



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

Dan Saltzman, Commissioner
Paul L. Scarlett, Director
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www.portlandoregon.gov/bds

Date: June 28, 2012
To: Interested Person
From: Staci Monroe, Land Use Services
503-823-0624 / staci.monroe@portlandoregon.gov

NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has **approved** a proposal in your neighborhood. The reasons for the decision are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 11-201969 HDZ –MECHANICAL LOUVERS, ROOFTOP EQUIPMENT & AWNING

GENERAL INFORMATION

Applicant: Lorraine Guthrie, 503-804-5725 / Lorraine Guthrie Architect
2748 SW Patton Court / Portland, OR 97201

Chesapeake Holdings Logan LLC (owner)
4949 SW Meadows Rd #500 / Lake Oswego, OR 97035-3161

Site Address: 317 SW ALDER STREET

Legal Description: BLOCK 48 LOT 4, PORTLAND
Tax Account No.: R667705770
State ID No.: 1S1E03BA 07400
Quarter Section: 3129
Neighborhood: Portland Downtown, contact Jennifer Geske at 503-750-9843.
Business District: None
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Central City - Downtown
Other Designations: Historic Landmark – Buyers Building
Zoning: CXd – Central Commercial zone with a Design overlay
Case Type: HDZ – Historic Design Review
Procedure: Type II, an administrative decision with appeal to the Landmarks Commission.

Proposal:

The applicant seek Historic Design Review approval for exterior alterations to the Buyers Building (aka Loyalty Building), a Historic Landmark, within the Downtown Subdistrict of the Central City Plan District. The alterations include the following:

- o Add a domed awning above the westernmost tenant space on the south elevation comprised of black powder coated aluminum frame with striped “Sunbrella” fabric cover;
- o Remove all existing rooftop mechanical units and replace with 20 new condensing units (each 30” x 69”) that sit on racks with a total height of 8’-6”;

- Remove metal louvers within windows on the south and east elevations;
- Add new metal louvers within portions of the upper and lower sash of the windows behind the fire escape ladder and within the transom on the east elevation; and
- Add new metal louvers in portion of the fixed windows on the north elevation.

Per 33.445.140.A, exterior alterations to historic Landmarks that do not meet the exemptions of subsection B require Historic Design Review.

Relevant Approval Criteria:

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

- | | |
|--|--|
| ■ Central City Fundamental Design Guidelines | ■ Other Approval Criteria – Section 33.846.060.G |
|--|--|

ANALYSIS

Site and Vicinity: The Buyers Building, more commonly known today as the Loyalty Building, was designed by the architecture firm of Claussen and Claussen in 1922, but not constructed until 1928. Programmatically it was modeled on successful enterprises in New York and Chicago that brought together many smaller retailers and vendors in a supportive setting to create a synergistic marketplace. The exterior design of the building applies the classical Sullivanesque tripartite formula – base, middle, and top -- to a commercial structure, expressing the strength and minimal size of its concrete frame in larger window openings and relatively slender structural columns. The exterior cladding material at the two lower floors is “cast stone” a concrete material made to mimic stone masonry. The upper floors are clad in brick. As is common with older commercial structures, the ground floor of the building has seen many alterations over time as tenancies have changed. The prominent local architect, Harry Herzog, designed a significant and comprehensive ground floor remodeling, still largely intact, along the west end of the south elevation.

The building is located in a neighborhood dense with individually designated Historic Landmarks from the late Nineteenth and early Twentieth Centuries, so much so that the aggregation constitutes a *de facto* historic district. SW 3rd Avenue is designated as a Traffic Access Street and City Bikeway, and SW Alder Street is designated as Major City Traffic Street and a Local Service Bikeway. The entire downtown area is designated as a pedestrian zone.

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

The Design Overlay Zone (d) promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The Design Overlay Zone also promotes quality high-density development adjacent to transit facilities. This is achieved through the creation of design districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review or compliance with the Community Design Standards. In addition, design review or compliance with the Community Design Standards ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

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

city and its heritage. Historic preservation beautifies the city, promotes the city's economic health, and helps to preserve and enhance the value of historic properties.

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

- *DZ 110-84:* Approval of a 1984 Design Review for a boiler.
- *DZ 124-85:* Approval of a 1985 Design Review for an exhaust and intake grills on the building's exterior.
- *DZ 008-90:* Approval of a 1990 Design Review.
- *09-108063 HDZM* – Approval of a 2009 Historic Design Review with Modification for a storefront remodel, sign and awnings.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **May 24, 2012**. The following Bureaus have responded with no concerns:

- Bureau of Environmental Services (Exhibit E-1)
- Water Bureau (Exhibit E-2)
- Plan Review Section of BDS (Exhibit E-3)
- Fire Bureau (Exhibit E-4)

The following Bureaus have no issues:

- Site Development Section of BDS
- Bureau of Transportation Engineering
- Bureau of Parks-Forestry Division

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on May 24, 2012. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

Chapter 33.846, Historic Reviews

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

G. Other Approval Criteria:

- 1. Historic character.** The historic character of the property will be retained and preserved. Removal of historic materials or alteration of features and spaces that contribute to the property's historic significance will be avoided.
- 2. Historic changes.** Most properties change over time. Those changes that have acquired historic significance will be preserved.
- 7. Differentiate new from old.** New additions, exterior alterations, or related new construction will not destroy historic materials that characterize a property. New work will be differentiated from the old.
- 8. Architectural compatibility.** New additions, exterior alterations, or related new construction will be compatible with the resource's massing, size, scale, and architectural features. When retrofitting buildings or sites to improve accessibility for persons with

disabilities, design solutions will not compromise the architectural integrity of the historic resource.

- 9. Preserve the form and integrity of historic resources.** New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic resource and its environment would be unimpaired.
- 10. Hierarchy of compatibility.** Exterior alterations and additions will be designed to be compatible primarily with the original resource, secondarily with adjacent properties, and finally, if located within a Historic or Conservation District, with the rest of the district. Where practical, compatibility will be pursued on all three levels.

Findings for 1, 2, 7, 8, 9, and 10: Upgrades to the building include a new HVAC system to replace the original boiler and ventilation structure. The improvements include 20 new rooftop mechanical units located in manner that ensures minimal visibility by their central, linear placement and setback from the roof edges. For the ventilation required on each floor, new metal louvers are proposed to provide the exhaust and intake. On the east façade (floor 2 through 8), louvers are proposed within portions of the upper and lower sash of the existing wood windows behind the fire escape. On the north façade (floor 9 through 12), louvers are proposed within the upper portion of the fixed windows. On the ground level, two louvers are proposed within the transom area under the awning in the northernmost bay. In the double hung windows (with the exception of the 2nd floor), the louvers will be installed by replacing each solid pane of glass within the upper and lower sash with metal louvers and glass fitted with a new wood muntin that compliments the profile, depth and thickness of the existing sash to remain. This approach results in a temporary alteration to the window that can be fully restored in the future by simply removing the louver and muntin and replacing with a fully glazed lite. Similarly, on the full louver installments on the other windows, these elements can be easily removed with no damage or permanent alteration to the windows. This approach ensures no original material is damaged or removed (other than glass) and retains the proportions of the original windows. The location behind the fire escape ladder, under the canopy, and on the upper windows on the non-street façade reduces the prominence of these elements and thus the architectural integrity and overall character of the building remains intact.

The location of awning is within a bay that was remodeled in the Art Deco style in 1939 which has been deemed historically significant. This remodel included the southern entrance and lobby, as well as this small tenant space to the west. The façade treatment is considerably different in that it is not only a different style but a different material. The majority of the ground floor is cast stone while this remodeled portion is terra cotta and bronze. Given the distinct difference between this portion of the ground level and the remainder of the building, an awning of a different type than the rest of the building is appropriate. The domed fabric awning with a loose valance is decorative and compliments the Art Deco style of this façade. The awning is properly scaled for this petite shop front and its placement in horizontal alignment with the others awnings and vertically above the storefront and the bronze header compliments the remodeled storefront and the overall ground level. The awning frame will utilize 4 existing holes into the terra cotta from the prior awning. In order to secure the frame, however, two holes (3/8" in diameter) are needed in the horizontal joint to further secure the awning. The awning will be attached to the concrete wall behind the terra cotta with wedge anchors to minimize the load and potential damage on the terra cotta. Given the number and small size of the new holes, as well as the location in the horizontal joint, the impact on the historic material will be negligible.

These guidelines for therefore met.

Central City Fundamental Design Guidelines

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

City.

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

Central City Plan Design Goals

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

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

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

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

Findings: The original wood window systems will be maintained though temporarily altered. The glass panes will be replaced with smaller sizes in order to accommodate the new louvers in the upper and lower windows. The original upper and lower wood sashes will remain in place while new wood muntins designed to match the sashes will be used to hold the louver in place within the frame. *This guideline is therefore met.*

- C2. Promote Quality and Permanence in Development.** Use design principles and building materials that promote quality and permanence.

Findings: The proposal includes metal louvers, new wood muntins for the windows, metal awning frame and Sunbrella fabric. Metal and wood are both durable materials that provide a sense of permanence. While the Sunbrella fabric resists fading and discoloration due to constant exposure to the elements. *This guideline is therefore met.*

- C3. Respect Architectural Integrity.** Respect the original character of an existing building when modifying its exterior. Develop vertical and horizontal additions that are compatible with the existing building, to enhance the overall proposal's architectural integrity.
- C4. Complement the Context of Existing Buildings.** Complement the context of existing buildings by using and adding to the local design vocabulary.
- C5. Design for Coherency.** Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.

Findings for C3, C4 and C5: As noted in the above Findings for 1, 2, 7, 8, 9, and 10

of Section 33.846.060 G. (Other Approval Criteria), the proposed awning, metal louvers and rooftop mechanical units are consistent with the character of the building and result in a coherent composition. *These criteria are therefore met.*

- B1. Reinforce and Enhance the Pedestrian System.** Maintain a convenient access route for pedestrian travel where a public right-of-way exists or has existed. Develop and define the different zones of a sidewalk: building frontage zone, street furniture zone, movement zone, and the curb. Develop pedestrian access routes to supplement the public right-of-way system through superblocks or other large blocks.
- B6. Develop Weather Protection.** Develop integrated weather protection systems at the sidewalk-level of buildings to mitigate the effects of rain, wind, glare, shadow, reflection, and sunlight on the pedestrian environment.
- C8. Differentiate the Sidewalk-Level of Buildings.** 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.
- C10. Integrate Encroachments.** Size and place encroachments in the public right-of-way to visually and physically enhance the pedestrian environment. Locate permitted skybridges toward the middle of the block, and where they will be physically unobtrusive. Design skybridges to be visually level and transparent.

Findings for B1, B2, C8 and C10: The new domed fabric awning will project 3’-“11 from the building and span 7’-10” above the entrance. This element will provide adequate weather protection for those accessing this tenant space and is a similar ground level treatment that differentiates lower from the upper floors. The size of the awning is human scaled and its projection above the sidewalk in the pedestrian through-zone enhances this environment for those on foot. *These guidelines are therefore met.*

- B2. Protect the Pedestrian.** 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.
- C11. Integrate Roofs and Use Rooftops.** Integrate roof function, shape, surface materials, and colors with the building’s overall design concept. Size and place rooftop mechanical equipment, penthouses, other components, and related screening elements to enhance views of the Central City’s skyline, as well as views from other buildings or vantage points. Develop rooftop terraces, gardens, and associated landscaped areas to be effective stormwater management tools.

Findings for B2 and C11: The proposal includes removing all of the existing rooftop mechanical units, which are scattered across the roof. These units will be replaced with 20 new condensing units, each 30”(w) x 69”(l) x 66” (h) that sit on racks with a total height of 8’-6”. These units will be centrally located in the middle of the roof in a linear fashion. The units are setback approximately 12’-6” from the north and south roof edges and 54’-0” from the east roof edge. An elevator penthouse, boiler and stair room screen these units from the west. In conjunction with the setbacks, the existing parapet on the roof (that ranges from 5’-8” along the street edges to 2’-4” along the interior lot line edges) will also provide screening. The organization and placement of the rooftop units result in an integrated installation that will be screened from the sidewalk below. The mechanical exhaust louvers have also been appropriately placed (within the windows behind the fire escape, within the transom under the awning and within the uppermost windows on the non-street facing north elevation) to reduce any adverse impacts on the pedestrian environment. *This guideline is therefore met.*

DEVELOPMENT STANDARDS

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

CONCLUSIONS

The purpose of the Historic 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. The awning, rooftop mechanical units and metal louvers will be integrated in a manner that respects the architectural integrity of this historic landmark, retains original character defining features and material and does not adversely impact the pedestrian environment. This proposal meets the applicable Historic Design Review criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of the following exterior alterations to the Buyers Building (aka Loyalty Building), a Historic Landmark, within the Downtown Subdistrict of the Central City Plan District:

- Add a domed awning above the westernmost tenant space on the south elevation comprised of black powder coated aluminum frame with striped “Sunbrella” fabric cover;
- Remove all existing rooftop mechanical units and replace with 20 new condensing units (each 30” x 69”) that sit on racks with a total height of 8’-6”;
- Remove metal louvers within windows on the south and east elevations;
- Add new metal louvers within portions of the upper and lower sash of the windows behind the fire escape ladder and within the transom on the east elevation; and
- Add new metal louvers in portion of the fixed windows on the north elevation.

Per the approved plans, Exhibits C-1 through C-11, signed and dated 6/25/2012, subject to the following conditions:

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1-C.11. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 11-201969 HDZ. No field changes allowed."

Staff Planner: Staci Monroe



Decision rendered by: _____ **on June 25, 2012**

By authority of the Director of the Bureau of Development Services

Decision mailed: June 28, 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 16, 2011, and was determined to be complete on **May 21, 2012**.

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 16, 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. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

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

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

Appealing this decision. This decision may be appealed to the Landmarks Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on July 12, 2012** at 1900 SW Fourth Ave. Appeals can be filed Tuesday through Friday on the first floor of the Development Services Center until 3 p.m. After 3 p.m. and Mondays, appeals must be submitted to the receptionist at the front desk on the fifth floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

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

Attending the hearing. 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 the Landmarks Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 550 Capitol St. NE, Suite 235, Salem, Oregon 97301, or phone 1-503-373-1265 for further information.

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 the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Landmarks

Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

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 **July 13, 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.

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

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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

A. Applicant's Statement

1. Project Summary and Responses to Approval Criteria
2. Applicant's Response to Incomplete Letter
3. Building Code Appeal Summary
4. Building Photos

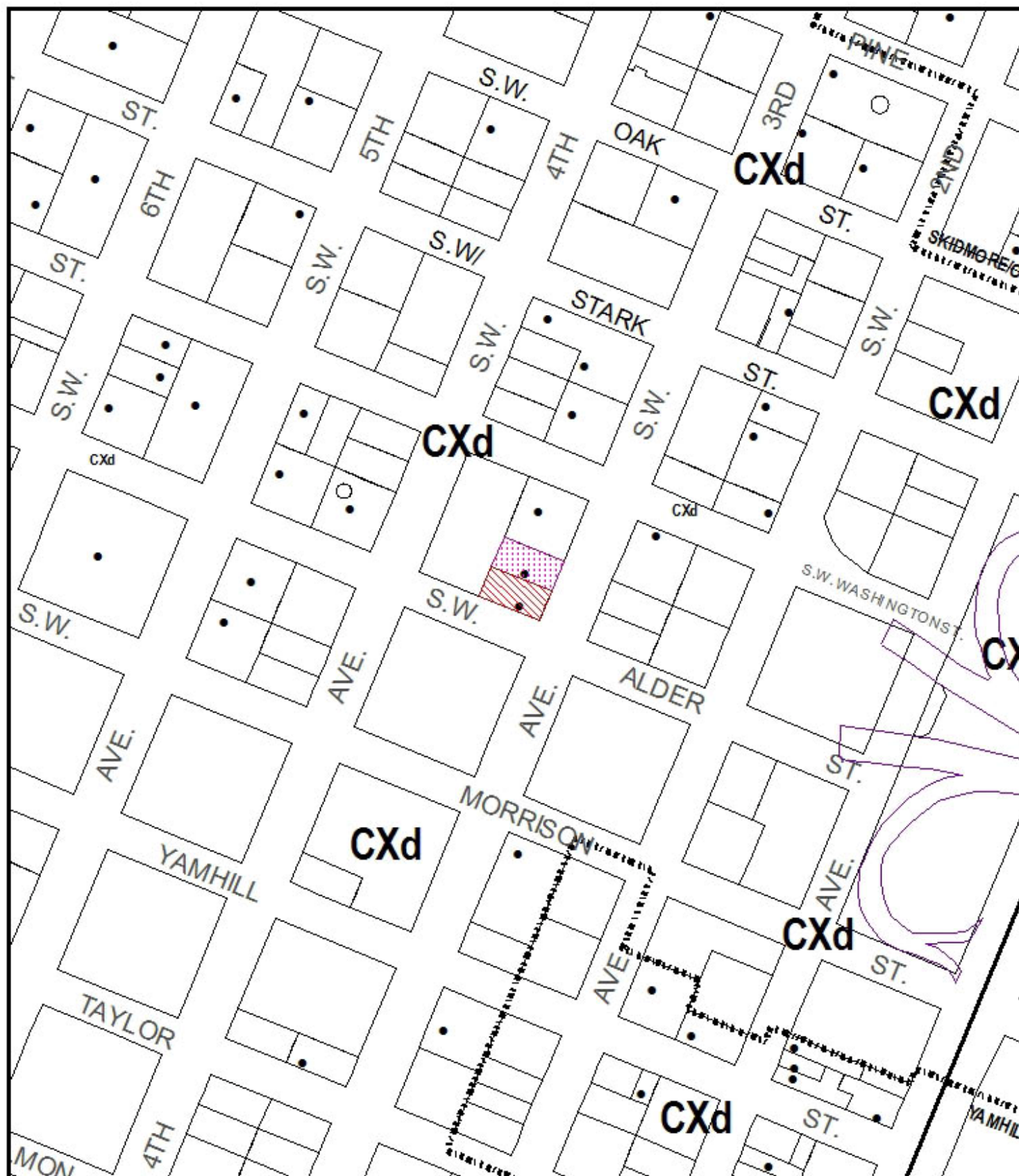
B. Zoning Map (attached)

C. Plans/Drawings:

1. Site & Roof Plan (attached)
2. SW Alder Street/South Elevation (attached)
3. SW 3rd Avenue/East and North elevation (attached)
4. Basement – 3rd Floor Plans
5. 4th – 7th Floor Plans

6. 8th – 11th Floor Plans
 7. 12th Floor and Roof Plans
 8. Wall, Window and Louver Sections
 9. Louver and Transom Wall Section
 10. Awning Detail
 11. Rooftop Mechanical Units Cutsheets
- D. Notification information:
1. Mailing list
 2. Mailed notice
- E. Agency Responses:
1. Bureau of Environmental Services
 2. Water Bureau
 3. Plan Review Section of BDS
 4. Fire Bureau
- F. Correspondence: none
- G. Other:
1. Original LU Application
 2. Incomplete Letter

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).



ZONING



Site



Also Owned



Historic Landmark



This site lies within the:
CENTRAL CITY PLAN DISTRICT

File No. LU 11-201969 HDZ

1/4 Section 3129

Scale 1 inch = 200 feet

State_Id 1S1E03BA 7400

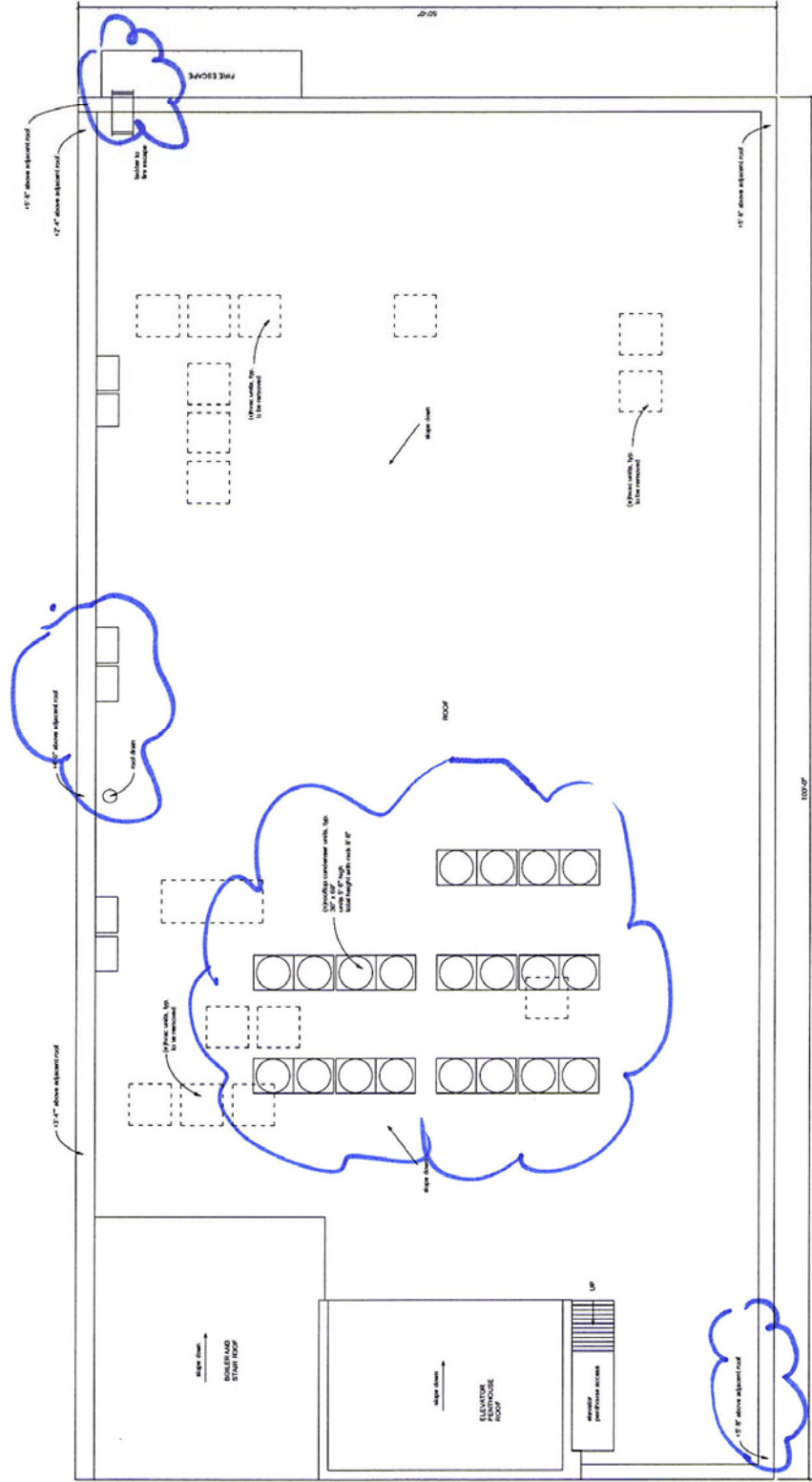
Exhibit B (Dec 23, 2011)

Approved
City of Portland - Bureau of Development Services

Planner [Signature] Date 6-25-12

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

AREAS OF WORK



1 SITE / ROOF PLAN

SW ALDER STREET

HISTORIC REVIEW

A2.14

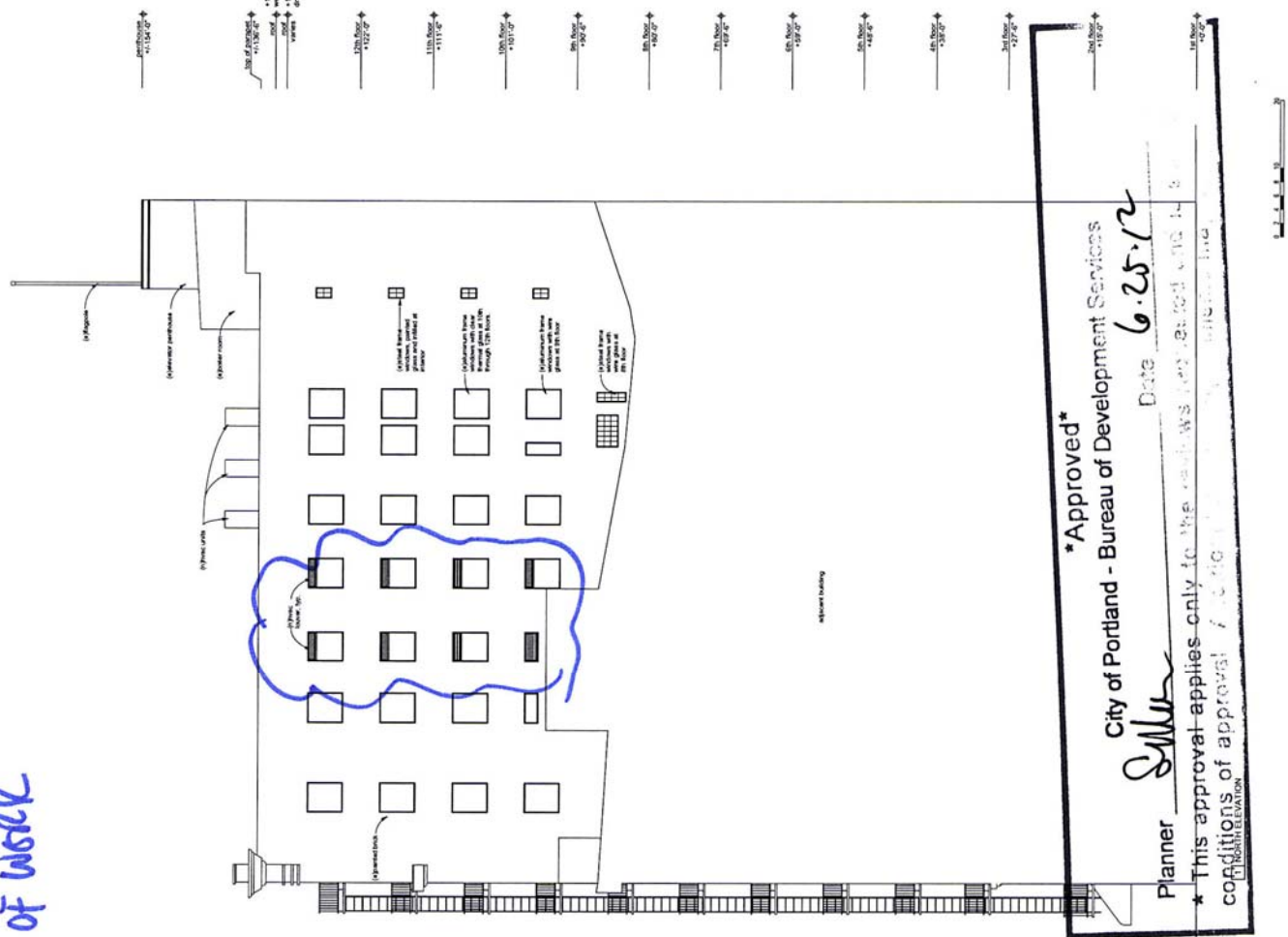
13 MAY 2011
13 MAY 2011
13 MAY 2011

Contractor: Redlich Construction, Kevin Blundell 211 Madison Avenue, Portland, OR 97204 503 239 2000
Owner's Rep: Redlich Construction, Kevin Blundell 211 Madison Avenue, Portland, OR 97204 503 239 2000
Architect: Redlich Construction, Kevin Blundell 211 Madison Avenue, Portland, OR 97204 503 239 2000
Loyalty Building, 317 SW Alder Street, OR 97204

LU11-201969 +102
EX. C-1



W 11-201969 H02
EX.C-3



Approved

City of Portland - Bureau of Development Services

City of Portland - Bureau of
Date 6.25.12
Sullivan
Planner

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Dinner

* This approval applies only to the conditions of approval / conditions of observation

conditions of approval / 100

conditions of

L A4.1

Contractor	Reddie Construction, Kevin Baker, 211 Molalla Avenue, Oregon City, Portland
Owner's Rep.	Reddie Management, Marynna Retschak, 211 Molalla Avenue, Oregon City, Portland
Architect	Loraine Outree Architects Inc., 2748 SW Plomon Court, Portland, OR 97201 © 2011 Loraine Outree Architects Inc. All Rights Reserved
Loyally Building, 317 SW Alder Street, OR 97204	

Exterior Elevations
1/18/2011

L A4.1