**Light-Duty Flat Slat (LFF)**  
 The Light-Duty Flat Slat door is ideal for projects with a limited budget, while still providing the security of a rolling steel door.

800-472-9667 • www.raynor.com

Scale:



222027 | CLIFFORD APARTMENTS | DESIGN ADVICE REQUEST  
 07/12/24

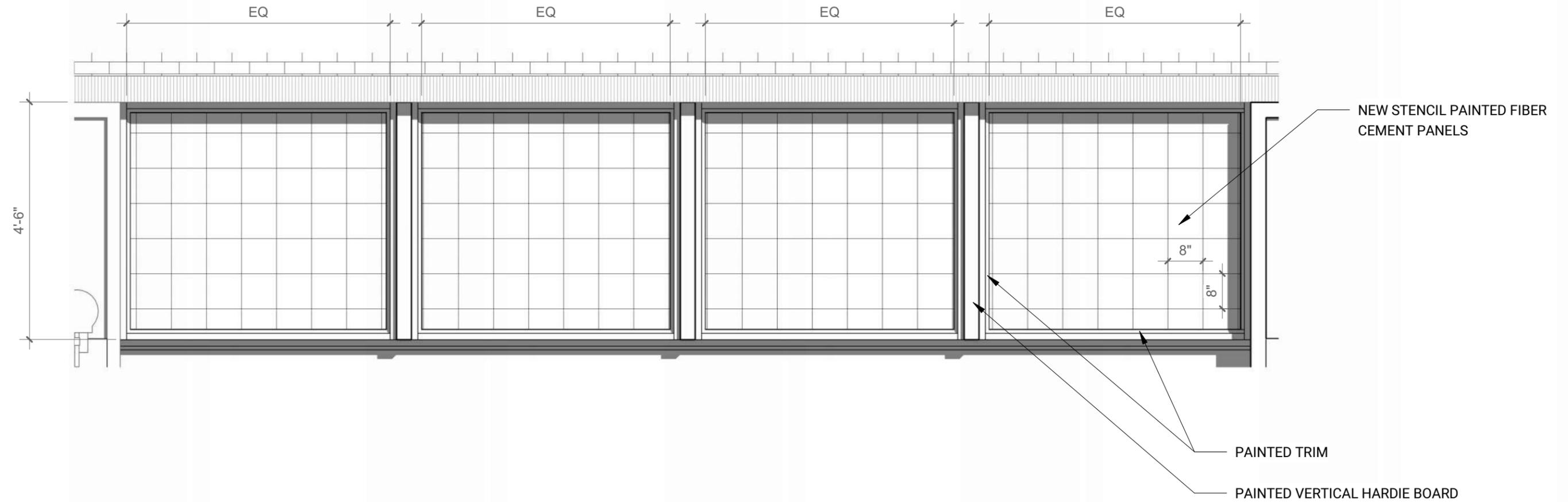
NOT FOR CONSTRUCTION



EA 24-051053 DA  
 Exhibit C23

# ENLARGED STENCIL ELEVATION

C22



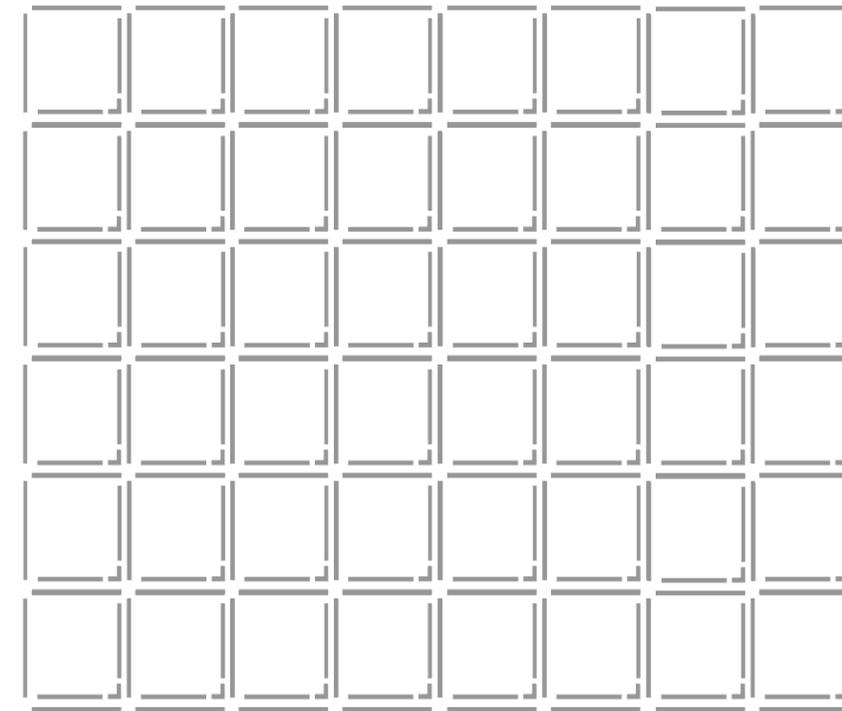
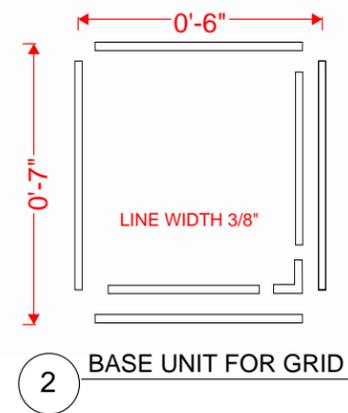
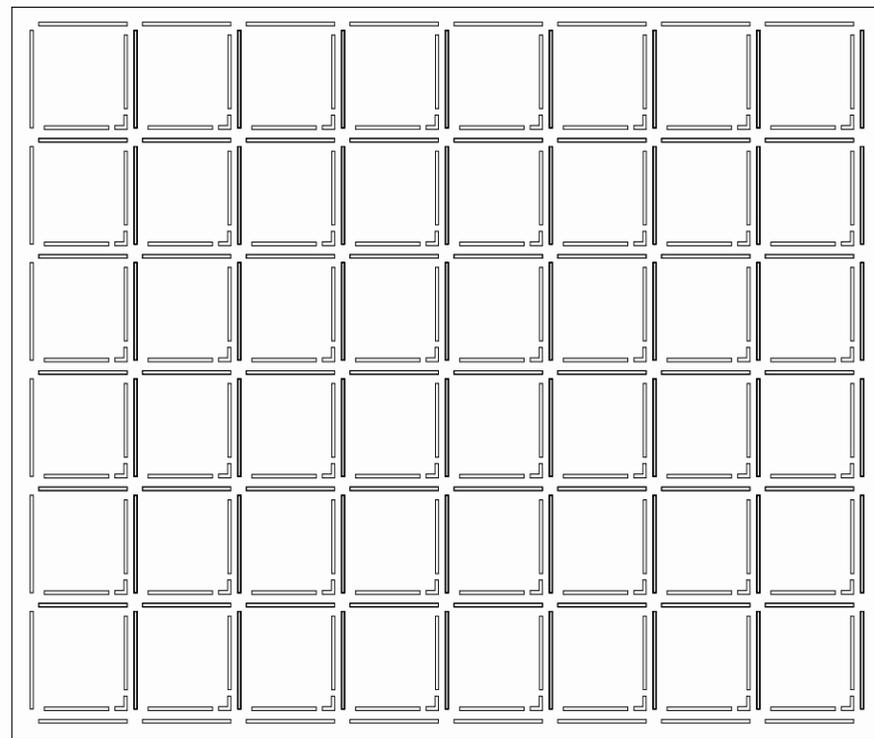
## 1. Stencil Enlarged View

C22 SCALE: 1/2" = 1'-0"

Scale: 1/2" = 1'-0"

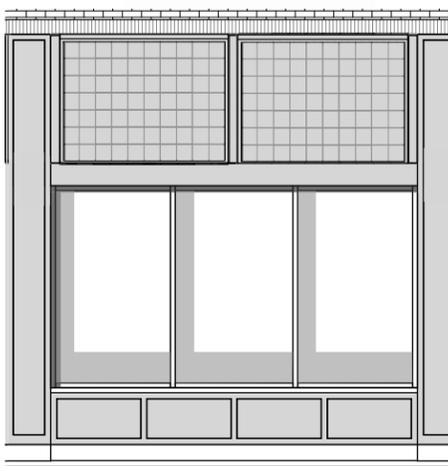
# ENLARGED STENCIL ELEVATION

C23



3 LINEWORK PATTERN FOR PANEL SEGEMENT

1 STENCIL PATTERN FOR PANEL SEGEMENT (EXAMPLE)  
 (NOTE: STENCIL PATTERN(S) WOULD BE PRODUCED IN GRIDS OF 8 OR 9 GENERALLY. AND ADDITIONAL SMALLER WIDTH(S) 1 TO 2 COULD BE USED TO INFILL AS NEEDED).

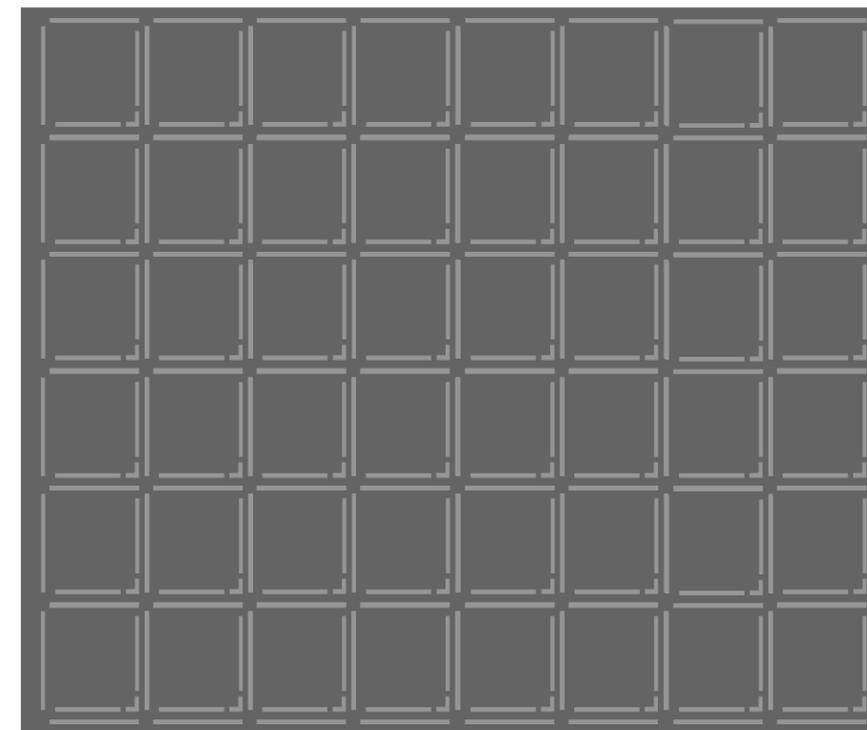


10 X 7 UNITS



9 X 7 UNITS

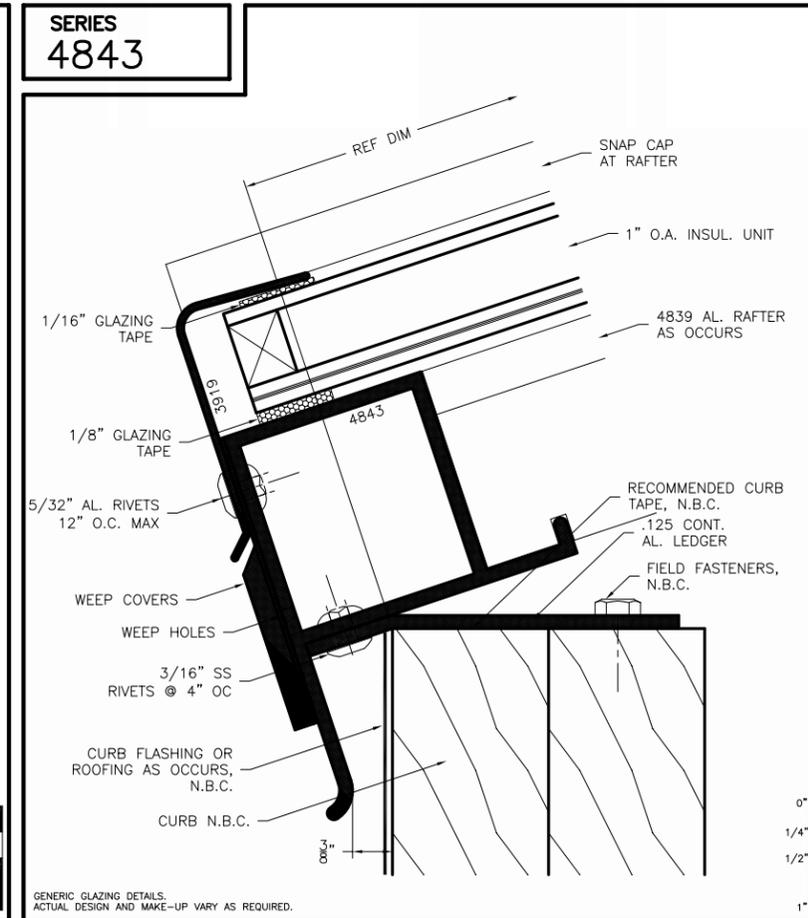
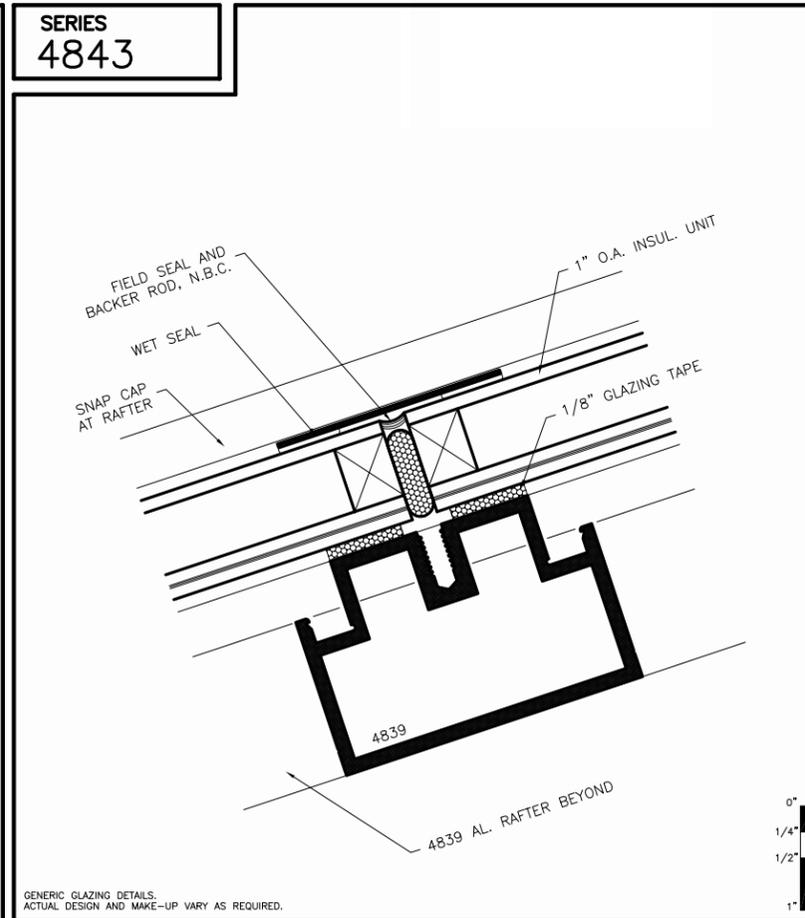
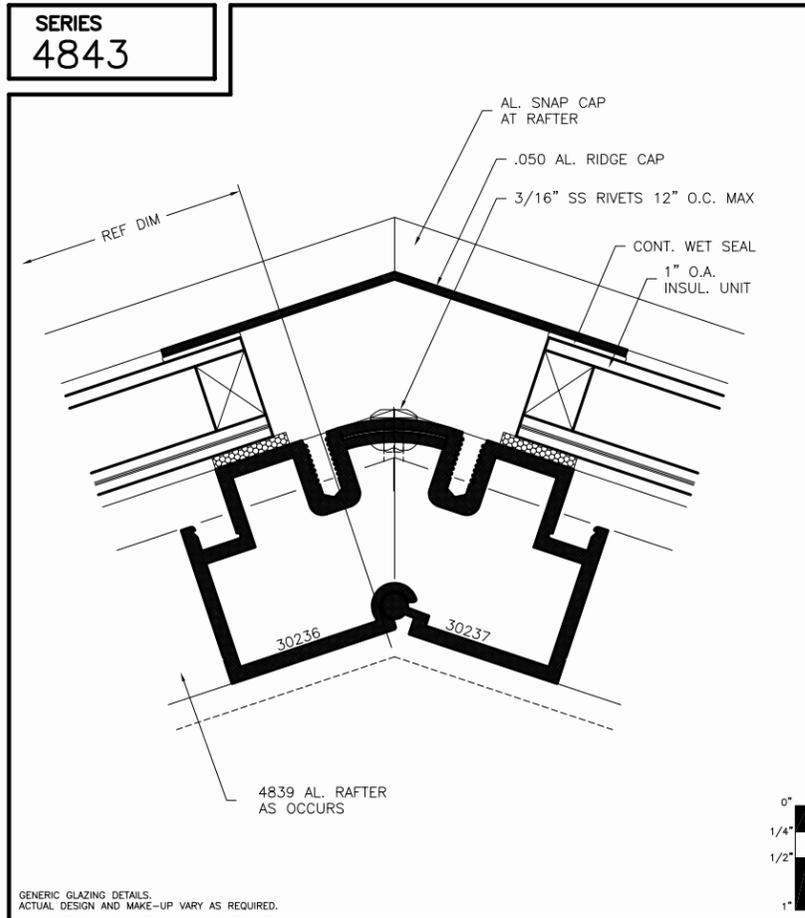
4 UNIT DISTRIBUTION EXAMPLE(S)



5 LINEWORK PATTERN OVER BASE COLOR (EXAMPLE)

# SKYLIGHTS

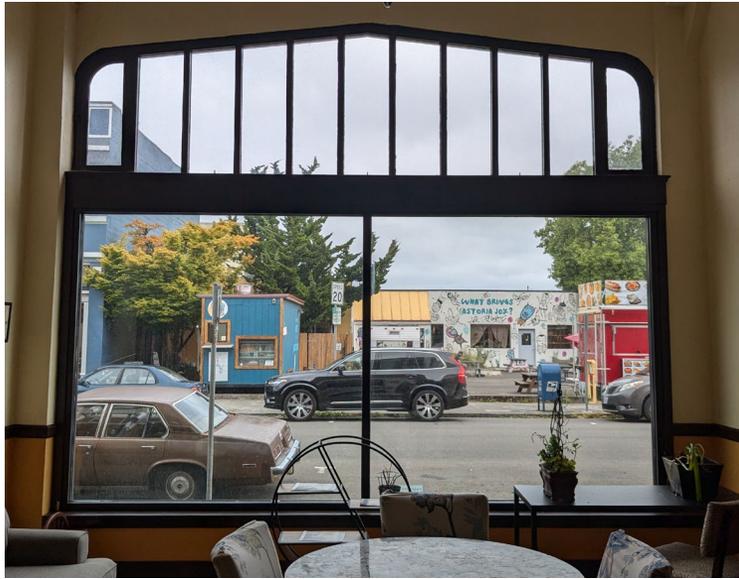
C24



Scale:



Merwyn Storefront - Astoria



EA 24-051053 DA  
Exhibit C27

|    | A                        | B     | C     | D                                   | E                                  | F                      |
|----|--------------------------|-------|-------|-------------------------------------|------------------------------------|------------------------|
| 1  | ENDORSEMENT              | INFO1 | INFO2 | NAME                                | ADDRESS/IO ADDRESS                 | CITYSTATEZIP/ADDRESSEE |
| 2  | RETURN SERVICE REQUESTED |       |       | PORTLAND RUNNING CO INC             | 516 SE MORRISON ST                 | PORTLAND OR 97214      |
| 3  | RETURN SERVICE REQUESTED |       |       | RIVER CITY BICYCLES OUTLET LLC      | 534 SE BELMONT ST                  | PORTLAND OR 97214      |
| 4  | RETURN SERVICE REQUESTED |       |       | GREEN BASTARD LLC                   | 607 SE MORRISON ST                 | PORTLAND OR 97214      |
| 5  | RETURN SERVICE REQUESTED |       |       | PORTLAND SALOON COMPANY             | 639 SE MORRISON ST                 | PORTLAND OR 97214      |
| 6  | RETURN SERVICE REQUESTED |       |       | ATLASTA LOCK COMPANY INC            | 702 SE GRAND AVE                   | PORTLAND OR 97214      |
| 7  | RETURN SERVICE REQUESTED |       |       | DOUBLE SHARP INC                    | 734 SE 6TH AVE                     | PORTLAND OR 97214      |
| 8  | RETURN SERVICE REQUESTED |       |       | DEWHITT MILES                       | 734 SE 7TH AVE                     | PORTLAND OR 97214      |
| 9  | RETURN SERVICE REQUESTED |       |       | WILD HORSES LLC                     | 736 SE GRAND AVE                   | PORTLAND OR 97214-1305 |
| 10 | RETURN SERVICE REQUESTED |       |       | HOLLADAY INVESTORS INC              | 615 SE ALDER ST                    | PORTLAND OR 97214      |
| 11 | RETURN SERVICE REQUESTED |       |       | BOSCO-MILLIGAN FOUNDATION INC       | 701 SE GRAND AVE                   | PORTLAND OR 97214      |
| 12 | RETURN SERVICE REQUESTED |       |       | KEY BANK NA                         | 1 CORELOGIC DR                     | WESTLAKE TX 76262-5310 |
| 13 | RETURN SERVICE REQUESTED |       |       | MITTLEMAN PROPERTIES                | 101 SW MAIN ST #1200               | PORTLAND OR 97204      |
| 14 | RETURN SERVICE REQUESTED |       |       | TRUJILLO MARKETING LLC              | 10725 SW BARBUR BLVD #70           | PORTLAND OR 97219      |
| 15 | RETURN SERVICE REQUESTED |       |       | BOSCO-MILLIGAN FOUNDATION INC       | 121 SW MORRISON ST #1020           | PORTLAND OR 97204      |
| 16 | RETURN SERVICE REQUESTED |       |       | T&T REAL ESTATE INVESTMENTS LLC     | 1225 SE 60TH AVE                   | PORTLAND OR 97215-2806 |
| 17 | RETURN SERVICE REQUESTED |       |       | US BANK NATIONAL ASSOCIATION        | 1310 MADRID ST #100                | MARSHALL MN 56258      |
| 18 | RETURN SERVICE REQUESTED |       |       | U S BANCORP                         | 1310 MADRID ST #100                | MARSHALL MN 56258      |
| 19 | RETURN SERVICE REQUESTED |       |       | UFG WEATHERLY PROPERTY OWNER LLC    | 1326 5TH AVE #800                  | SEATTLE WA 98101       |
| 20 | RETURN SERVICE REQUESTED |       |       | COLUMBIA LAND TRUST                 | 1351 OFFICERS ROW                  | VANCOUVER WA 98661     |
| 21 | RETURN SERVICE REQUESTED |       |       | CORRADO PROPERTIES LLC              | 14331 SW FAIROAKS DR               | SHERWOOD OR 97140      |
| 22 | RETURN SERVICE REQUESTED |       |       | SALOME LLC                          | 1502 SE BYBEE BLVD                 | PORTLAND OR 97202      |
| 23 | RETURN SERVICE REQUESTED |       |       | MARTHA K URMAN LLC                  | 16172 SE RIVER FOREST PL           | MILWAUKIE OR 97267     |
| 24 | RETURN SERVICE REQUESTED |       |       | PROPERTY BR5 LLC                    | 16715 NE MOUNTAIN HOME RD          | SHERWOOD OR 97140      |
| 25 | RETURN SERVICE REQUESTED |       |       | FLORENCE CRAIG                      | 1732 SE ALDER ST                   | PORTLAND OR 97214      |
| 26 | RETURN SERVICE REQUESTED |       |       | SHIVANSH LLC                        | 32814 STUART AVE SE                | BLACK DIAMOND WA 98010 |
| 27 | RETURN SERVICE REQUESTED |       |       | MLK LLC                             | 3450 COMMERCIAL CT                 | MERIDIAN ID 83642-8915 |
| 28 | RETURN SERVICE REQUESTED |       |       | BLODGETT PROPERTIES LLC             | 3636 SW 57TH AVE                   | PORTLAND OR 97221-2123 |
| 29 | RETURN SERVICE REQUESTED |       |       | JEB REIT PDX LLC                    | 3667 1ST AVE S                     | SEATTLE WA 98134-2201  |
| 30 | RETURN SERVICE REQUESTED |       |       | HAT YAI MODERA LLC                  | 4038 N INTERSTATE AVE              | PORTLAND OR 97227      |
| 31 | RETURN SERVICE REQUESTED |       |       | GRAND BELMONT JV LLC                | 422 NW 13TH AVE FMB 808            | PORTLAND OR 97209      |
| 32 | RETURN SERVICE REQUESTED |       |       | HARPER A POLING CREDIT SHELTER TR & | 4320 SNOWBRUSH CT                  | LAKE OSWEGO OR 97035   |
| 33 | RETURN SERVICE REQUESTED |       |       | MONTESSORI INSTITUTE NORTHWEST      | 4506 SE BELMONT ST #101            | PORTLAND OR 97215      |
| 34 | RETURN SERVICE REQUESTED |       |       | MYSTERY SHACK LLC                   | 4635 N MISSISSIPPI AVE             | PORTLAND OR 97217      |
| 35 | RETURN SERVICE REQUESTED |       |       | WCI BELMONT LLC                     | 4700 SE INTERNATIONAL WAY          | MILWAUKIE OR 97222     |
| 36 | RETURN SERVICE REQUESTED |       |       | BELMONT FLATS VENTURE LLC           | 500 E BROWARD BLVD #1130           | FT LAUDERDALE FL 33394 |
| 37 | RETURN SERVICE REQUESTED |       |       | SWAN DIVE PORTLAND LLC              | 5834 NE 16TH AVE                   | PORTLAND OR 97211      |
| 38 | RETURN SERVICE REQUESTED |       |       | BELMONT FLATS VENTURE LLC           | 5910 N CENTRAL EXPY                | DALLAS TX 75206        |
| 39 | RETURN SERVICE REQUESTED |       |       | FORTY TO FIVE LLC                   | 629 SE MORRISON ST #21             | PORTLAND OR 97214      |
| 40 | RETURN SERVICE REQUESTED |       |       | BURNS BROS INC                      | 706 SE MARTIN LUTHER KING JR BLVD  | PORTLAND OR 97214-2143 |
| 41 | RETURN SERVICE REQUESTED |       |       | CRAWFORD LISA                       | 710 SE GRAND AVE                   | PORTLAND OR 97214      |
| 42 | RETURN SERVICE REQUESTED |       |       | PETROCARD INC                       | 730 CENTRAL AVE S                  | KENT WA 98032          |
| 43 | RETURN SERVICE REQUESTED |       |       | LOYAL LEGION PORTLAND LLC           | 819 SE GRANT ST                    | PORTLAND OR 97214      |
| 44 | RETURN SERVICE REQUESTED |       |       | FULL BOAT LLC                       | 820 SE WASHINGTON ST               | PORTLAND OR 97214      |
| 45 | RETURN SERVICE REQUESTED |       |       | 711 SE GRAND LLC                    | 826 SE 53RD AVE                    | PORTLAND OR 97215      |
| 46 | RETURN SERVICE REQUESTED |       |       | MELODY BALLROOM INVESTMENTS LLC     | 836 S CURRY ST #800                | PORTLAND OR 97239      |
| 47 | RETURN SERVICE REQUESTED |       |       | THE SPHYNX LLC                      | 865 NE TOMAHAWK IS DR #102 PMB 308 | PORTLAND OR 97217-8095 |
| 48 | RETURN SERVICE REQUESTED |       |       | LITERARY ARTS INC                   | 925 SW WASHINGTON ST               | PORTLAND OR 97205      |
| 49 | RETURN SERVICE REQUESTED |       |       | BBB ENTERPRISES LLC                 | P O BOX 14130                      | PORTLAND OR 97293-0130 |
| 50 | RETURN SERVICE REQUESTED |       |       | SCHNEIDER MERRILL ET AL             | PO BOX 14490                       | PORTLAND OR 97293      |
| 51 | RETURN SERVICE REQUESTED |       |       | KEYBANK OF OREGON INC               | PO BOX 22055                       | ALBANY NY 12201-2055   |
| 52 | RETURN SERVICE REQUESTED |       |       | CITY WATER OFFICE LLC               | PO BOX 440                         | DRIGGS ID 83422        |
| 53 | RETURN SERVICE REQUESTED |       |       | PORTLAND OFFICE FURNITURE INC       | PO BOX 5846                        | SALEM OR 97304         |
| 54 |                          |       |       | CURRENT RESIDENT                    | 500 SE MORRISON ST                 | PORTLAND OR 97214      |
| 55 |                          |       |       | CURRENT RESIDENT                    | 502 SE MORRISON ST                 | PORTLAND OR 97214      |
| 56 |                          |       |       | CURRENT RESIDENT                    | 504 SE MORRISON ST                 | PORTLAND OR 97214      |
| 57 |                          |       |       | CURRENT RESIDENT                    | 510 SE MORRISON ST                 | PORTLAND OR 97214      |
| 58 |                          |       |       | CURRENT RESIDENT                    | 511 SE MORRISON ST                 | PORTLAND OR 97214      |
| 59 |                          |       |       | CURRENT RESIDENT                    | 514 SE BELMONT ST                  | PORTLAND OR 97214      |
| 60 |                          |       |       | CURRENT RESIDENT                    | 516 SE MORRISON ST #1000           | PORTLAND OR 97214      |
| 61 |                          |       |       | CURRENT RESIDENT                    | 516 SE MORRISON ST #1010           | PORTLAND OR 97214      |
| 62 |                          |       |       | CURRENT RESIDENT                    | 516 SE MORRISON ST #1020           | PORTLAND OR 97214      |
| 63 |                          |       |       | CURRENT RESIDENT                    | 516 SE MORRISON ST #1100           | PORTLAND OR 97214      |
| 64 |                          |       |       | CURRENT RESIDENT                    | 516 SE MORRISON ST #1110           | PORTLAND OR 97214      |
| 65 |                          |       |       | CURRENT RESIDENT                    | 516 SE MORRISON ST #1200           | PORTLAND OR 97214      |
| 66 |                          |       |       | CURRENT RESIDENT                    | 516 SE MORRISON ST #201            | PORTLAND OR 97214      |
| 67 |                          |       |       | CURRENT RESIDENT                    | 516 SE MORRISON ST #202            | PORTLAND OR 97214      |
| 68 |                          |       |       | CURRENT RESIDENT                    | 516 SE MORRISON ST #203            | PORTLAND OR 97214      |
| 69 |                          |       |       | CURRENT RESIDENT                    | 516 SE MORRISON ST #204            | PORTLAND OR 97214      |
| 70 |                          |       |       | CURRENT RESIDENT                    | 516 SE MORRISON ST #206            | PORTLAND OR 97214      |
| 71 |                          |       |       | CURRENT RESIDENT                    | 516 SE MORRISON ST #207            | PORTLAND OR 97214      |
| 72 |                          |       |       | CURRENT RESIDENT                    | 516 SE MORRISON ST #210            | PORTLAND OR 97214      |
| 73 |                          |       |       | CURRENT RESIDENT                    | 516 SE MORRISON ST #211            | PORTLAND OR 97214      |





|     | A | B | C | D                | E                       | F                 |
|-----|---|---|---|------------------|-------------------------|-------------------|
| 220 |   |   |   | CURRENT RESIDENT | 527 SE MORRISON ST #420 | PORTLAND OR 97214 |
| 221 |   |   |   | CURRENT RESIDENT | 527 SE MORRISON ST #421 | PORTLAND OR 97214 |
| 222 |   |   |   | CURRENT RESIDENT | 527 SE MORRISON ST #422 | PORTLAND OR 97214 |
| 223 |   |   |   | CURRENT RESIDENT | 527 SE MORRISON ST #423 | PORTLAND OR 97214 |
| 224 |   |   |   | CURRENT RESIDENT | 527 SE MORRISON ST #424 | PORTLAND OR 97214 |
| 225 |   |   |   | CURRENT RESIDENT | 527 SE MORRISON ST #425 | PORTLAND OR 97214 |
| 226 |   |   |   | CURRENT RESIDENT | 527 SE MORRISON ST #426 | PORTLAND OR 97214 |
| 227 |   |   |   | CURRENT RESIDENT | 527 SE MORRISON ST #427 | PORTLAND OR 97214 |
| 228 |   |   |   | CURRENT RESIDENT | 527 SE MORRISON ST #428 | PORTLAND OR 97214 |
| 229 |   |   |   | CURRENT RESIDENT | 531 SE MORRISON ST      | PORTLAND OR 97214 |
| 230 |   |   |   | CURRENT RESIDENT | 532 SE BELMONT ST       | PORTLAND OR 97214 |
| 231 |   |   |   | CURRENT RESIDENT | 532 SE BELMONT ST #201  | PORTLAND OR 97214 |
| 232 |   |   |   | CURRENT RESIDENT | 532 SE BELMONT ST #202  | PORTLAND OR 97214 |
| 233 |   |   |   | CURRENT RESIDENT | 532 SE BELMONT ST #203  | PORTLAND OR 97214 |
| 234 |   |   |   | CURRENT RESIDENT | 532 SE BELMONT ST #204  | PORTLAND OR 97214 |
| 235 |   |   |   | CURRENT RESIDENT | 532 SE BELMONT ST #205  | PORTLAND OR 97214 |
| 236 |   |   |   | CURRENT RESIDENT | 532 SE BELMONT ST #206  | PORTLAND OR 97214 |
| 237 |   |   |   | CURRENT RESIDENT | 532 SE BELMONT ST #207  | PORTLAND OR 97214 |
| 238 |   |   |   | CURRENT RESIDENT | 532 SE BELMONT ST #208  | PORTLAND OR 97214 |
| 239 |   |   |   | CURRENT RESIDENT | 534 SE MORRISON ST      | PORTLAND OR 97214 |
| 240 |   |   |   | CURRENT RESIDENT | 535 SE MORRISON ST      | PORTLAND OR 97214 |
| 241 |   |   |   | CURRENT RESIDENT | 600 SE BELMONT ST       | PORTLAND OR 97214 |
| 242 |   |   |   | CURRENT RESIDENT | 601 SE MORRISON ST      | PORTLAND OR 97214 |
| 243 |   |   |   | CURRENT RESIDENT | 605 SE BELMONT ST       | PORTLAND OR 97214 |
| 244 |   |   |   | CURRENT RESIDENT | 610 SE MORRISON ST      | PORTLAND OR 97214 |
| 245 |   |   |   | CURRENT RESIDENT | 612 SE MORRISON ST      | PORTLAND OR 97214 |
| 246 |   |   |   | CURRENT RESIDENT | 616 SE BELMONT ST       | PORTLAND OR 97214 |
| 247 |   |   |   | CURRENT RESIDENT | 618 SE ALDER ST         | PORTLAND OR 97214 |
| 248 |   |   |   | CURRENT RESIDENT | 619 SE MORRISON ST      | PORTLAND OR 97214 |
| 249 |   |   |   | CURRENT RESIDENT | 620 SE MORRISON ST      | PORTLAND OR 97214 |
| 250 |   |   |   | CURRENT RESIDENT | 622 SE ALDER ST         | PORTLAND OR 97214 |
| 251 |   |   |   | CURRENT RESIDENT | 626 SE ALDER ST         | PORTLAND OR 97214 |
| 252 |   |   |   | CURRENT RESIDENT | 627 SE MORRISON ST      | PORTLAND OR 97214 |
| 253 |   |   |   | CURRENT RESIDENT | 629 SE MORRISON ST #211 | PORTLAND OR 97214 |
| 254 |   |   |   | CURRENT RESIDENT | 630 SE BELMONT ST       | PORTLAND OR 97214 |
| 255 |   |   |   | CURRENT RESIDENT | 636 SE MORRISON ST      | PORTLAND OR 97214 |
| 256 |   |   |   | CURRENT RESIDENT | 645 SE BELMONT ST       | PORTLAND OR 97214 |
| 257 |   |   |   | CURRENT RESIDENT | 646 SE MORRISON ST      | PORTLAND OR 97214 |
| 258 |   |   |   | CURRENT RESIDENT | 656 SE MORRISON ST      | PORTLAND OR 97214 |
| 259 |   |   |   | CURRENT RESIDENT | 661 SE BELMONT ST       | PORTLAND OR 97214 |
| 260 |   |   |   | CURRENT RESIDENT | 676 SE MORRISON ST      | PORTLAND OR 97214 |
| 261 |   |   |   | CURRENT RESIDENT | 685 SE BELMONT ST       | PORTLAND OR 97214 |
| 262 |   |   |   | CURRENT RESIDENT | 706 SE 6TH AVE          | PORTLAND OR 97214 |
| 263 |   |   |   | CURRENT RESIDENT | 706 SE GRAND AVE        | PORTLAND OR 97214 |
| 264 |   |   |   | CURRENT RESIDENT | 707 SE BELMONT ST       | PORTLAND OR 97214 |
| 265 |   |   |   | CURRENT RESIDENT | 709 SE 7TH AVE          | PORTLAND OR 97214 |
| 266 |   |   |   | CURRENT RESIDENT | 710 SE 6TH AVE          | PORTLAND OR 97214 |
| 267 |   |   |   | CURRENT RESIDENT | 710 SE GRAND AVE #1     | PORTLAND OR 97214 |
| 268 |   |   |   | CURRENT RESIDENT | 710 SE GRAND AVE #2     | PORTLAND OR 97214 |
| 269 |   |   |   | CURRENT RESIDENT | 710 SE GRAND AVE #3     | PORTLAND OR 97214 |
| 270 |   |   |   | CURRENT RESIDENT | 710 SE GRAND AVE #4     | PORTLAND OR 97214 |
| 271 |   |   |   | CURRENT RESIDENT | 710 SE GRAND AVE #5     | PORTLAND OR 97214 |
| 272 |   |   |   | CURRENT RESIDENT | 710 SE GRAND AVE #6     | PORTLAND OR 97214 |
| 273 |   |   |   | CURRENT RESIDENT | 710 SE GRAND AVE #7     | PORTLAND OR 97214 |
| 274 |   |   |   | CURRENT RESIDENT | 710 SE GRAND AVE #9     | PORTLAND OR 97214 |
| 275 |   |   |   | CURRENT RESIDENT | 712 SE 7TH AVE          | PORTLAND OR 97214 |
| 276 |   |   |   | CURRENT RESIDENT | 716 SE GRAND AVE        | PORTLAND OR 97214 |
| 277 |   |   |   | CURRENT RESIDENT | 720 SE GRAND AVE        | PORTLAND OR 97214 |
| 278 |   |   |   | CURRENT RESIDENT | 726 SE 6TH AVE          | PORTLAND OR 97214 |
| 279 |   |   |   | CURRENT RESIDENT | 726 SE GRAND AVE        | PORTLAND OR 97214 |
| 280 |   |   |   | CURRENT RESIDENT | 726 SE MORRISON ST      | PORTLAND OR 97214 |
| 281 |   |   |   | CURRENT RESIDENT | 800 SE GRAND AVE        | PORTLAND OR 97214 |
| 282 |   |   |   | CURRENT RESIDENT | 810 SE GRAND AVE        | PORTLAND OR 97214 |
| 283 |   |   |   | CURRENT RESIDENT | 830 SE GRAND AVE        | PORTLAND OR 97214 |
| 284 |   |   |   | CURRENT RESIDENT | 832 SE GRAND AVE        | PORTLAND OR 97214 |
| 285 |   |   |   | CURRENT RESIDENT | 834 SE 7TH AVE          | PORTLAND OR 97214 |
| 286 |   |   |   | CURRENT RESIDENT | 838 SE GRAND AVE        | PORTLAND OR 97214 |
| 287 |   |   |   | CURRENT RESIDENT | 537 SE ALDER ST         | PORTLAND OR 97214 |
| 288 |   |   |   | CURRENT RESIDENT | 603 SE 6TH AVE          | PORTLAND OR 97214 |
| 289 |   |   |   | CURRENT RESIDENT | 610 SE 6TH AVE          | PORTLAND OR 97214 |
| 290 |   |   |   | CURRENT RESIDENT | 614 SE GRAND AVE        | PORTLAND OR 97214 |
| 291 |   |   |   | CURRENT RESIDENT | 615 SE ALDER ST #200    | PORTLAND OR 97214 |
| 292 |   |   |   | CURRENT RESIDENT | 615 SE ALDER ST #203    | PORTLAND OR 97214 |

|     | A                        | B                           | C                                 | D                                  | E                                 | F                      |
|-----|--------------------------|-----------------------------|-----------------------------------|------------------------------------|-----------------------------------|------------------------|
| 293 |                          |                             |                                   | CURRENT RESIDENT                   | 615 SE ALDER ST #204              | PORTLAND OR 97214      |
| 294 |                          |                             |                                   | CURRENT RESIDENT                   | 615 SE ALDER ST #205              | PORTLAND OR 97214      |
| 295 |                          |                             |                                   | CURRENT RESIDENT                   | 615 SE ALDER ST #300              | PORTLAND OR 97214      |
| 296 |                          |                             |                                   | CURRENT RESIDENT                   | 615 SE ALDER ST #303              | PORTLAND OR 97214      |
| 297 |                          |                             |                                   | CURRENT RESIDENT                   | 615 SE ALDER ST #336              | PORTLAND OR 97214      |
| 298 |                          |                             |                                   | CURRENT RESIDENT                   | 615 SE ALDER ST #B                | PORTLAND OR 97214      |
| 299 |                          |                             |                                   | CURRENT RESIDENT                   | 619 SE 6TH AVE                    | PORTLAND OR 97214      |
| 300 |                          |                             |                                   | CURRENT RESIDENT                   | 620 SE MARTIN LUTHER KING JR BLVD | PORTLAND OR 97214      |
| 301 |                          |                             |                                   | CURRENT RESIDENT                   | 621 SE 7TH AVE                    | PORTLAND OR 97214      |
| 302 |                          |                             |                                   | CURRENT RESIDENT                   | 621 SE ALDER ST #540              | PORTLAND OR 97214      |
| 303 |                          |                             |                                   | CURRENT RESIDENT                   | 621 SE GRAND AVE                  | PORTLAND OR 97214      |
| 304 |                          |                             |                                   | CURRENT RESIDENT                   | 622 SE GRAND AVE                  | PORTLAND OR 97214      |
| 305 |                          |                             |                                   | CURRENT RESIDENT                   | 635 SE 7TH AVE                    | PORTLAND OR 97214      |
| 306 |                          |                             |                                   | CURRENT RESIDENT                   | 636 SE GRAND AVE                  | PORTLAND OR 97214      |
| 307 |                          |                             |                                   | CURRENT RESIDENT                   | 707 SE GRAND AVE                  | PORTLAND OR 97214      |
| 308 |                          |                             |                                   | CURRENT RESIDENT                   | 711 SE GRAND AVE                  | PORTLAND OR 97214      |
| 309 |                          |                             |                                   | CURRENT RESIDENT                   | 719 SE GRAND AVE                  | PORTLAND OR 97214      |
| 310 |                          |                             |                                   | CURRENT RESIDENT                   | 721 SE GRAND AVE                  | PORTLAND OR 97214      |
| 311 |                          |                             |                                   | CURRENT RESIDENT                   | 727 SE GRAND AVE                  | PORTLAND OR 97214      |
| 312 | RETURN SERVICE REQUESTED | OWNER                       |                                   | CLIFFORD APARTMENTS LLC            | 219 NW 2ND AVE                    | PORTLAND OR 97209-3905 |
| 313 | RETURN SERVICE REQUESTED | OWNERS AGENT                | INNOVATIVE HOUSING INC            | GARVER JULIE                       | 219 NW 2ND AVE                    | PORTLAND OR 97209      |
| 314 | RETURN SERVICE REQUESTED | APPLICANT/PARTY OF INTEREST | LRS ARCHITECTS                    | ROBERTS MICHAEL & FREUND ZACHARY   | 720 NW DAVIS ST #300              | PORTLAND OR 97209      |
| 315 | RETURN SERVICE REQUESTED |                             | DISTRICT 3                        | 3534 SE MAIN ST                    | 3534 SE MAIN ST                   | PORTLAND OR 97214      |
| 316 | RETURN SERVICE REQUESTED |                             | BUCKMAN COMMUNITY ASSOCIATION     | OLSON NICK C/O DISTRICT 3          | 3534 SE MAIN ST                   | PORTLAND OR 97214      |
| 317 | RETURN SERVICE REQUESTED |                             | LAND USE CONTACT                  | CENTRAL CITY CONCERN               | 232 NW 6TH AVE                    | PORTLAND OR 97209      |
| 318 | RETURN SERVICE REQUESTED |                             | LAND USE CONTACT                  | AIA URBAN DESIGN COMMITTEE         | 422 NW 13TH AVE                   | PORTLAND OR 97209      |
| 319 | RETURN SERVICE REQUESTED |                             | LAND USE CONTACT                  | STATE HISTORIC PRESERVATION OFFICE | 725 SUMMER NE #C                  | SALEM OR 97301         |
| 320 | RETURN SERVICE REQUESTED |                             |                                   | DOUG KLOTZ                         | 1908 SE 35TH PLACE                | PORTLAND OR 97214      |
| 321 | RETURN SERVICE REQUESTED |                             | PORTLAND METRO REGIONAL SOLUTIONS | C/O DLCD REGIONAL REPRESENTATIVE   | 1600 SW FOURTH AVE #109           | PORTLAND OR 97201      |
| 322 | RETURN SERVICE REQUESTED |                             | LAND USE CONTACT                  | TRANSIT DEVELOPMENT                | 1800 SW FIRST AVE #300            | PORTLAND OR 97201      |
| 323 | RETURN SERVICE REQUESTED |                             | MULT CO BRIDGE - 100 FOOT BUFFER  | MULTNOMAH COUNTY BRIDGES           | 1403 SE WATER AVENUE              | PORTLAND OR 97217      |
| 324 |                          |                             |                                   | LAND USE CONTACT                   | PROSPER PORTLAND                  | 129/FROSPER            |
| 325 |                          |                             |                                   |                                    | BRANDON SPENCER-HARTLE            | B299/R7000             |

# Design Advice Request

## Clifford Apartments Renovation

|                                 |   |                 |   |
|---------------------------------|---|-----------------|---|
| <b>CASE FILE</b>                | EA 24-051053 DA   |                 |   |
| <b>WHEN</b>                     | Monday, July 22, 2024 @ 1:30 PM<br><i>(This is the hearing start time - see Commission agenda for estimated project start time)</i>   |                 |   |
| <b>WHERE</b>                    | ONLINE: Meeting link will be listed on the agenda available at <a href="http://www.portland.gov/bds/landmarks">http://www.portland.gov/bds/landmarks</a>  |                 |   |
| <b>HOW</b>                      | TO COMMENT: Follow instructions on the <b>Historics Landmarks Commission agenda</b> <u>or</u> email the planner at <a href="mailto:staci.monroe@portlandoregon.gov">staci.monroe@portlandoregon.gov</a>   |                 |   |
| <b>REVIEW BY</b>                | Historic Landmarks Commission   |                 |   |
| <b>PROCESS</b>                  | A <b>Design Advice Request</b> is a voluntary review process that allows the Commission to provide early feedback on a development proposal, prior to the required land use review  |                 |   |
| <b>PROPOSAL</b>                 | Renovation of the Clifford Apartments with exterior alterations that include a new ground floor storefront system, doors, new ground floor cladding materials, replacement skylights above lobby, new rooftop mechanical, and removal of existing fire escapes. |                 |   |
| <b>REVIEW APPROVAL CRITERIA</b> | Central City Fundamental Design Guidelines<br>East Portland Grand Avenue Historic District Design Guidelines<br><a href="#">Design Guideline Documents   Portland.gov</a>   |                 |   |
| <b>SITE ADDRESS</b>             | 527 SE Morrison Street  |                 |   |
| <b>ZONING/ DESIGNATION</b>      | EXd – Central Employment Zone   Eastside Subdistrict in Central City Plan District   Design Overlay   Contributing Resource in the East Portland / Grand Avenue Historic District   |                 |   |
| <b>APPLICANT(S)</b>             | Michael Roberts, LRS Architects & Julie Garver, Innovative Housing Inc  | <b>OWNER(S)</b> | Clifford Apartments LLC<br>Innovative Housing Inc (Owner's Rep) |
| <b>QUESTIONS? BDS CONTACT</b>   | Staci Monroe, City Planner<br>(503) 865-6516 / <a href="mailto:staci.monroe@PortlandOregon.gov">staci.monroe@PortlandOregon.gov</a><br>Portland Permitting & Development, 1900 SW 4 <sup>th</sup> Ave, Suite 5000, Portland, OR 97201                           |                 |   |

Traducción e interpretación | Chuyển Ngữ hoặc Phiên Dịch | 翻译或传译 | Turjumida ama Fasiraadda | 翻訳または通訳 | ການແປພາສາ ຫຼື ການອະທິບາຍ  
Письменный или устный перевод | Traducere sau Interpretare | 번역및통역 | الترجمة التحريرية أو الشفوية | Письмовий або усний переклад



503-823-7300



[BDS@PortlandOregon.gov](mailto:BDS@PortlandOregon.gov)



[www.PortlandOregon.gov/bds/translated](http://www.PortlandOregon.gov/bds/translated)

TTY: 503-823-6868  
Relay Service: 711



# City of Portland, Oregon

## Portland Permitting & Development

### Land Use Services

David Kuhnhausen, Interim Director  
Phone: (503) 823-7300  
TTY: 711  
[www.portland.gov/ppd](http://www.portland.gov/ppd)

## DESIGN ADVICE REQUEST PROCESS OVERVIEW

### **Purpose**

Design Advice Requests (DARs) are a form of early assistance intended to provide a public forum for the preliminary discussion and exchange of information between the applicant, BDS staff, the public, and the representative Commission. The feedback that results from a DAR is advisory and preliminary in nature. The DAR is not a land use review and decisions are not made in the DAR process.

An applicant may request advice from the Design Commission or Historic Landmarks Commission prior to submitting a land use review. In some cases, a DAR may be required by a provision of the Zoning Code. These requests do not substitute for required prescribed regulatory or legislative processes.

### **Public Participation**

The public meeting with the Commission will provide an opportunity for parties to submit oral and written comment. The Commission relies on Portlanders to bring their perspective on their community. Portland has a strong design legacy that continues through this process. The public's early input on significant projects helps to make sure we get this right. Continued participation through the land use review is necessary for public comments to be part of the land use review record.

### **Meeting Order**

The order of appearance for those attending the meeting is as follows:

- BDS Staff Introduction
- Applicant Presentation
- City Staff Discussion Topics
- Public Comments
- Commission and Applicant Discussion

### **Guiding Criteria**

Design Guidelines are used to guide the conversation during the DAR because they are the approval criteria used in the subsequent land use review. All feedback should relate to the concept's response to the Guidelines. Copies of the Design Guidelines are available online at [portlandoregon.gov/designguidelines](http://portlandoregon.gov/designguidelines).

### **Outside DAR Scope**

The Commissions only have the authority to influence elements of a project that relate to the approval criteria. For example, guidelines do not address private views. Here other resources for questions on issues that the Commissions cannot address:

**Bureau of Planning and Sustainability (BPS)**  
503-823-7700 | [portlandoregon.gov/bps](http://portlandoregon.gov/bps)

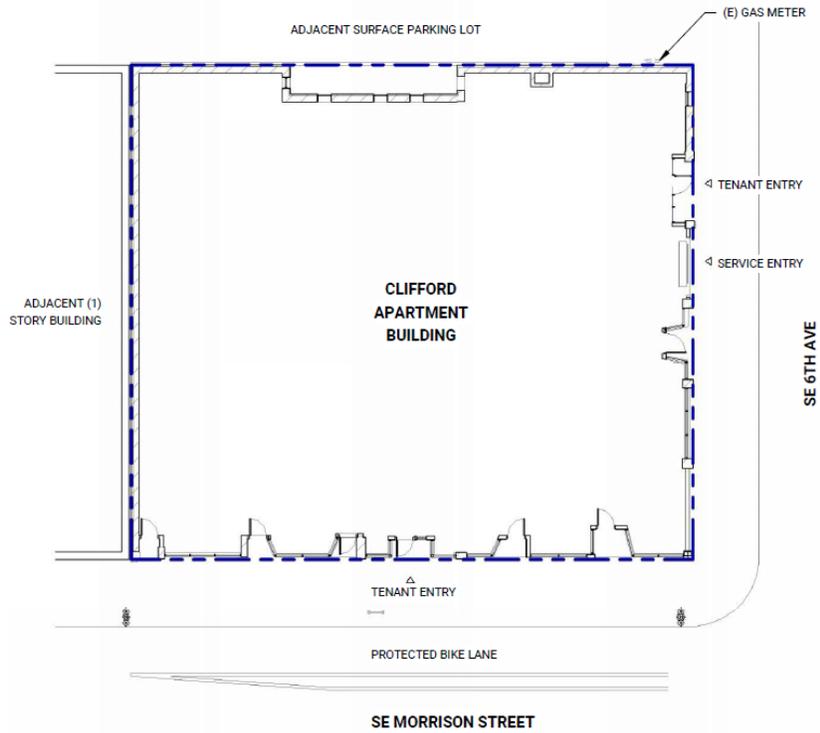
- Off-Street Parking Requirements
- Upcoming Legislative Projects on Zoning
- Zoning Allowances

**Bureau of Transportation (PBOT)** | 503-823-5185 | [portlandoregon.gov/transportation](http://portlandoregon.gov/transportation)

- On-Street Parking
- Construction Impacts on Streets & Sidewalks

**Office of Community & Civic Life**  
503-823-4519 | [portlandoregon.gov/civic](http://portlandoregon.gov/civic)

- Neighborhood Association Information
- Crime Prevention
- Noise Control Program
- Neighborhood Mediation



**Proposed South Elevation**

**Proposed East Elevation**



## Observing or Testifying at the Portland Design Commission, Historic Landmarks Commission, or Adjustment Committee Webinar Hearings

Thank you for your interest in attending a land use public hearing. All hearings are currently held virtually, via Zoom. The information below will help you get connected.

\*\*\*If you do not have access to the internet from a home computer or mobile phone, please see the end of this document for instructions on how to participate from a City building at 1900 SW 4<sup>th</sup> Avenue in downtown Portland.

### Preparing for the Hearing:

1. To access the Zoom Webinar, please go to the online hearing Agenda, and click the link under the hearing date you are interested in participating: <https://www.portlandoregon.gov/bds/42441>
2. In advance of the hearing, please review documents and drawings in the project link within the Online Agenda.
  - Please also provide comments to the planner assigned in advance of the hearing.

### Getting into the Hearing [Registering in Zoom to observe or participate in Hearing]:

1. In order to observe or testify in the hearing, please be sure to Register for the Webinar as soon as possible.
  - The Webinar Link is posted to the Online Agenda typically one week prior to the hearing date.
2. Once you register you will receive an email notification of how to log-in or access the Webinar.
3. You can enter the Webinar no sooner than ten minutes before the start of the hearing.
4. You will be held in the Zoom waiting room until the Webinar begins. (Please note each individual agenda item has an estimated start time.)
5. If using a smartphone or tablet, download the Zoom app for easy entry into the Webinar.

### Public participation in the Hearing:

1. After Staff and Applicant presentations, the Chair will announce public testimony is open, and will ask if anyone else would like to testify.
2. You can provide public comment in this Webinar in several ways:
  - If during registration you indicated you would like to testify, we will put your name in order of request. Once in the hearing, testifiers will be renamed "Testifier 1 – (Your Name)"
  - Members of the public will be automatically muted except for when they are called by the Hearings Clerk for their public comment. During the Webinar, the Hearings Clerk will promote participants to "Panelists" in the order of Webinar Registrations received. When it is your turn to provide testimony, please accept the Clerk's invitation to be promoted to Panelist.
  - If you indicated in your registration that you did not want to testify but later changed your mind, when testimony is open:
    - Click the "raise your hand" function in ZOOM, and the Hearings Clerk will add you to the list of testifiers.
    - If you will be participating by call-in, raise your hand by pressing \*9 - the Webinar host will see this notification.
  - When you are moved to Panelist position for your testimony, your name will be announced by the Chair or Hearings Clerk. Please be prepared to provide testimony.
  - Each testifier is allotted 2 minutes of testimony unless the Chair grants additional time.
  - Please manage your time when testifying. As a courtesy to other testifiers and our volunteer Commissions, please do not attempt to exceed the allotted amount of time.
3. We will enable screen sharing of presentations only for Design and Landmarks Commission members, project teams, and staff participating in the Webinar.
4. Testifiers who engage in inappropriate behavior or language will be promptly removed from the hearing.

### Follow-up:

1. The Webinar will be recorded and uploaded to the City of Portland Auditors website, under the Case File Number, here: <https://efiles.portlandoregon.gov/Search>.

\*\*\*If you do not have access to the internet from a home computer or mobile phone, we can provide accommodations for you to view a live video display of the hearing from 1900 SW 4<sup>th</sup> Avenue in downtown Portland. This option for participation requires you to travel to a City building where we will provide a computer for viewing the hearing. City staff will not be present at this viewing location. If you require such accommodation, please contact the BDS Hearings Clerk at 503-865-6525 before 8 AM on the day of the hearing.\*\*\*

Date: 6/27/24

To: Michael Roberts & Julie Garver

From: Staci Monroe, Land Use Services, staci.monroe@portlandoregon.gov

RE: Design Advice Request posting for EA 24-051053 DA

Dear Michael & Julie:

I have received your application for a Design Advice Request (DA) at 527 SE Morrison Street. Your case number is given above. The meeting with the Historic Landmarks Commission is scheduled for **7/22/24**. I am the planner handling your case, and can answer any questions you might have during the process.

You are **required to post notice on the site of your proposal 20 days before the hearing**. The information below will help you do this. I am also enclosing instructions for making the required posting boards and the notice that should be placed on the signs.

- A. You must post one of these signs adjacent to each street frontage on the site.
- B. These signs must be placed within 10 feet of the street frontage line, and must be visible to pedestrians and motorists. You may not post in the public right-of-way.
- C. Because the meeting with the Historic Landmarks Commission for your case is scheduled for 7/22/24 you must post the notice by 7/2/24, 20 days before the hearing.
- D. A certification statement is enclosed, which you must sign and return. The statement affirms that you posted the site. It also confirms your understanding that if you do not post the notice by the date above, your hearing will be automatically postponed. You must return this statement to us by 7/8/24, 14 days before the hearing.
- E. You should not remove the notice before the meeting, but it must be taken down within two weeks after the meeting. You may want to save the posting boards to use for the required site posting during the Type III land use review.

Encls: Posting Notice  
Statement Certifying Posting  
Additional Instructions for Posting Notice Signs

cc: Application Case File

Michael Roberts | [mroberts@lrsarchitects.com](mailto:mroberts@lrsarchitects.com)  
Julie Garver | [jgarver@innovativehousinginc.com](mailto:jgarver@innovativehousinginc.com)

DATE: \_\_\_\_\_

TO: Staci Monroe | [staci.monroe@portlandoregon.gov](mailto:staci.monroe@portlandoregon.gov)  
Bureau of Development Services  
1900 SW Fourth Ave., Suite 5000  
Portland, Oregon 97201

**APPLICANT'S STATEMENT CERTIFYING DESIGN ADVICE REQUEST POSTING**

**Case File EA 24-051053 DA**

This certifies that I have posted notice on my site. I understand that the meeting with the Historic Landmarks Commission is scheduled for **7/22/24** at 1:30PM, and that I was required to post the property at least 20 days before the hearing.

The required number of poster boards, with the notices attached, were set up on \_\_\_\_\_(date). These were placed adjacent to each street frontage so that they were visible to pedestrians and motorists.

I understand that this form must be returned to the Bureau of Development Services no later than 7/8/24, 14 days before the scheduled meeting. I also understand that if I do not post the notices by 7/2/24, or return this form by 7/8/24, my meeting will automatically be postponed.

In addition, I understand that I may not remove the notices before the meeting, but am required to remove them within two weeks of the meeting.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City/State/Zip Code

# Design Advice Request

## Clifford Apartments Renovation

|                                 |   |                 |   |
|---------------------------------|---|-----------------|---|
| <b>CASE FILE</b>                | EA 24-051053 DA   |                 |   |
| <b>WHEN</b>                     | Monday, July 22, 2024 @ 1:30 PM<br><i>(This is the hearing start time - see Commission agenda for estimated project start time)</i>   |                 |   |
| <b>WHERE</b>                    | ONLINE: Meeting link will be listed on the agenda available at <a href="http://www.portland.gov/bds/landmarks">www.portland.gov/bds/landmarks</a>   |                 |   |
| <b>HOW</b>                      | TO COMMENT: Follow instructions on the Historic Landmarks Commission agenda <u>or</u> email the planner at <a href="mailto:staci.monroe@portlandoregon.gov">staci.monroe@portlandoregon.gov</a>   |                 |   |
| <b>REVIEW BY</b>                | Historic Landmarks Commission   |                 |   |
| <b>PROCESS</b>                  | A <b>Design Advice Request</b> is a voluntary review process that allows the Commission to provide early feedback on a development proposal, prior to the required land use review  |                 |   |
| <b>PROPOSAL</b>                 | Renovation of the Clifford Apartments with exterior alterations that include a new ground floor storefront system, doors, new ground floor cladding materials, replacement skylights above lobby, new rooftop mechanical, and removal of existing fire escapes. |                 |   |
| <b>REVIEW APPROVAL CRITERIA</b> | Central City Fundamental Design Guidelines<br>East Portland Grand Avenue Historic District Design Guidelines<br><a href="http://www.portland.gov/bps/planning/design-guideline-documents">www.portland.gov/bps/planning/design-guideline-documents</a>          |                 |   |
| <b>SITE ADDRESS</b>             | 527 SE Morrison Street  |                 |   |
| <b>ZONING/ DESIGNATION</b>      | EXd – Central Employment Zone   Eastside Subdistrict in Central City Plan District   Design Overlay   Contributing Resource in the East Portland / Grand Avenue Historic District   |                 |   |
| <b>APPLICANT(S)</b>             | Michael Roberts & Julie Garver  | <b>OWNER(S)</b> | Clifford Apartments LLC<br>Innovative Housing Inc (owner rep) |
| <b>QUESTIONS? BDS CONTACT</b>   | Staci Monroe, City Planner<br>(503) 865-6516 / <a href="mailto:staci.monroe@PortlandOregon.gov">staci.monroe@PortlandOregon.gov</a><br>Bureau of Development Services, 1900 SW 4 <sup>th</sup> Ave, Suite 5000, Portland, OR 97201                              |                 |   |

Traducción e interpretación | Chuyển Ngữ hoặc Phiên Dịch | 翻译或传译 | Turjumida ama Fasiraadda | 翻訳または通訳 | ການແປພາສາ ຫຼື ການອະທິບາຍ  
Письменный или устный перевод | Traducere sau Interpretare | 번역및통역 | الترجمة التحريرية أو الشفوية | Письмовий або усний переклад



503-823-7300



[BDS@PortlandOregon.gov](mailto:BDS@PortlandOregon.gov)



[www.PortlandOregon.gov/bds/translated](http://www.PortlandOregon.gov/bds/translated)

TTY: 503-823-6868  
Relay Service: 711

Michael Roberts | [mroberts@lrsarchitects.com](mailto:mroberts@lrsarchitects.com)  
Julie Garver | [jgarver@innovativehousinginc.com](mailto:jgarver@innovativehousinginc.com)

DATE: 07/01/2024

TO: Staci Monroe | [staci.monroe@portlandoregon.gov](mailto:staci.monroe@portlandoregon.gov)  
Bureau of Development Services  
1900 SW Fourth Ave., Suite 5000  
Portland, Oregon 97201

**APPLICANT'S STATEMENT CERTIFYING DESIGN ADVICE REQUEST POSTING**

**Case File EA 24-051053 DA**

This certifies that I have posted notice on my site. I understand that the meeting with the Historic Landmarks Commission is scheduled for **7/22/24** at 1:30PM, and that I was required to post the property at least 20 days before the hearing.

The required number of poster boards, with the notices attached, were set up on July 1, 2024 (date). These were placed adjacent to each street frontage so that they were visible to pedestrians and motorists.

I understand that this form must be returned to the Bureau of Development Services no later than 7/8/24, 14 days before the scheduled meeting. I also understand that if I do not post the notices by 7/2/24, or return this form by 7/8/24, my meeting will automatically be postponed.

In addition, I understand that I may not remove the notices before the meeting, but am required to remove them within two weeks of the meeting.

  
\_\_\_\_\_  
Signature

Michael Roberts / Architect  
\_\_\_\_\_  
Print Name

LRS Architects / 720 NW Davis street  
\_\_\_\_\_  
Address

Portland, OR 97209  
\_\_\_\_\_  
City/State/Zip Code

# Design Advice Request Response- Transportation

**Date:** July 8, 2024  
**To:** Staci Monroe, BDS Land Use Services  
503-865-6516, [staci.monroe@portlandoregon.gov](mailto:staci.monroe@portlandoregon.gov)  
**From:** Tammy Boren-King, PBOT Development Review  
503-823-2948, [tammy.boren-king@portlandoregon.gov](mailto:tammy.boren-king@portlandoregon.gov)  
**Case File:** EA 24-051053  
**Location:** 527 SE MORRISON ST  
**R#:** R150221  
**Proposal:** HLC HEARING: Renovation of the Clifford Apartments with exterior alterations that include a new ground floor storefront system, doors, new ground floor cladding materials, replacement skylights above lobby, new rooftop mechanical, and removal of existing fire escapes.

---

Portland Transportation/Development Review staff has reviewed the materials to identify potential issues and requirements. Please note this response is limited to the items that may impact the design review. For a full review, please see the PBOT notes from early assistance appointment 23-057559-EA dated July 21, 2023.

## KEY ISSUES AND REQUIREMENTS

1. There are no transportation related zoning code approval criteria for the design review. With that said there are other City codes that apply and can affect the applicant's ability to meet the zoning code requirements. As such, a transportation response is appropriate.
2. The original proposal has changed since the 2023 early assistance meeting. The basement of the building extends under the sidewalk to the curb line. Transportation staff have been working with the applicant team to understand how the proposed renovation work will impact the basement encroachment. The applicant team has stated the basement will be retained as is. Emailed correspondence regarding this change from the early assistance stage is housed in the comments tab of folder 23-057559-EA. New encroachments of this type are not allowed, but existing historic encroachments can be allowed to remain.

The project is planning on retaining the basement encroachment, not filling in the basement. The sidewalks are the lid of the basement. Since the sidewalks are the top of a structural encroachment they can remain in place. A determination was made that ADA corner upgrades are not feasible when retaining the basement encroachment due to the design of the existing structure. As such, if the project can leave the sidewalk alone then no permits are needed from PBOT. If the project has to alter part of the sidewalk to provide utility service, that will require a public works permit. Since the sidewalk is structural, it cannot be altered without an engineering review. Since the sidewalk does not have to be

rebuilt, the street lights also do not have to be rebuilt if they can be protected in place. Please be careful during construction. If the street lights are damaged or destroyed, it can be really challenging to replace them and would trigger a full public works permit with a structural engineering component.

3. Vehicle access to the site is neither existing nor proposed.
4. All of the ground floor door swings are shown as being accommodated on private property. The entry canopy and associated exterior mounted light fixtures will be retained. These elements appear to meet the encroachment policy ([TRN 8.08](#)) The proposal will involve the removal of substantial above grade encroachments into the right-of-way (fire escapes). It does not appear that any new encroachments are proposed.

# Design Advice Request

## DISCUSSION MEMO

**Date:** 7/16/24  
**To:** Historic Landmarks Commission  
**From:** Staci Monroe, Design & Historic Review Team  
503-865-6516 | staci.monroe@portlandoregon.gov  
**Re:** EA 24-051053 DA – Clifford Apartment Renovation  
Design Advice Request (DAR) Staff Memo - 7/22/24 Hearing

This memo is regarding the upcoming DAR on 7/22/24 for Clifford Apartment Renovation. The following supporting documents are available as follows:

- **Drawings & Approval Criteria Matrix** - [efiles.portlandoregon.gov/record/16916910](https://efiles.portlandoregon.gov/record/16916910). Note, Commissioners who requested hard copies will receive the drawing set by courier.

### I. PROGRAM OVERVIEW

A comprehensive renovation of the Clifford Apartments (low-income housing) with seismic strengthening (all interior) and exterior alterations that include a new ground floor storefront system, doors, new ground floor cladding materials, replacement skylights above lobby, new rooftop mechanical, removal of existing fire escapes and potential rooftop solar panels.

### II. DEVELOPMENT TEAM BIO

|                               |  |
|-------------------------------|--|
| <b>Architect</b>              | Michael Roberts   LRS Architects       |
| <b>Owner's Representative</b> | Julie Garver   Innovative Housing Inc. |
| <b>Project Valuation</b>      | \$ 585,000                             |

### III. FUTURE HISTORIC RESOURCE REVIEW APPROVAL CRITERIA:

- Central City Fundamental Design Guidelines
- East Portland Grand Avenue Historic District Design Guidelines

### IV. POTENTIAL MODIFICATION

Subject to the following approval criteria:

- A. Better meets historic resource review approval criteria. The resulting development will better meet the approval criteria for historic resource review than would a design that meets the standard being modified; and
- B. Purpose of the standard.
  1. The resulting development will meet the purpose of the standard being modified; or
  2. The preservation of the character of the historic resource is more important than meeting the purpose of the standard for which a modification has been requested.

Potential Modification identified:

- **Ground Floor Windows** – Ground floor residential units must either be designed as storefront for flexible live/work conditions (12' tall, 25' deep and contain an entrance) or have 25% windows and be setback 5' or have a floor level 2' above the sidewalk grade. The ground floor residential unit facing SE 6<sup>th</sup> does not meet one of these design options.

**V. STAFF ANALYSIS & RECOMMENDED DAR DISCUSSION TOPICS**

**Policy.** The following summarizes key policy context as it applies to the subject site.

- Historic District - A contributing building in the East Portland/Grand Avenue Historic District (approximately 20-block area). The historic district represents the early origins of the City of East Portland and its subsequent development as the major commercial core of eastside Portland. The historic period of significance is 1883-1930. The historic district is made up of 61% primary and secondary significant buildings excluding vacant land. Eighty-nine percent of the buildings were constructed prior to 1930.
- Development Standards - At this point only the ground floor window requirements have been noted as not being met on SE 6<sup>th</sup>.
  - EXd | Central Employment zone with a Design overlay
  - Central City Plan District | Central Eastside subdistrict
- Streets - Transportation Systems Plan Designations:
  - SE Morrison Street: Major Transit, Bikeway and Walkway
  - SE 6<sup>th</sup> Avenue: Local Service, Bikeway and Walkway
  - Pedestrian District

**Built Context.** The 8,800 SF flat site is located at the northwest corner of SE 6<sup>th</sup> Avenue and SE Morrison Street. This four-story building was built in 1911 and is constructed of reinforced concrete faced with tawny-colored brick. The building's base was composed of traditional architectural elements of the period with display windows, lower bulkhead and an upper ornate glass transom.

The building's history includes numerous episodes of remodeling of its storefront system, including removal of both the original and a later canopy. In the late 1920s a section of the southerly part of the building 12' deep was removed to accommodate the widening of Morrison Street for a streetcar line. The current façade was built at that time. A particularly damaging fire occurred in the 1990s, requiring substantial repair work at the east wing on floors two through four and replacement of that wing's entire roof system.

Over the past several decades there have been numerous alterations that particularly changed the ground floor to the present condition. More recently, in 2000 the trash room on SE 6<sup>th</sup> was added, in 2008 non-original windows on the south and east upper facades were replaced with fiberglass windows, and the main entrance on Morrison Street was reconfigured and the marquee style canopy was added.

**Compatibility.** Contributing and new buildings clad in brick with punched openings, regularized fenestrations, and active storefronts with bulkheads and transoms make up the district.

***Staff advise you consider the following among your discussion items on 7/22/24:***

**Coherency**

- The design team is commended for designing a solution to re-establish a coherent composition of storefront bays. The composition is compatible in scale and proportions to the original ground floor and those on contributing buildings in the historic district. The trash overhead door and louvers have also been well integrated into the bays.

- The introduction of the skylight above the main entrance and behind the 1<sup>st</sup> floor parapet on Morrison will have a negligible effect on the street facing façade while bringing light into the shared lobby space.
- The large entry canopy and flanking storefront and light fixtures approved in 2008 will remain.
- Removal of the two fire escapes and sandpipes will rid the clutter of the south façade.
- Typical rooftop mechanical and potential solar panels are proposed, however details are still being developed. Staff will work with the applicant to ensure these elements are setback from the roof edges, or screened, and organized.

## Public Realm

- At the north end along SE 6<sup>th</sup>, an existing ground floor residential unit will be shifted slightly south of its current location to make space for a utility/electrical room. While the window area of the unit is more than 25% of the wall with a design that fits into the storefront composition, it is not setback 5' or raised 2' above the sidewalk, nor is it designed as a live/work, therefore a modification would be needed. These design options are intended to provide a transition from the sidewalk for the comfort of both the tenant and pedestrians and allow views in and out the building to support an active and safe public realm.

The studio unit is located at the back of the sidewalk and 1'-8" above it with the bed up against the window. When combined with the other back-of house program along this side street the drawn blinds and lack of transparency into and out of these spaces will result in less "eyes on the street" at a time when safety is paramount to the livelihood of Portland streets.

- Please discuss ways to mitigate this condition or consider ways to shift program to have more active uses along the street edge to meet the modification approval criteria or, better, avoid the need for a modification request (approval criteria noted above).

## Quality and Permanence | Exterior Materials

- A standard aluminum storefront system in dark bronze is proposed to replace the existing non-original system. While wood or fiberglass would facilitate the building to return to a more traditional profile, the 2" wide square aluminum system will match the storefront approved and installed at the main entrance in 2008. The dark bronze color allows it to recede, and its profile be less noticeable. The applicant provided images of a similar condition used on a historic building in Astoria on Sheet C25. Overall, the new storefront will be an improvement over the existing jumble of ground floor conditions.
- Fiber cement panel is proposed for the bulkhead, infill, column cladding, and transoms. A thick fiber cement panel can be successful for trim and recesses, as it has the ability to layer and build up like wood. Some details provided show the layering, but the proposed thickness and column details at the transition to the brick will need to be further developed.
  - Please discuss the thickness and detailing needed for this application of material to be successful on a contributing resource.
- The building's original transoms were large scale and multi-lite as shown in the image from the 1920's on sheet C04. They were removed and replaced with arched wood transoms as shown in the 1980's image, and since infilled or covered up. The proposal includes a figurative design of stenciled lines on fiber cement panel to suggest the memory of the original glass transoms as detailed on Sheets C22 and C23. While the approach is trying to be reminiscent and creative, it will be flat and void of texture and actual depth across a very expansive area above the storefront.
  - Please discuss alternatives for a material that can be routed/recessed/layered to provide the missing articulation (suggestions thus far have been tile or wood).

| MACRO   | STAFF |          |
|---|-------|----------|
|   | + / - | Comments |
| <b>EPHD ALTERATIONS</b>   |       |          |
| <p><b>A6-1a. Scale and Proportion.</b></p> <p>1. The added height or width of an alteration should be compatible with the original scale and proportion first of the affected building and second of adjacent buildings.</p> <p>2. The scale and proportion of altered or added building elements, such as the size and relationship of new windows, doors, entrances, columns and other building features should be visually compatible with the original architectural character of the building.</p> <p>3. The visual integrity of the original building should be maintained when altering or adding building elements including the vertical lines of columns, piers, the horizontal definition of spandrels and cornices, and other primary structural and decorative elements.</p> |       |          |
| <b>CCFDG</b>  |       |          |
| <p><b>A6: Re-use, Rehabilitate, Restore Buildings.</b> Where practical, reuse, rehabilitate, and restore buildings and/or building elements.</p>  |       |          |
| <p><b>A7: Establish and Maintain a Sense of Urban Enclosure.</b> Define public rights-of-way by creating and maintaining a sense of urban enclosure.</p>  |       |          |
| <p><b>C3: Respect Architectural Integrity.</b> 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.</p>   |       |          |
| <p><b>C4: Complement the Context of Existing Buildings.</b> Complement the context of existing buildings by using and adding to the local design vocabulary.</p>  |       |          |
| MID   | STAFF |          |
|   | + / - | Comments |
| <b>EPHD ALTERATIONS</b>   |       |          |

|   |  |  |
|---|--|--|
| <p><b>A6-1b. Exterior Building Materials.</b> Exterior surfaces need to be repaired and maintained in a manner that is compatible first with the original building and second with the District.</p>  |  |  |
| <p><b>CCFDG</b></p>   |  |  |
| <p><b>A8: Contribute to a Vibrant Streetscape.</b> 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.</p>   |  |  |
| <p><b>B2: Protect the Pedestrian.</b> Protect the pedestrian environment from vehicular movement. Develop integrated identification, sign, and sidewalk-oriented night-lighting systems that offer safety, interest, and diversity to the pedestrian. Incorporate building equipment, mechanical exhaust routing systems, and/or service areas in a manner that does not detract from the pedestrian environment.</p>   |  |  |
| <p><b>B7: Integrate Barrier-Free Design.</b> Integrate access systems for all people with the building’s overall design concept.</p>  |  |  |
| <p><b>C2: Promote Permanence &amp; Quality in Design.</b> Use design principles and building materials that promote quality and permanence.</p>   |  |  |
| <p><b>C5: Design for Coherency.</b> 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.</p>   |  |  |
| <p><b>C7: Design Corners that Build Active Intersections.</b> Use design elements including, but not limited to, varying building heights, changes in façade plane, large windows, awnings, canopies, marquees, signs and pedestrian entrances to highlight building corners. Locate flexible sidewalk-level retail opportunities at building corners. Locate stairs, elevators, and other upper floor building access points toward the middle of the block.</p> |  |  |
| <p><b>C8: Differentiate the Sidewalk Level of Buildings.</b> Differentiate the sidewalk-level of the building from the middle and top by using elements including, but not limited to, different exterior materials, awnings, signs, and large windows.</p>   |  |  |

| MICRO   | STAFF |          |
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| <b>EPHD ALTERATIONS</b>   |       |          |
| <p><b>A6-1c. Rear and Side Walls.</b></p> <p>1. Side and rear walls should be compatible with building facades or public street elevations, but can be simple and basically blank.</p> <p>2. New window and door openings may be added in moderation and when compatible in size, scale, proportion and detailing with the original building. New openings should be designed to be subtly distinguishable from the original building.</p> <p>3. Where possible, avoid filling openings with concrete block, wood or other material that will change the overall appearance of the wall and/or create blank walls along pedestrianways.</p> |       |          |
| <p><b>A6-1d. Exterior Mechanical Systems and Auxiliary Service Elements.</b></p> <p>Avoid unnecessary clutter and unsightliness of mechanical systems, auxiliary structures, and service elements such as trash containers, storage sheds, satellite dishes, etc.</p>   |       |          |
| <p><b>A6-1e. Color.</b></p> <p>1. When painting a building or making color changes, colors chosen should be visually compatible with the architectural character of the District represented by both the primary (1870-1914) and secondary (1915-1935) historic periods of development. A broad range of color schemes may be acceptable.</p> <p>2. The colors should be compatible with the original architectural style of the building. If the building has no apparent style, use the surrounding buildings and any character-defining features on the building itself as a guide.</p>  |       |          |
| <p><b>A6-1g. Lighting.</b></p> <p>1. Repair or replace damaged period lighting with the same or similar lighting fixtures and design elements.</p> <p>2. Lighting in entryways and doorways and other highly visible public areas should match the original fixtures where possible, or be designed in a manner that is compatible with the historic building and with the district.</p> <p>3. Bathing a historic building with light or the use of exterior spotlights on the major facade is discouraged, unless historic precedence exists to support such display.</p>  |       |          |
| <b>CCFDG</b>  |       |          |

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| <p><b>A2: Emphasize Portland Themes.</b> When provided, integrate Portland-related themes with the development's overall design concept.</p>  |  |  |
| <p><b>A5: Enhance, Embellish &amp; Identify Areas.</b> 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.</p>   |  |  |
| <p><b>B4: Provide Stopping and Viewing Places.</b> Provide safe, comfortable places where people can stop, view, socialize and rest. Ensure that these places do not conflict with other sidewalk uses.</p>   |  |  |
| <p><b>C11: Integrate Roofs and Use Rooftops.</b> 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.</p> |  |  |
| <p><b>C12: Integrate Exterior Lighting.</b> 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.</p>  |  |  |



City of Portland  
**Historic Landmarks  
Commission**

**Design Advice Request**

EA 24-051053 DA

**Clifford Apartment Renovation**

July 22, 2024

Staff Presentation

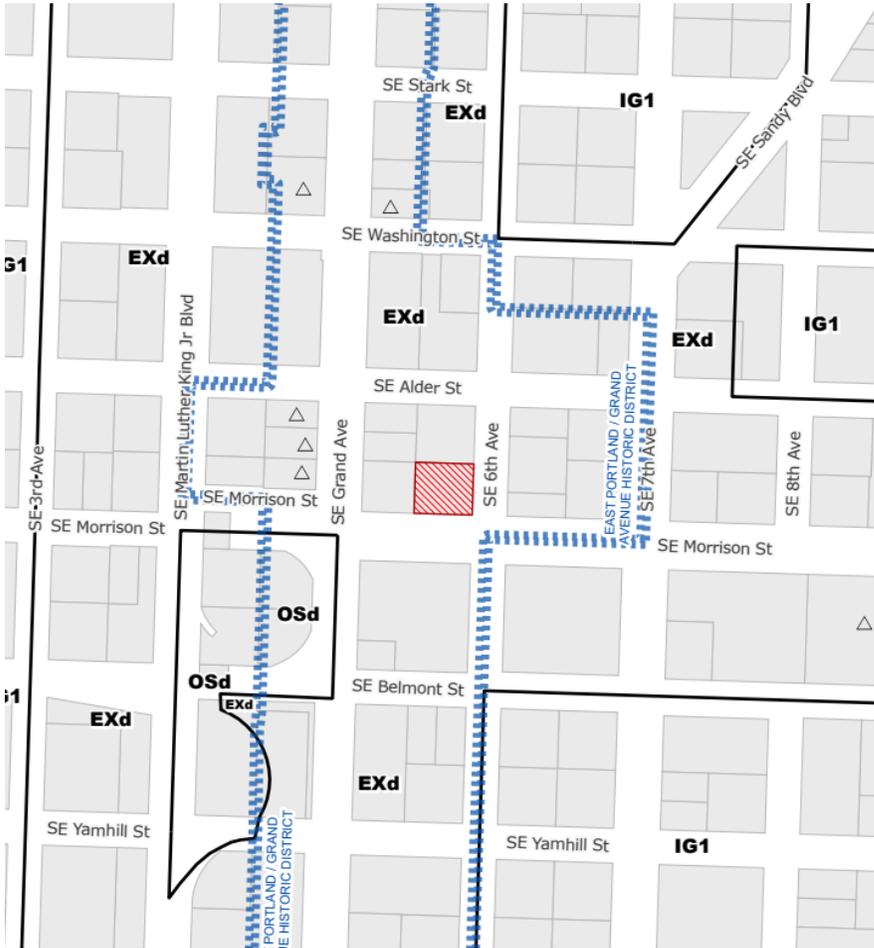
**Staff Introduction**

**Applicant Presentation**

**Staff Discussion Topics**

**Public Comments**

**Commission Discussion**



## Location:

SE Morrison & SE 6th

## Zoning:

- Exd - Central Employment
- Central City Plan District - Central Eastside Subdistrict
- Design Overlay
- Historic Resource Overlay
- East Portland | Grand Avenue Historic District  
- Contributing Resource (Clifford Hotel build 1911)

## Approval Criteria:

- East Portland | Grand Ave Historic District Design Guidelines
- Central City Fundamental Design Guidelines
- Modification – Section 33.825.040

# Zoning

EA 24-051053 DA  
Exhibit G3



EA 24-051053 DA  
Exhibit C3

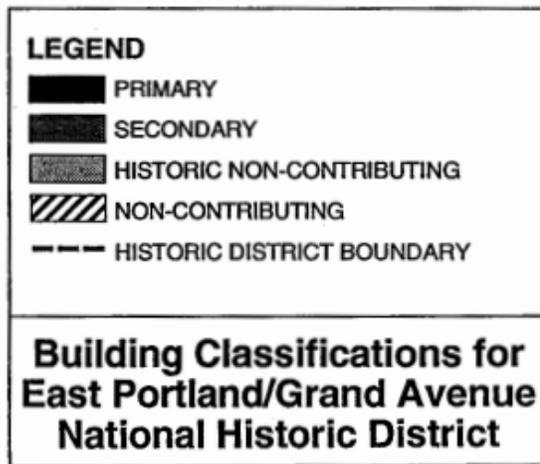
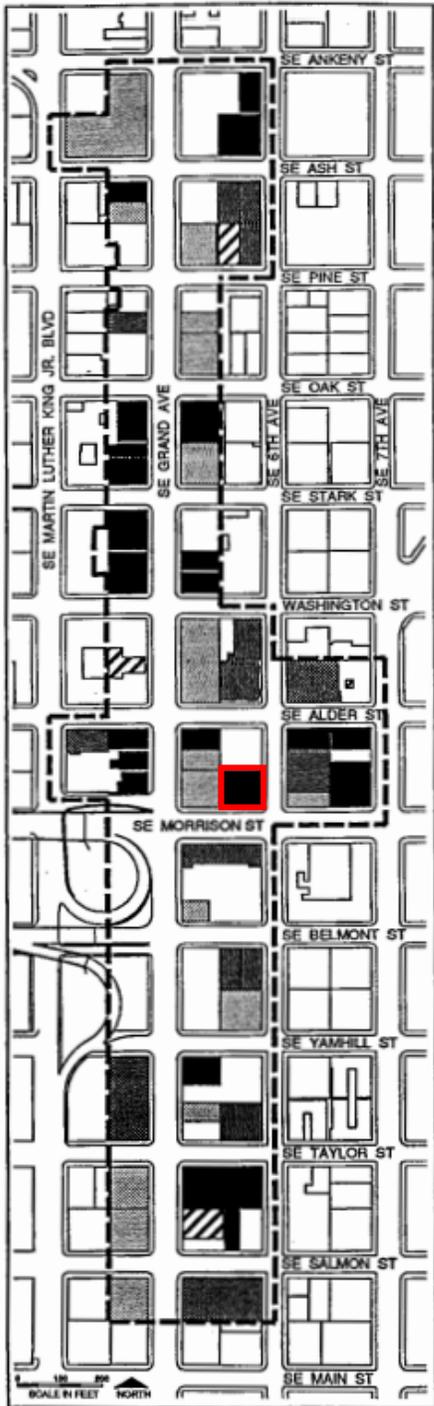
South Façade on SE Morrison



EA 24-051053 DA

East Façade on SE 6th

Exhibit 3



### East Portland/Grand Avenue Historic District:

- Approximately 20-block area
- Represents the early origins of the City of East Portland and its subsequent development as the major commercial core of eastside Portland
- Period of significance is 1883-1930
- 61% primary and secondary significant buildings excluding vacant land
- 89% percent of the buildings were constructed prior to 1930.

# Historic District

## Contributing Resource

- 4-story built in 1911
- Constructed of reinforced concrete faced with tawny-colored brick
- Base - traditional architectural elements (display windows, lower bulkhead, upper ornate glass transom)
- 1920s - southerly 12' section removed to for streetcar
- 1990s – fire requiring substantial repair work east wing on floors 2-4 & replacement entire roof system
- Numerous alterations that particularly changed the ground floor to the present condition:
  - 2000 the trash room on SE 6<sup>th</sup> added
  - 2008 non-original windows on south & east upper facades replaced with fiberglass windows & main reconfigured & marquee style canopy added



# Historic District

EA 24-051053 DA  
Exhibit G3

## Comprehensive renovation:

- Seismic strengthening (all interior)
- Exterior alterations:
  - new ground floor storefront system, door
  - new ground floor cladding materials
  - replacement skylights above lobby
  - new rooftop mechanical & potential rooftop solar panels
  - removal of existing fire escapes

## Historic Resource Review

- Type II – Staff level review
- Project value triggers a Type III
- Reduced review type allowed for affordable housing projects that do a DAR first.
- Modification – ground floor condition of residential unit



# Proposal & Review

**Staff Introduction**

**Applicant Presentation**

**Staff Discussion Topics**

**Public Comments**

**Commission Discussion**

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## Staff Discussion Topics

### **Public Realm:**

1. Ground floor conditions along SE 6th

### **Quality & Permanence | Exterior Materials**

3. Fiber cement panel within ground floor bays
4. Fiber cement panel for transoms

**Staff Introduction**

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**Staff Discussion Topics**

**Public Comments**

**Commission Discussion**

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## Commission Discussion

### Public Realm

- Ground floor conditions along SE 6th

### Quality & Permanence | Exterior Materials

- Fiber cement panel within ground floor bays
- Fiber cement panel for transoms

### Other