



City of Portland, Oregon
Bureau of Development Services
Land Use Services

FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
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www.portlandoregon.gov/bds

FINAL FINDINGS AND DECISION BY THE
HISTORIC LANDMARKS COMMISSION
RENDERED ON FEBRUARY 13, 2012

CASE FILE NUMBER: LU 11-197793 HDZM M
PC # 11-144888
New Three Story Apartment Building

BDS Staff: Dave Skilton, Land Use Services 503-823-0660
dave.skilton@portlandoregon.gov

GENERAL INFORMATION

Applicant: Dennis Sackhoff
NW Flanders LLC
13467 NW Country View Way
Portland, OR 97229

Don Soweija
Myhre Group
808 SW 3rd Avenue, Suite 500
Portland, OR 97204

Representative: David Mullens 360-518-6985
Urban Development Group
735 SW 158th Avenue
Beaverton, OR 97006

Site Address: 2124 NW Flanders Street

Legal Description: N 100' OF W 50' OF E 150' OF BLOCK 36, KINGS 2ND ADD

Tax Account No.: R452306090

State ID No.: 1N1E33CA 09400

Quarter Section: 3027

Neighborhood: Northwest District, contact John Bradley at 503-313-7574.

Business District: Nob Hill, contact Patricia Fielder at 503-407-6163.

District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Northwest

Other Designations: Non-contributing resource in the Alphabet Historic District, which was listed in the National Register of Historic Places on August 24, 2000.

Zoning: RH, Residential High Density with Historic Resource Protection overlay
Case Type: HDZM, Historic Design Review, with modifications requested for height and side setbacks.

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

Proposal:

The applicant is seeking Historic Design Review approval for a proposal to construct a new, three-and-a-half story, eighteen unit, apartment building on the site, which is currently occupied by a building evaluated as non-contributing in the National Register documentation for the Alphabet Historic District. The street facing facade and forward sections of the sides are proposed to be clad with brick and precast concrete trims, and to include fiberglass-clad wood windows and doors opening to steel balconies. The remainder of the building is proposed to be clad with ground-faced concrete masonry unit veneer. Historic Design Review is required because the proposal is for non-exempt new construction in a historic district.

Modifications:

The applicant is seeking approval for modification of two Development Standards:

33.120.200 - Height, for height greater than 25 feet within 10 feet of the front property line.

33.120.220 - Setbacks, for side setbacks less than 14 feet, as required by Table 120-4.

Approval Criteria:

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

- Community Design Guidelines
- Historic Alphabet District Community Design Guidelines Addendum
- 33.846.070 Modifications Considered in Historic Design Review

ANALYSIS

Site and Vicinity: The subject site is occupied by a substantial, two-and-a-half story frame structure featuring a truncated hip roof with a large front porch and a street facing, full height bay surmounted by an ornamented gable. Built in 1900, apparently for an individual named David Simon, the house is in the Queen Anne style. It is evaluated as "historic noncontributing" in the National Register of Historic Places documentation for the Alphabet Historic District. This designation, which is no longer used by the Oregon State Historic Preservation Office, typically indicates a building where the reversal of superficial alterations, such as this example's secondary concrete-asbestos shingles, could result in a "contributing" status. The general form and massing of the building are intact, as are the original windows and many of the ornamental features.

The Alphabet Historic District is an area of Portland significant for its concentration of intact late 19th and early 20th Century middle class housing stock and small-scale commercial buildings. Of special note are the many mid-sized apartment and institutional buildings. Many of these are in the various Period Revival styles, e.g. Tudor, Spanish Colonial, Byzantine, etc. The area is also characterized by a grid work of narrower, tree-lined, residential streets crossed by occasional more robust commercial avenues.

Zoning: The multi-dwelling zones, including RH, are intended to preserve land for urban housing and to provide opportunities for multi-dwelling housing. The RH zone is a high density multi-dwelling zone. Density is not regulated by a maximum number of units per acre. Rather, the maximum size of buildings and intensity of use is regulated by floor area ratio (FAR) limits and other site development standards. Generally the density will range from 80 to 125 units per acre. Allowed housing is characterized by medium to high height and a relatively high percentage of building coverage. The major types of new housing development will be low, medium, and high-rise apartments and condominiums. Generally, RH zones will be well served by transit facilities or be near areas with supportive commercial services.

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

Land Use History: City records indicate there are no prior land use reviews for this site.

Public Notice: A "Notice of proposal in Your Neighborhood" was mailed on December 30, 2011.

Agency Review: The following Bureaus have responded with no issue or concerns:

- Bureau of Environmental Services
- Water Bureau
- Bureau of Transportation
- Life Safety Section of the Bureau of Development Services

Neighborhood Review: Two written response has been received from a notified party by January 12, 2012, the date of this report:

- Steve Rose, of Bristol Equities Inc., wrote on January 5, 2012, objecting to the proposed modifications to allow height greater than 25'-0" within the first 10' from the front property line, and to reduce side setbacks from 14'-0" to a minimum of 5'-0".
- Kelly De La Cerna, on behalf of her mother, Helen Wigman, who owns a nearby building, wrote on January 12, 2012, expressing concern about the flatness of the proposed wall treatments and asking that the Historic Landmark Commissioners take it into account in making their decision.

ZONING CODE APPROVAL CRITERIA

(1) Historic Design Review (33.846.060)

Purpose of Historic Design Review

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

Historic Design Review Approval Criteria

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

Findings: The site is located within the Alphabet Historic District and the proposal is for a non-exempt treatment. Therefore Historic Design Review approval is required. The approval criteria are the *Community Design Guidelines* and the *Historic Alphabet District Community Design Guidelines Addendum*.

Staff has considered all guidelines and addressed only those that are applicable to this proposal.

Historic Alphabet District - Community Design Guidelines Addendum

1. Historic Changes. Most properties change over time; those changes that have acquired historic significance will be preserved.

Findings: Notwithstanding its largely intact massing and details, the existing structure on the site is evaluated as "historic non-contributing" in the National Register of

Historic Places documentation for the Alphabet Historic District because of secondary siding, additions, and front porch alteration. Per 33.445.339 A, demolition of non-contributing structures in historic districts does not require any review. The preservation of historic changes to the existing structure therefore becomes moot in this case. *This guideline is not applicable.*

2. Differentiate New from Old. New additions, exterior alterations, or related new construction will retain historic materials that characterize a property to the extent practicable. Replacement materials should be reasonable facsimiles of the historic materials they replace. The design of new construction will be compatible with the historic qualities of the district as identified in the Historic Context Statement.

Findings: The proposal is for new construction, a fact that narrows the discussion under this guideline to the concept of compatibility. The massing and typology of the proposed structure are very common in and appropriate to the Alphabet Historic District, presenting a three-and-a-half story, flat-roofed, masonry-clad apartment building with a sheer front, set relatively close to all the property lines. Deeper front and side setbacks, as contemplated by the base zone standards would force a building very much out of character with the district where historic apartment buildings tend to be close together and near the street, and rise sheer to full height at the front.

Other features that contribute to the proposed building's ability to blend into its surroundings are: concentration of detailing and special amenities on the front; a symmetrical facade treatment; a partial basement floor; a regular pattern of punched openings with vertically-oriented, two-sash window units; and a cornice with parapet treatment at the forward roofline. The materials are mostly common within the historic context: brick; painted precast concrete and sheet metal; painted steel balconies, rails and fences; and ground-faced, concrete block veneer in running bond.

Traditionally detailed windows are also critical to the ability of any proposed structure to blend into the context of the historic district. In this case the proposed fiberglass-clad wood windows display the characteristic details of traditional wood windows in terms of their depth and dimensions, and they are correctly placed deep within punched openings. *This guideline is met.*

3. Hierarchy of Compatibility. Exterior alterations and additions will be designed to be compatible primarily with the original resource, secondarily with adjacent properties, and finally, if located within a historic or conservation district, with the rest of the District. Where practical, compatibility will be pursued on all three levels. New development will seek to incorporate design themes characteristic of similar buildings in the Historic Alphabet District.

Findings: The proposal is for new construction, so the discussion under this guideline is limited to stylistic compatibility. As noted above, because the design adopts a traditional apartment block typology and massing, as well as a straightforward but low-key classical approach to facade detailing, it achieves an appropriate balance of compatibility and subordination, both with its immediate neighbors and with the historic district. *This guideline is met.*

Community Design Guidelines

P1. Plan Area Character. Enhance the sense of place and identity by incorporating site and building design features that respond to the area's desired characteristics and traditions.

P2. Historic and Conservation Districts. Enhance the identity of historic and conservation districts by incorporating site and building design features that reinforce the area's historic

significance. Near historic and conservation districts, use such features to reinforce and complement the historic areas.

D7. Blending into the Neighborhood. Reduce the impact of new development on established neighborhoods by incorporating elements of nearby, quality buildings such as building details, massing, proportions, and materials.

D8. Interest, Quality, and Composition. All parts of a building should be interesting to view, of long lasting quality, and designed to form a cohesive composition.

Findings for P1, P2, D7, and D8: As noted above, the design of the building will allow it to blend unobtrusively into the fabric of the Alphabet Historic District because it adopts traditional typology, massing, materials, and details that are common in the area. *These guidelines are met.*

E3. The Sidewalk Level of Buildings. Create a sense of enclosure and visual interest to buildings along sidewalks and pedestrian areas by incorporating small scale building features, creating effective gathering places, and differentiating street level facades.

D1. Outdoor Areas. When sites are not fully built on, place buildings to create sizable, usable outdoor areas. Design these areas to be accessible, pleasant, and safe. Connect outdoor areas to the circulation system used by pedestrians;

D2. Main Entrances. Make the main entrances to houses and buildings prominent, interesting, pedestrian-accessible, and transit-oriented.

D3. Landscape Features. Enhance site and building design through appropriate placement, scale, and variety of landscape features.

Findings for E3, D1, D2, and D3: The proposed front building setback is 4'-10" from the property line, similar to the two adjoining properties. The space between the sidewalk and the building is partially taken up with two concrete-walled storm water planters and a short-term bicycle parking area, deployed symmetrically and stepped slightly away from the centered entry alcove. This arrangement creates a small "outdoor room" with a distinct scoring pattern in its concrete floor, which adds appropriate emphasis to the entry. The vegetation in the planters helps to soften the hard character of the raised building base and their wall will also provides a seating opportunity. *These guidelines are met.*

(2) Modifications Considered During Historic Design Review (33.846.070)

The approval criteria for modifications considered during historic design review are:

A. Better meets historic design review approval criteria. The resulting development will better meet the approval criteria for historic design 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.

Modifications of the following standards are requested:

1. **33.120.200 - Height**, for building height greater than 25 feet within 10 feet of the front property line.

Purpose of the Standard: The height standards serve several purposes:

- They promote a reasonable building scale and relationship of one residence to another;
- They promote options for privacy for neighboring properties; and
- They reflect the general building scale of multi-dwelling development in the City's neighborhoods.

Findings: As discussed under Guideline 1, above, the focus of the Historic Design Review approval criteria as applied to new construction in historic districts is on blending into the historic context. This emphasis is at odds with the base zone development standard for height, which seeks to lessen the street impact of new, denser development in established neighborhoods. In this case the character of the historic district is better respected by a front building wall, near the sidewalk, that rises sheer for its full height. Stepping back arbitrarily at 25 feet would create a facade that draws attention to itself by its distinctive difference. The proposed building is set 4'-10" back from the front property line, which partially meets the intent of the standard, and the neighboring properties also present sheer walls of similar height near the sidewalk, making the standard partially moot. On balance it is more important to maintain the historic development pattern of the street than to meet the standard. *This modification is justified.*

2. **33.120.220 - Setbacks**, for side setbacks less than 14 feet, as required by Table 120-4.

Purpose of the Standard: The building setback regulations serve several purposes:

- They maintain light, air, separation for fire protection, and access for firefighting;
- They reflect the general building scale and placement of multi-dwelling development in the City's neighborhoods;
- They promote a reasonable physical relationship between residences;
- They promote options for privacy for neighboring properties;
- They require larger front setbacks than side and rear setbacks to promote open, visually pleasing front yards;
- They provide adequate flexibility to site a building so that it may be compatible with the neighborhood, fit the topography of the site, allow for required outdoor areas, and allow for architectural diversity; and
- Setback requirements along transit streets create an environment that is inviting to pedestrians and transit users.
- They provide room for a car to park in front of a garage door without overhanging the street or sidewalk, and they enhance driver visibility when backing onto the street.

Findings: As discussed under Guideline 1, above, where they occur within the Alphabet Historic District, historic multi-dwelling buildings are almost always built within a few feet of the side property lines. This historic pattern is at odds with the base zone development standard for side setbacks which require that the larger the area of the wall the further from the side lot line it must be. In this case the requirement would limit a building of the proposed height to less than half of the site area, creating a very narrow and conspicuously incompatible form. On balance it is more important to maintain the historic development pattern of the street than to meet the standard. *This modification is justified.*

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

The proposed building meets both the intent of its RH zoning and the requirements for compatibility and subordination imposed under Historic Design Review. The purpose of the Historic Design Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. This proposal meets the applicable Historic Design Review criteria and modification criteria and therefore warrants approval.

HISTORIC LANDMARKS COMMISSION DECISION

It is the decision of the Historic Landmarks Commission to approve Historic Design Review for a new three story, masonry clad building in the Alphabet Historic District; and

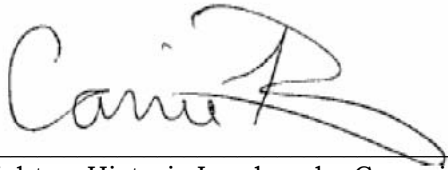
To approve Modifications of the following standards:

1. 33.120.200 - Height, for building height greater than 25 feet within 10 feet of the front property line.
2. 33.120.220 - Setbacks, for side setbacks less than 14 feet, as required by Table 120-4.

Approvals per Exhibits C-1 through C-31, signed, stamped, and dated February 14, 2012, subject to the following conditions:

- A.** As part of the building permit application submittal, the following development-related conditions (A – e) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled “ZONING COMPLIANCE PAGE- Case File LU 11-197793 HDZM. All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled “REQUIRED.”
- B.** No field changes allowed.

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By: _____
Carrie Richter, Historic Landmarks Commission Chair

Application Filed: December 1, 2011
Decision Filed: February 14, 2012

Decision Rendered: February 13, 2012
Decision Mailed: February 17, 2012

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

Procedural Information. The application for this land use review was submitted on December 1, 2011, and was determined to be complete on **December 14, 2011**.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on December 1, 2011.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period.

Some of the information contained in this report was provided by the applicant. As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. This report is the final decision of the Historic Landmarks Commission with input from other City and public agencies.

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

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

Appeal of this decision. This decision is final unless appealed to City Council, who will hold a public hearing. **Appeals must be filed by 4:30 pm on March 2, 2012** at 1900 SW Fourth Ave. Appeals can be filed on the first floor in the Development Services Center Tuesday through Friday until 3 p.m. After 3 p.m. and on Mondays, appeals must be submitted to the receptionist at the front desk on the fifth floor. Information and assistance in filing an appeal is available from the Bureau of Development Services in the Development Services Center or the staff planner on this case. You may review the file on this case at our office, 1900 SW Fourth Avenue, Suite 5000, Portland Oregon, 97201.

If this decision is appealed, a hearing will be scheduled and you will be notified of the date and time of the hearing. The decision of City Council is final; any further appeal is to the Oregon Land Use Board of Appeals (LUBA).

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to City Council on that issue. Also, if you do not raise an issue with enough specificity to give City Council an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Who can appeal: You may appeal the decision only if you have written a letter which was received before the close of the record at the hearing or if you testified at the hearing, or if you

are the property owner or applicant. Appeals must be filed within 14 days of the decision. **An appeal fee of \$5,000.00 will be charged.**

Neighborhood associations may qualify for a waiver of the appeal fee. Additional information on how to file and the deadline for filing an appeal will be included with the decision. Assistance in filing the appeal and information on fee waivers are available from the Bureau of Development Services in the Development Services Center, 1900 SW Fourth Ave., First Floor. Fee waivers for neighborhood associations require a vote of the authorized body of your association. Please see appeal form for additional information.

Recording the final decision.

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed*, The final decision may be recorded on or after **March 5, 2012**.
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034
For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

Applying for your permits. A building permit, occupancy permit, or development permit must be obtained before carrying out this project. At the time they apply for a permit, permittees must demonstrate compliance with:

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

Dave Skilton

February 14, 2012

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

EXHIBITS – NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plan & Drawings
 - 1. Perspective View from Northwest
 - 2. Perspective View from North
 - 3. Perspective View of Entry from Northeast
 - 4. Site Plan (attached)
 - 5. Site Details
 - 6. Landscape Plan
 - 7. Plant List
 - 8. Plant List
 - 9. Storm Water Management and Site Utility Plan
 - 10. Basement Level Floor Plan
 - 11. Ground/First Level Floor Plan
 - 12. Second Level Floor Plan
 - 13. Third Level Floor Plan
 - 14. Roof Plan
 - 15. North Elevation
 - 16. East Elevation
 - 17. South Elevation
 - 18. West Elevation
 - 19. Enlarged Entry Elevation
 - 20. Building Section
 - 21. Building Section
 - 22. Building Section
 - 23. Building Sections
 - 24. Building Sections
 - 25. Wall Sections
 - 26. Wall Sections
 - 27. Typical Window Section Details
 - 28. Typical Exterior Section Details
 - 29. Typical Exterior Section Details
 - 30. Window Adjacency Diagram
 - 31. FAR Summary
- D. Notification information:
 - 1. Request for response
 - 2. Posting letter sent to applicant
 - 3. Notice to be posted
 - 4. Applicant's statement certifying posting
 - 5. Mailed notice
 - 6. Mailing list
- E. Agency Responses:
 - 1. Bureau of Environmental Services
 - 2. Bureau of Transportation Engineering and Development Review
 - 3. Water Bureau

4. Life Safety Division of the Bureau of Development Services

F. Letters

1. Steve Rose, of Bristol Equities Inc., wrote on January 5, 2012, objecting to the proposed modifications to allow height greater than 25'-0" within the first 10' from the front property line, and to reduce side setbacks from 14'-0" to a minimum of 5'-0".
2. Kelly De La Cerna, on behalf of her mother, Helen Wigman, who owns a nearby building, wrote on January 12, 2012, expressing concern about the flatness of the proposed wall treatments and asking that the Historic Landmark Commissioners take it into account in making their decision.

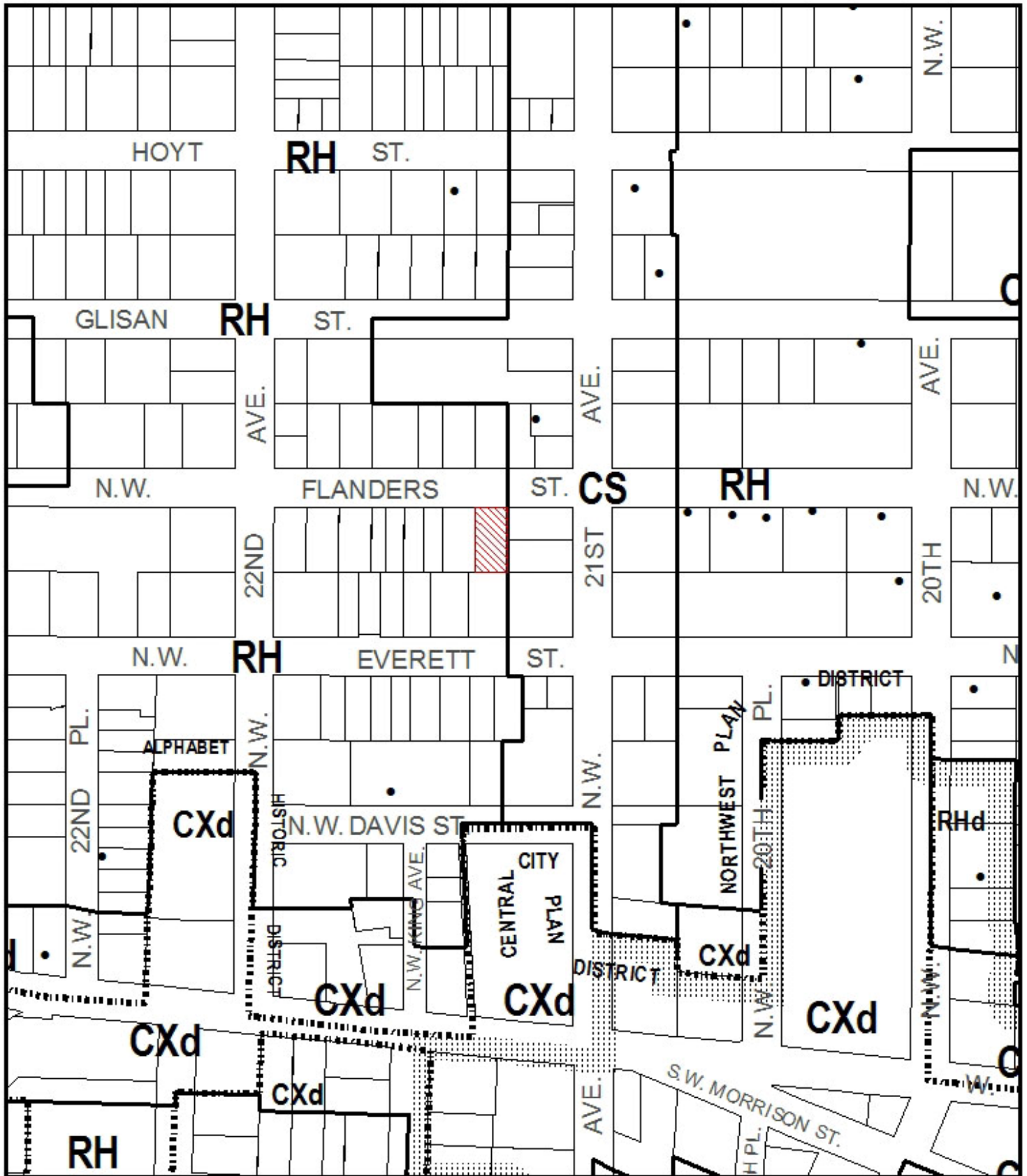
G. Other

1. Original LUR Application
2. Site History Research

H. Materials Received After Hearing Opened

1. Staff Report
2. Revised Staff Report
3. Revised Exhibit C-1 (attached)
4. Revised Exhibit C-2
5. Revised Exhibit C-3
6. Revised Exhibit C-13
7. Revised Exhibit C-14
8. Revised Exhibit C-15 (attached)
9. Revised Exhibit C-16 (attached)
10. Revised Exhibit C-17 (attached)
11. Revised Exhibit C-18 (attached)
12. Revised Exhibit C-19
13. Revised Exhibit C-21
14. Revised Exhibit C-22
15. Revised Exhibit C-24
16. Revised Exhibit C-25
17. Revised Exhibit C-27
18. Revised Exhibit C-29
19. Revised Exhibit C-30
20. Revised Exhibit C-31
21. Additional Exhibit C-32 – Window Comparison Sections

cc: Applicants and Representatives
Neighborhood Associations
Those who testified, orally or in writing
Development Services Center



ZONING



Site



Historic Landmark

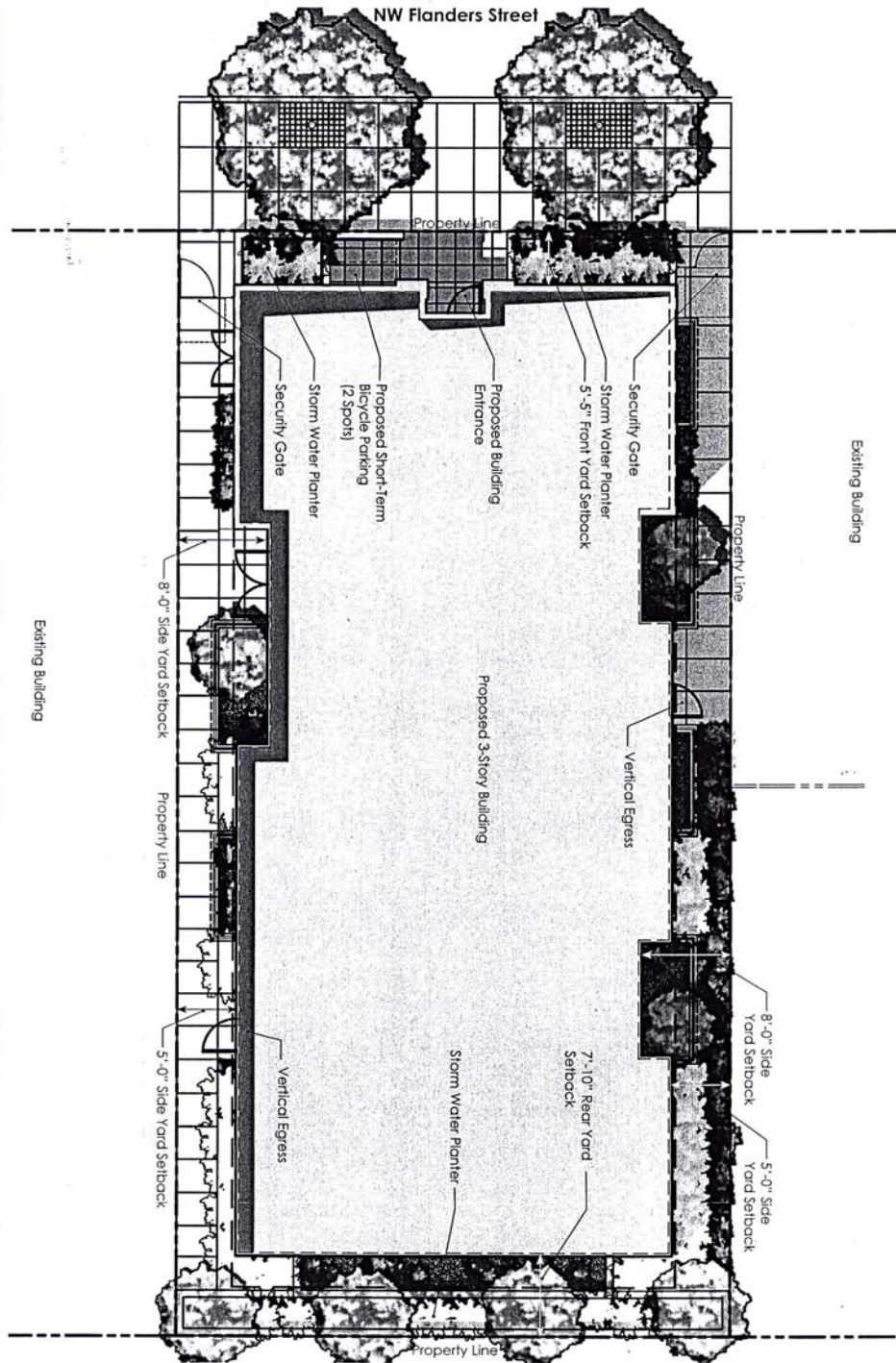


NORTH

This site lies within the:
ALPHABET HISTORIC DISTRICT
NORTHWEST ST PLAN DISTRICT

File No.	LU 11-197793 HDZM
1/4 Section	3027
Scale	1 inch = 200 feet
State_Id	1N1E33CA 9400
Exhibit	B (Dec 08, 2011)

Architectural Site Plan



Section 3: Design Proposal

Approved

City of Portland - Bureau of Development Services

Planner Dave Fulton Date 2.14.12

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

Myrie Group Architects, Inc.

808 SW 3rd Avenue

Suite 500

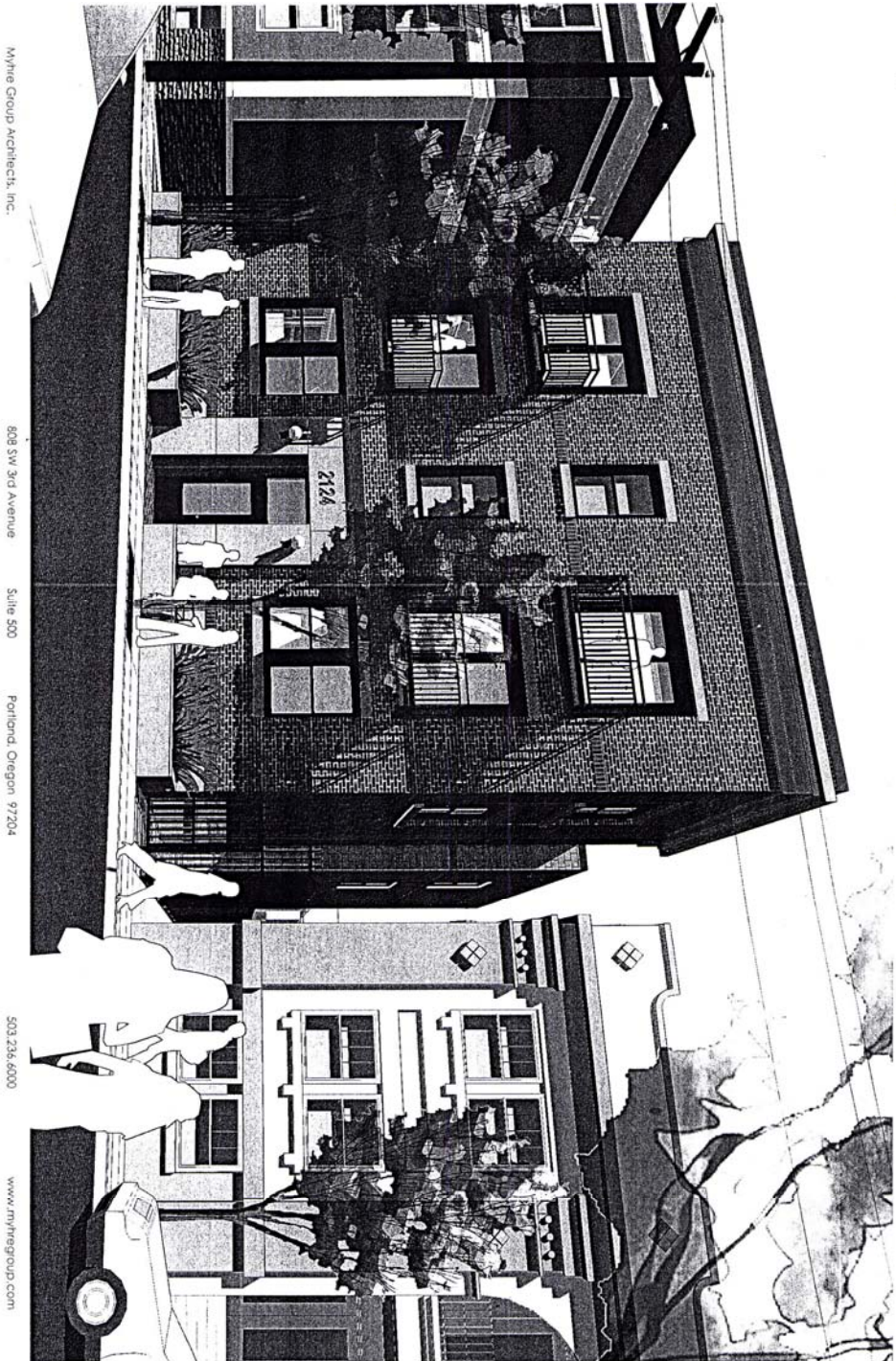
Portland, Oregon 97204

503.236.6000

www.myriegrup.com



Perspective View from the North



Myhre Group Architects, Inc.

808 SW 3rd Avenue

Suite 500

Portland, Oregon 97204

503.236.6000

www.myhregroup.com

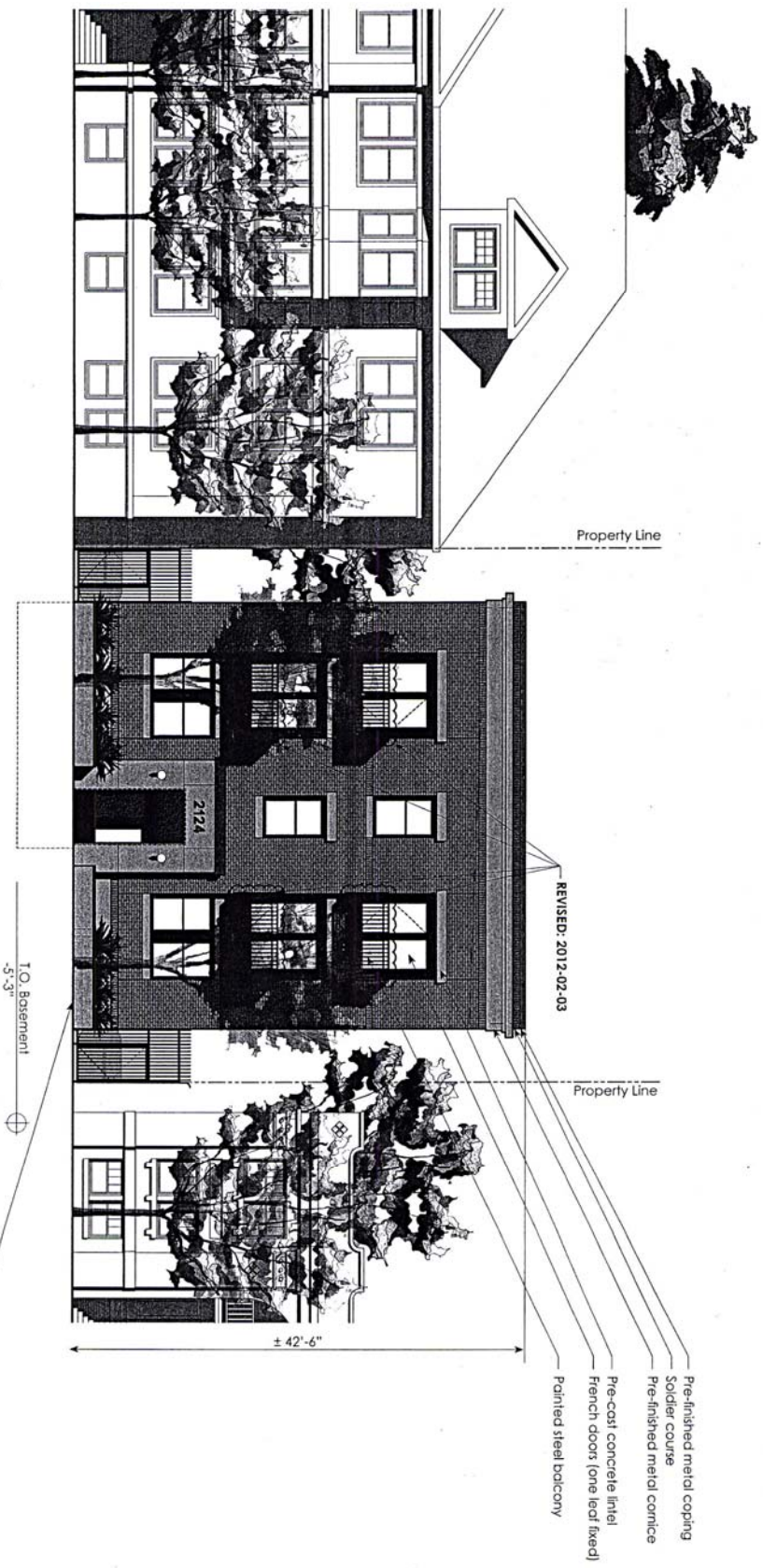
Section 3: Design Proposal

Approved	
City of Portland - Bureau of Development Services	
Planner <u>Dave Fillion</u>	Date <u>2.14.12</u>
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.	

Perspective image illustrates the relationship with the proposed building's immediate neighbors. Careful attention to existing window proportions, entry patterns and overall massing allows the proposed building to fit within the existing context.

C-1

North Building Elevation



REVISED: 2012-02-03

- Pre-finished metal coping
- Soldier course
- Pre-finished metal cornice
- Pre-cast concrete lintel
- French doors (one leaf fixed)
- Painted steel balcony

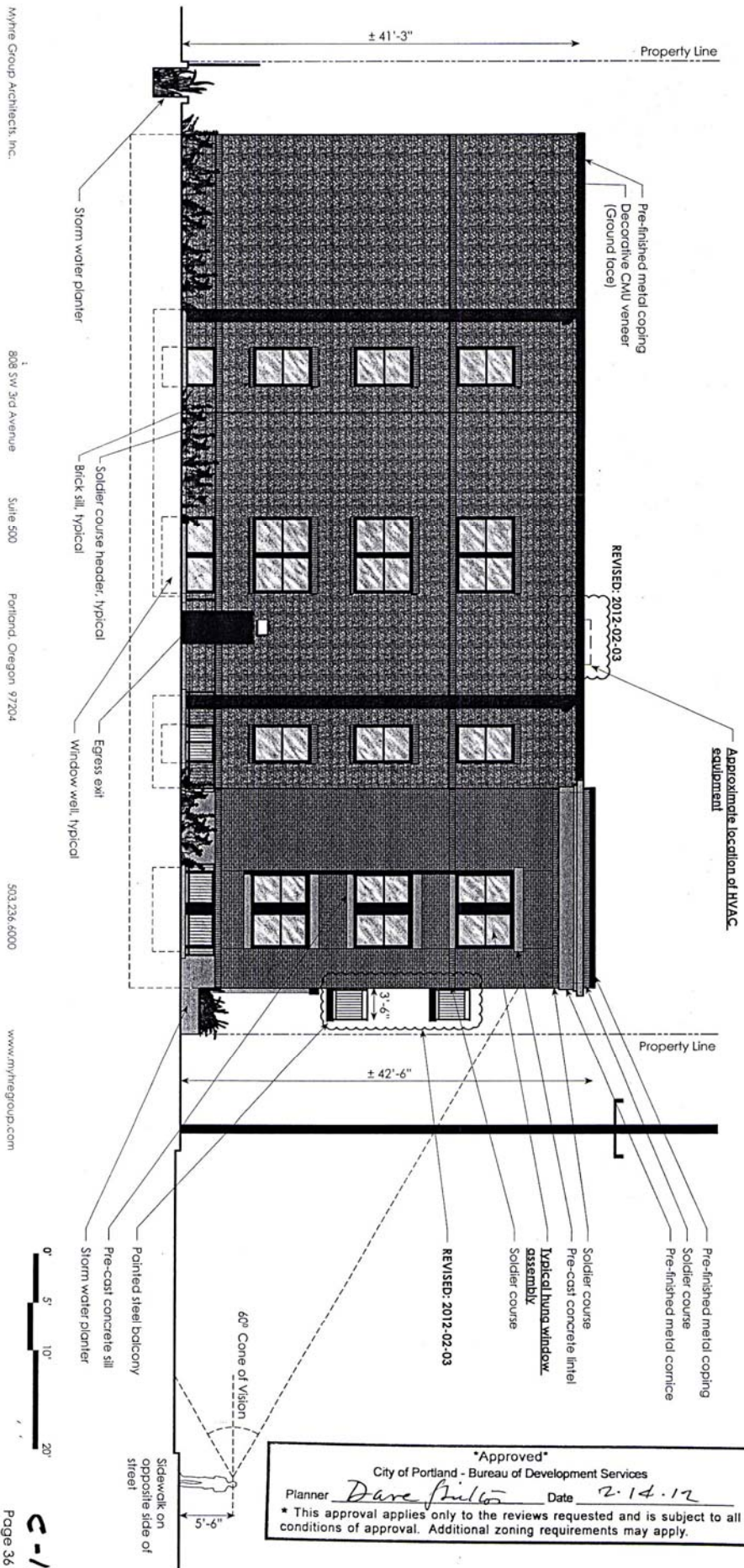
11'-0" Basement
-5'-3"

Storm water planter

Section 3: Design Proposal

Approved
City of Portland - Bureau of Development Services
Planner Dane Fulton Date 2.14.12
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

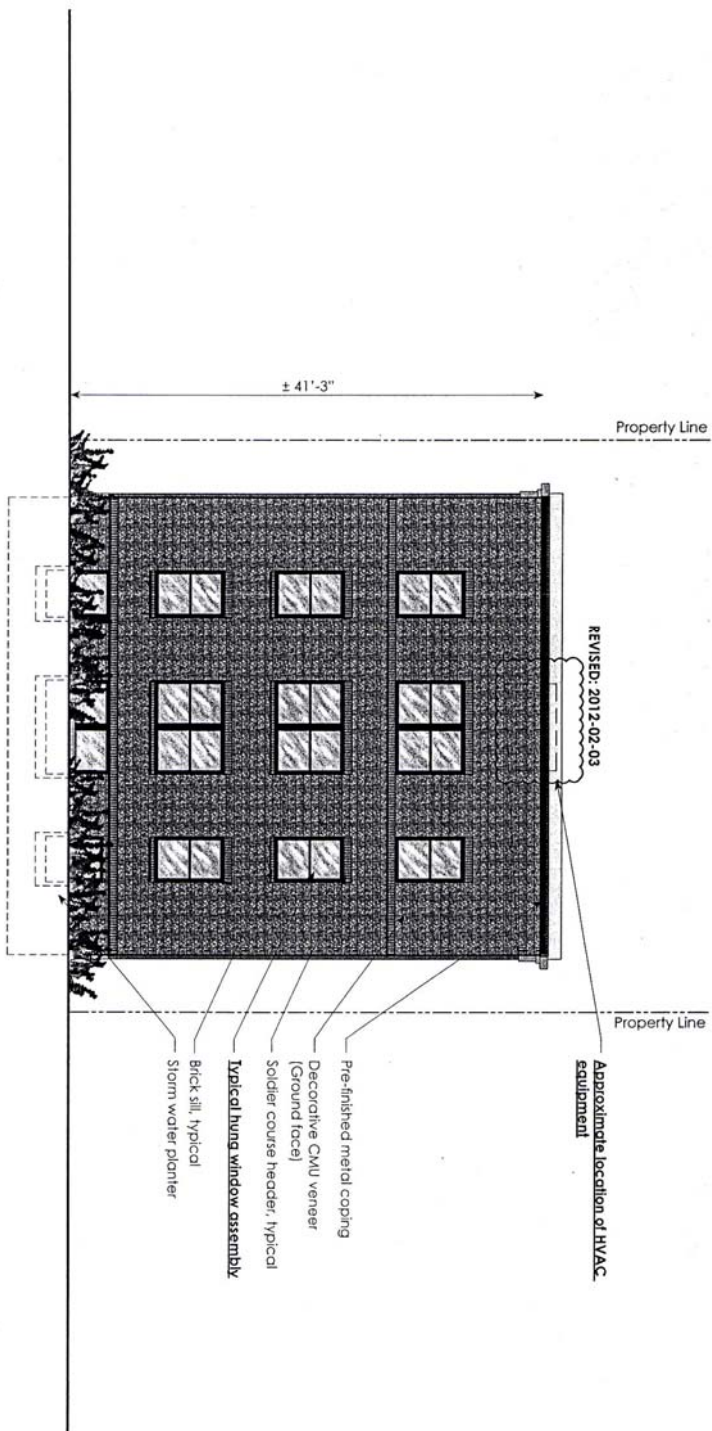
Section 3: Design Proposal



Approved
City of Portland - Bureau of Development Services
Planner Dave Miller Date 2.14.12
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

South Building Elevation

Section 3:
Design Proposal



Myhre Group Architects, Inc.

8038 SW 3rd Avenue

Suite 500

Portland, Oregon 97204

503.236.6000

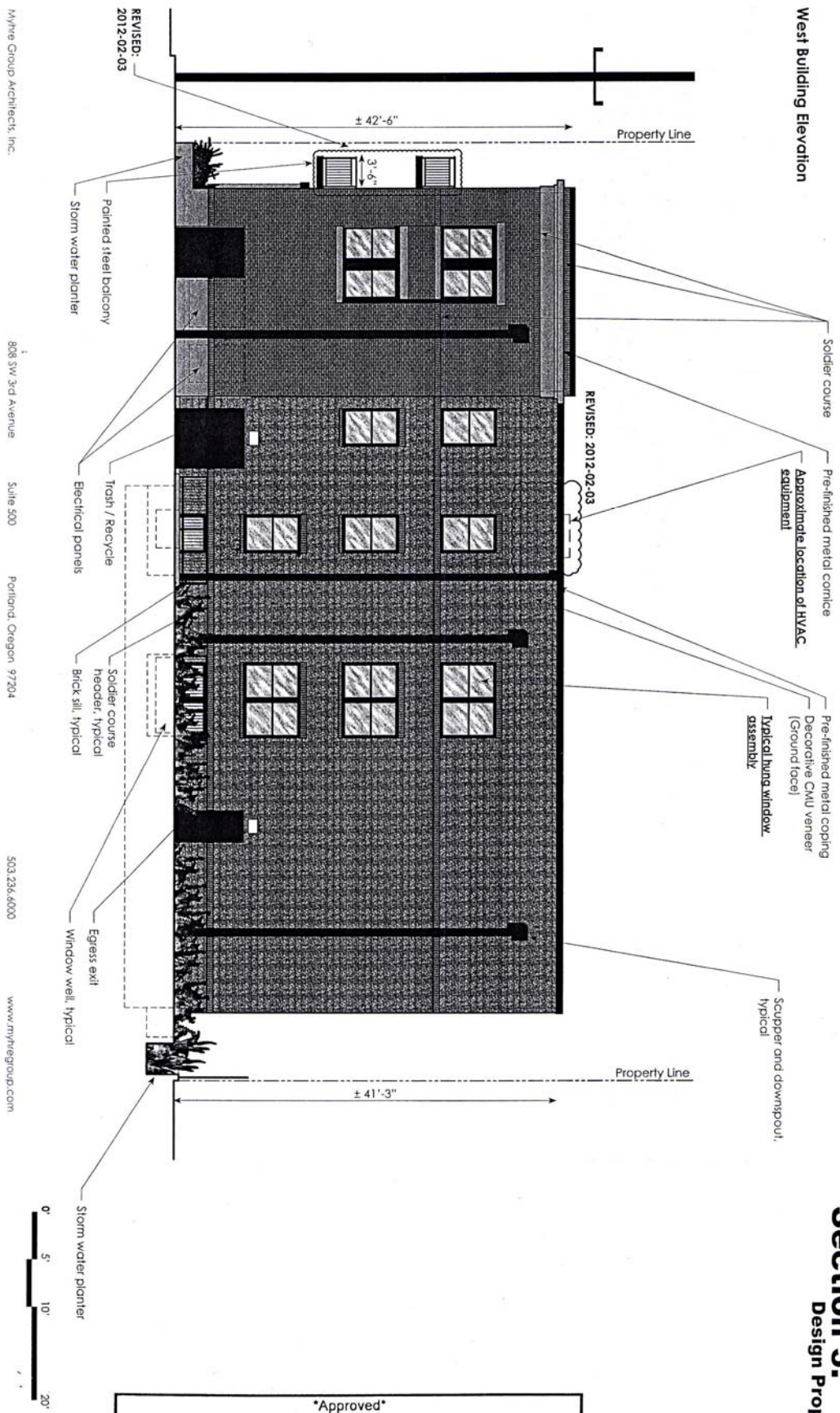
www.myhregroup.com



Approved	
City of Portland - Bureau of Development Services	
Planner <u>Dave Fulton</u>	Date <u>12.14.12</u>
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.	

West Building Elevation

Section 3: Design Proposal



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0' 5' 10' 20'

Approved

City of Portland - Bureau of Development Services

Planner Dave Shilton Date 2.14.12

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