



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

Amanda Fritz, Commissioner
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Date: May 1, 2015
To: Interested Person
From: Benjamin Nielsen, Land Use Services
503-823-7812 / Benjamin.Nielsen@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 mailed copy of this document is only a summary of the decision. The reasons for the decision, including the written response to the approval criteria and to public comments received on this application, 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 15-115946 HR – EXTERIOR ALTERATIONS

GENERAL INFORMATION

Applicant/ Representative: Kathy Johnson | Hennebery Eddy Architects, Inc.
921 SW Washington St, Suite 250 / Portland, OR 97205

Owner's Representative: Wendy Robertson | Mississippi Delta LLC
631 SW Capitol Hwy #505 / Portland, OR 97239

Site Address: 4000 N MISSISSIPPI AVE

Legal Description: BLOCK 13 LOT 16, MULTNOMAH
Tax Account No.: R591902010
State ID No.: 1N1E22CA 13800 **Quarter Section:** 2629

Neighborhood: Boise, contact Stephen Gomez at 503-819-8268.
Business District: Historic Mississippi, contact Trevin Miller at 503-708-7763 & North-Northeast Business Assoc, contact Joice Taylor at 503-841-5032.
District Coalition: Northeast Coalition of Neighborhoods, contact info@necoalition.org

Plan District: None
Other Designations: Mississippi Conservation District
Zoning: CS – Storefront Commercial
Case Type: HR – Historic Resource Review
Procedure: Type II – an administrative decision with appeal to the Landmarks Commission.

Proposal:

The applicant requests historic resource review to make exterior improvements to the contributing historic building at 4000 N Mississippi Street. Constructed in 1929, the historically mixed-use building continues to offer commercial/retail spaces at the ground floor

and residential apartments at the second floor. The proposed exterior alterations will be phased. The primary exterior alterations will consist of replacement of non-original vinyl windows (north and east elevations) and replacement of non-original slider windows (south elevation) on the second floor with more historically compatible steel sash windows. Optional phases will include:

- Replacement of non-original vinyl windows and doors with more historically compatible steel sash windows and doors and repairs to the stucco with more historically accurate detailing at the second floor of the east elevation; and/or
- Replacement of non-original hollow metal doors with more historically compatible wood doors on the west, southwest, and south elevations and more historically compatible steel doors on the east elevation; and/or
- Replacement of the non-original portions of the storefronts on the west and south elevations with a more historically compatible-designed aluminum storefront system and installation of tile on the stem walls below;

Should the optional scope items not be implemented, the existing conditions will be maintained.

Exterior alterations in a conservation district require historic resource review approval.

Relevant Approval Criteria:

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

- 33.846 Historic Resource Review
- Community Design Guidelines

ANALYSIS

Site and Vicinity: The subject building is a two-story, mixed-use brick building which was constructed in 1929 and is a contributing structure within the Mississippi Conservation District. The building was designed, and continues to have, retail and a ballroom on the ground floor and residential units above on the second floor. The exterior is designed in the Mediterranean style with steel sash arched windows above steel sash casement windows on the second story. Several of the original steel sash casement windows have been replaced with aluminum slider windows. On the ground floor, storefront windows face N Mississippi Street [*Community Main Street, Transit Access Street, Minor Emergency Response Street, Local Service Bikeway, Boise Pedestrian District, Local Service Walkway*] and the western third of N Shaver Street [*Minor Emergency Response Street, Local Service Bikeway, Boise Pedestrian District, Local Service Walkway*]. The storefront windows are comprised of narrow lites separated by wood mullions. The windows sit on a curb covered with painted wood board and batten. Above lie arched transom windows. To the east along N Shaver Street, the storefront windows give way to large, steel sash casement and arched windows. These are located at the ballroom portion of the ground floor. An arched entry way with steel door and arched steel sash clerestory window separates the two portions of the façade. The building has a mansard roof with clay tile above a slightly-projecting metal cornice/gutter.

The brick façade wraps around the east and north sides of the building, though it drops down in height at the east façade, revealing a roof deck and a stuccoed portion of the east façade which is set back from the main alley wall. One steel door with steel sash transom and one steel sash casement window lie on the brick portion of the east façade. Above the steel sash window is a steel fire escape. Vinyl windows and vinyl sliding doors penetrate the setback stucco façade on the second floor. Around the corner on the north façade, the building has three large, steel sash windows on the ground floor that are identical in design as those facing N Shaver Street. Above on the second floor, vinyl windows are installed where steel sash windows once were. A narrow side yard lies between the subject building and the adjacent building to the north.

Zoning: The Storefront Commercial (CS) zone is intended to preserve and enhance older commercial areas that have a storefront character. The zone intends that new development in these areas will be compatible with this desired character. The zone allows a full range of retail, service and business uses with a local and regional market area. Industrial uses are allowed but are limited in size to avoid adverse effects different in kind or amount than commercial uses and to ensure that they do not dominate the character of the commercial area. The desired character includes areas which are predominately built-up, with buildings close to and oriented towards the sidewalk especially at corners. Development is intended to be pedestrian-oriented and buildings with a storefront character are encouraged.

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

The Mississippi Avenue Conservation District is an area rich in late nineteenth and early twentieth century buildings, both along its namesake central commercial street and in the flanking residential areas to the east and west. It grew up around a streetcar line that ran up N Mississippi Avenue, providing access and a rationale for concentration of businesses. N Missouri Avenue, running parallel to Mississippi two blocks west, and N Shaver Street, also adjoining the site, are local service bikeways, and the neighborhood is designated as a pedestrian zone. The area also exhibits a pattern rare in Portland, in that it includes alleys, one of which borders the property to the east.

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

- LU 06-145409 HDZM: Approval for a mixed-use development with non-standard improvements in the public right-of-way and Modifications to the Interior Landscaping and Loading standards.
- LU 07-118313 HDZ: Approval of revisions to the decision in case LU 06-145409 HDZM.
- EA 11-143209: Early review of Community Design Standards and other zoning questions.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **March 19, 2015**.

- The Bureau of Development Services – Life Safety Division responded with general life safety comments. See Exhibit E-1 for details.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on March 19, 2015. 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 33.846.060 - Historic Resource Review

Purpose of Historic Resource Review

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

Historic Resource Review Approval Criteria

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

Findings: The site is located within the Mississippi Conservation District and the proposal is for a non-exempt treatment. Therefore Historic Resource Review approval is

required. The approval criteria are the *Community Design Guidelines*.

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

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.

D6. Architectural Integrity. Respect the original character of buildings when making modifications that affect the exterior. Make additions compatible in scale, color, details, material proportion, and character with the existing building.

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, D6, D7, & D8: The proposed exterior window alterations—which include replacement of non-historic aluminum slider windows on the second floor with steel sash casement windows, the replacement of non-historic vinyl windows on the north façade with replica steel sash casement windows, and the *optional* replacement of non-historic vinyl windows and sliding doors with new steel sash windows and French doors will help to unify the design of the second story and return it to a more historically-accurate state.

The new steel sash windows that will replace the aluminum and vinyl windows will be designed to have nearly identically-designed steel sashes and muntins. The new steel sash windows on the south and west facades will be single-paned and will utilize an exterior extension cleaning hinge similar to those used on the existing historic windows. The existing steel sash arched windows above will remain in place. The steel sash windows on the north and east elevations will be composed of double-pane glazing with steel sashes and muntins. The vinyl sliding doors on the east façade will be replaced with steel sash French doors that also have steel sashes and muntins and will be composed of double-pane glazing. Altogether, these new windows and doors will help to restore the historical architectural integrity of the building, whether done in phases or all at once.

Associated with the *optional* replacement of the existing windows and doors on the east façade, the existing stucco will be replaced or repaired with three-coat stucco. The corbelling of the stucco wall will be restored to align with the corbelling of the brick returns at the wall's north and south edges. Sheet metal flashings on the decorative coping on either side of the second floor deck will also be replaced with an identical design.

The proposal also includes the *optional* replacement of non-historic metal storefront and hollow metal doors on the ground level with new glazed wood doors and sidelites. The existing metal storefront door at the cut corner on the southwest elevation is proposed to be replaced with a new glazed wood

door with a full, arched lite and full sidelites on either side. The existing steel arched transom window will remain. The existing hollow metal door with half-lite glazing at the north end of the west elevation would be replaced with another new glazed wood door with a full, arched lite. The existing wood, arched transom window will remain here as well. Similarly, the existing hollow metal door on the south elevation will be replaced with a new glazed wood door with a full, arched lite and full sidelites. Again, the existing wood, arched transom window will remain above the new door. The design of all three new doors would approximate the design on the original elevations, utilizing single doors rather than a pair.

The existing pair of hollow metal doors on the east elevation, facing the alley, is *optionally* proposed to be replaced with a new pair of more-durable, solid panel steel doors and new trim. The existing steel casement transoms will remain in place.

One important, though *optional*, component of the proposed exterior remodel is the replacement of the existing non-historic storefronts with new, bronze-anodized aluminum frame storefronts that are designed to approximate the original elevations. These alterations include replacing the tall, narrow glass lites and wood mullions in each storefront bay with larger lites separated with one, narrow (1-3/4") vertical aluminum mullion. The vertical mullion will be aligned on center with either the center of the transom windows above when there is an odd number of transoms, or it will be aligned on center with the center of the vertical mullion above when there is an even number of transoms. The surrounding aluminum frame will be even narrower than the mullions, only 1-1/4" wide.

The existing wood, arched awning transom windows will remain in place, along with their ornamental mullions, casing, and header trim. The wood sill upon which they sit, and the wood storefront header below, will also remain in place and will be repaired if damaged during renovation.

As part of the *optional* storefront replacement, the existing board and batten covering on the curb would be removed and replaced with 3"x3" nominal square ceramic tile on the face and quarter rounds on the outside corners, again to match the original elevation drawings. The proposal also calls for the *optional* installation of a new wood entry door with single arched lite in the northern storefront bay on the west elevation to match the original western elevation drawing. Were this door not to be installed, the vertical mullion pattern on the other storefront windows would repeat itself here.

Taken altogether, both the proposed and *optional* alterations will help to preserve an existing contributing building within the Mississippi Conservation District and will maintain the streetcar- and pedestrian-oriented design of the original building. The replacement of non-historic aluminum and vinyl windows with more historically-compatible and more-durable steel sash casement windows that match the design of the remaining existing steel sash windows, and the *optional* replacement of non-historic steel doors and the non-historic storefront with more-compatible and durable glazed wood doors and new aluminum storefront windows that more closely replicate the historic design, will help to reinforce the building's contributing status within the district while restoring the building's original architectural integrity.

Therefore, 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.

Findings: Two of the proposed *optional* alterations include the replacement of non-historic storefront windows with new aluminum storefront windows that are designed to match the original elevation drawings and the *optional* replacement of non-historic steel doors with new glazed wood doors and sidelites that better match those shown on the original elevation drawings.

Therefore, this guideline is met.

E4. Corners that Build Active Intersections. Create intersections that are active, unified, and have a clear identity through careful scaling detail and location of buildings, outdoor areas and entrances.

Findings: The proposed alterations maintain the entry into the ground level shop at the cut corner of the building. The storefront replacement and replacement of other hollow metal doors on both street facing facades will further unify and open up the ground floor, enhancing the appearance of activity at the intersection of N Mississippi and N Shaver.

Therefore, this guideline is met.

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

Findings: The main entrance to the ground floor retail space may be replaced with an optional glazed wood door with sidelites. This would maintain the existing prominence this entry already has. The main entry off N Mississippi to the residential units above currently has a hollow metal door with half lite. The optional proposed replacement of this door with a new, fully glazed wood door, would make it more prominent on the west façade. Similarly, the optional replacement of the hollow metal door into the ballroom off N Shaver with a new, fully glazed wood door with sidelites will also make it a more prominent and obvious entrance to this portion of the building.

Therefore, this guideline is met.

D5. Crime Prevention. Use site design and building orientation to reduce the likelihood of crime through the design and placement of windows, entries, active ground level uses, and outdoor areas.

Findings: The proposal includes *optional* replacement of hollow metal doors, some of which have little or no glazing, with new, fully-glazed wood doors. The glazing will help provide views out onto the sidewalk, allowing building occupants to see passers-by before opening the doors. Additionally the glazing can allow light to spill onto the sidewalk at night. The *optional* proposed alterations to the ground floor storefront windows will also maintain, and likely improve, views of the active ground floor uses.

Therefore, this guideline is 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 proposed and optionally proposed exterior alterations to the existing two story mixed-use building at 4000 N Mississippi, in the Mississippi Conservation District, will help bring the building closer to its original historic conditions. The replacement of non-historic aluminum and vinyl windows with steel sash windows, the replacement of non-historic vinyl sliding doors with steel sash French doors, the replacement of non-historic hollow metal doors with new, fully-glazed wood doors—some with sidelites—and the replacement of the non-historic storefront window system with a new, thin-profile bronze-anodized aluminum storefront window system will revitalize not only the building's own architectural integrity but will improve the historic quality of the district as a whole.

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

ADMINISTRATIVE DECISION

Approval of the proposed exterior alterations to the building at 4000 N Mississippi in the Mississippi Conservation District, including:

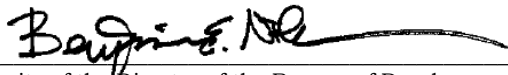
- The replacement of existing aluminum slider windows on the south and west elevations with new, single-pane steel sash casement windows with extension cleaning hinges and steel muntins;
- The replacement of existing vinyl windows on the north elevation with new, double-pane steel sash casement windows with steel muntins;
- The optional replacement of existing vinyl windows on the east façade with new, double-pane steel sash casement windows with steel muntins; the replacement of existing vinyl slider doors with new steel sash French doors with steel muntins; and the repair or replacement of existing stucco with new three-coat stucco, including replacement decorative metal coping and new corbelling to match the corbelled brick returns on the north and south ends;
- The optional replacement of the existing metal storefront door at the southwest cut-corner elevation with a new wood door with full, arched lite and full sidelites;
- The optional replacement of the existing hollow metal door on the south elevation with a new wood door with full, arched lite and full sidelites;
- The optional replacement of the existing hollow metal door on the west elevation with a new wood door with full, arched lite;
- The optional replacement of the existing hollow metal pair of doors on the east elevation with new, solid panel steel doors and trim;
- The optional replacement of the existing storefront windows on both the south and west facades with new, thin-profile, bronze-anodized aluminum storefront windows with one single vertical mullion per bay; and the replacement of the existing board and batten curb with a new 3x3 nominal tile curb under each window bay; the existing arched transom windows along with their existing ornamental muntins, casing, trim, and sills will be retained;
- The optional installation of a new, wood door with full, arched lite glazing at the northern storefront bay on the west elevation; and,

Per the approved site plans, Exhibits C-1 through C-20, signed and dated 4/24/2015, 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 through C-20. The sheets on which this information

appears must be labeled, "Proposal and design as approved in Case File # LU 15-115946 HR. No field changes allowed."

Staff Planner: Benjamin Nielsen

Decision rendered by:  **on April 24, 2015**
By authority of the Director of the Bureau of Development Services

Decision mailed: May 1, 2015

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 February 6, 2015, and was determined to be complete on March 12, 2015.

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 February 6, 2015.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: July 10, 2015.**

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 May 15, 2015** at 1900 SW Fourth Ave. Appeals can be filed at the Development Services Center Monday through Wednesday and Fridays between 8:00 am to 3:00 pm and on Thursdays between 8:00 am to 12:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 12:00 pm on Thursdays, appeals must be submitted at the reception desk on the 5th 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 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, 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 **May 18, 2015 – (the day following the last day to appeal)**.
- 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:

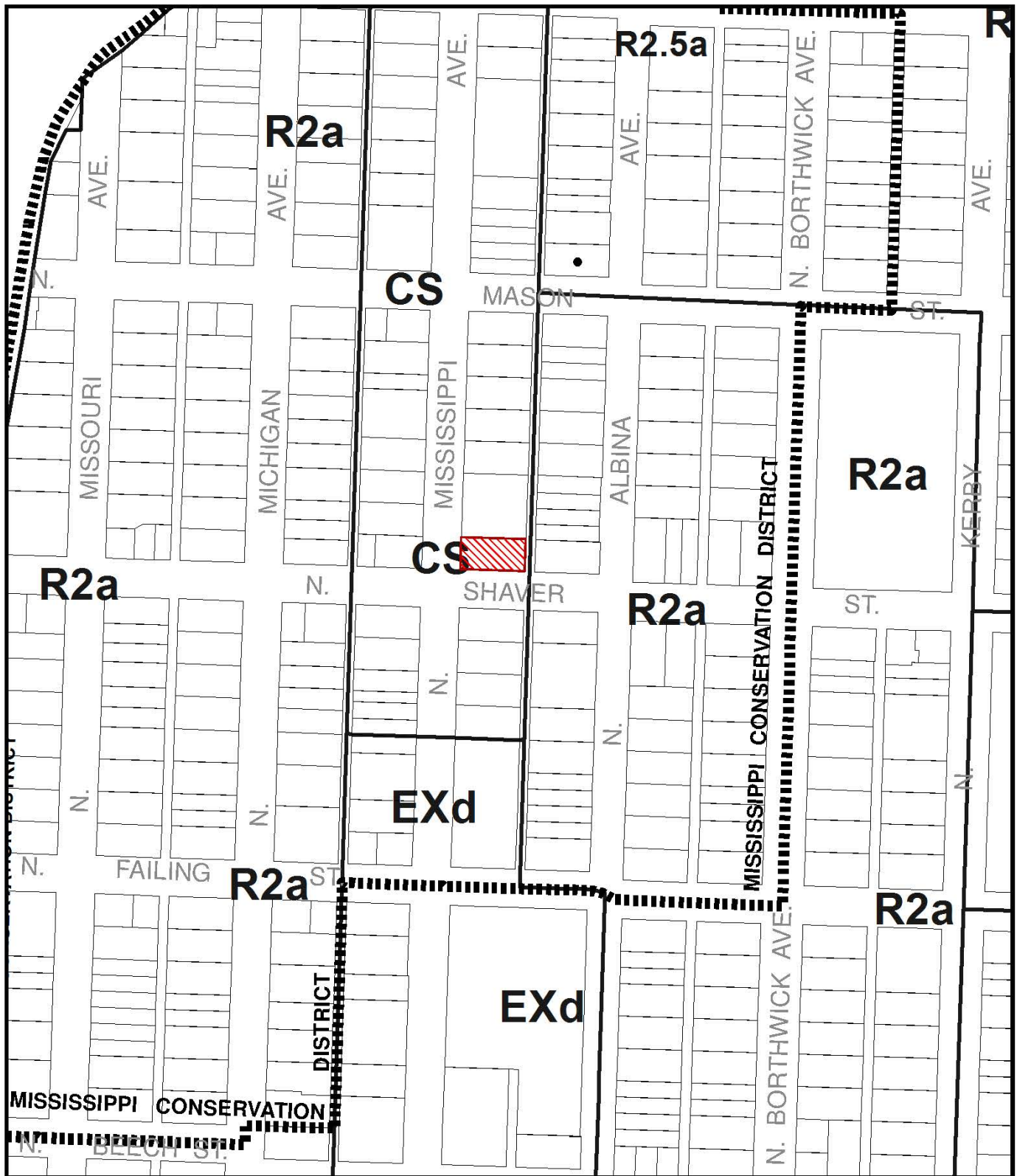
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Description & Index – Sheet 0.1
 - 2. Reference Plans – Sheet 1.1 (attached)
 - 3. West Elevation – Sheet 1.2 (attached)
 - 4. South Elevation – Sheet 1.3 (attached)
 - 5. East Elevation – Sheet 1.4 (attached)
 - 6. North Elevation – Sheet 1.5
 - 7. Existing Historic Steel Windows – Sheet 2.1
 - 8. Hybrid Steel Windows – Historic Arched Windows + Replacement Casements – Sheet 2.2
 - 9. New Compatible Replacement Windows – Sheet 2.3
 - 10. New Compatible Storefront (Optional) – Sheet 2.4
 - 11. New Compatible Doors (Optional) – Sheet 3.1
 - 12. Details – Sheet 4.1
 - 13. Details – Sheet 4.2
 - 14. Details – Sheet 4.3
 - 15. Details – Sheet 4.4
 - 16. Details – Sheet 4.5
 - 17. Details – Sheet 4.6
 - 18. Not Used
 - 19. Kawneer EnCORE Storefront System Product Cutsheet
 - 20. Daltile Natural Hues Ceramic Tile Product Cutsheet
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Life Safety Section of the Bureau of Development Services
- F. Correspondence:
 - No public comments were received.
- G. Other:
 - 1. Original LU Application
 - 2. Incomplete application letter
 - 3. Incomplete application response 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



Historic Landmark

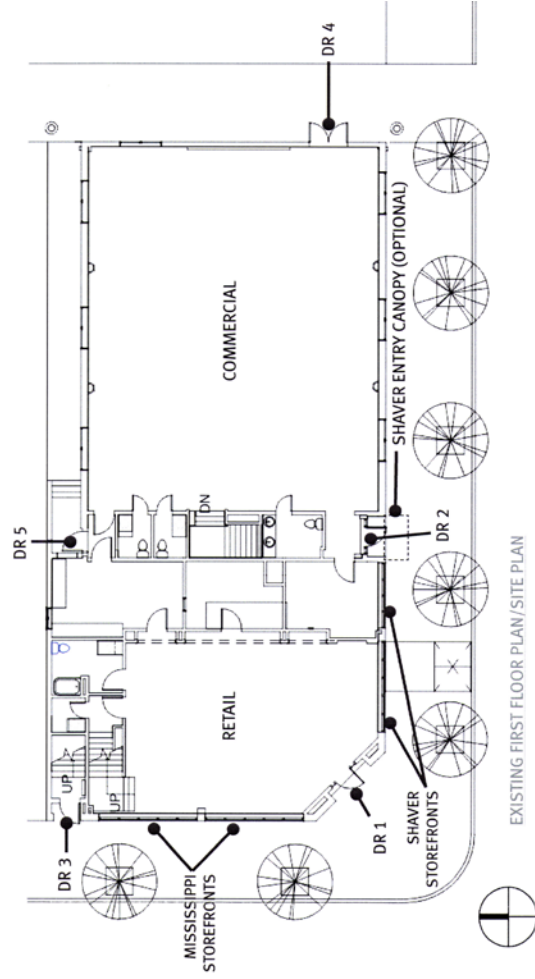
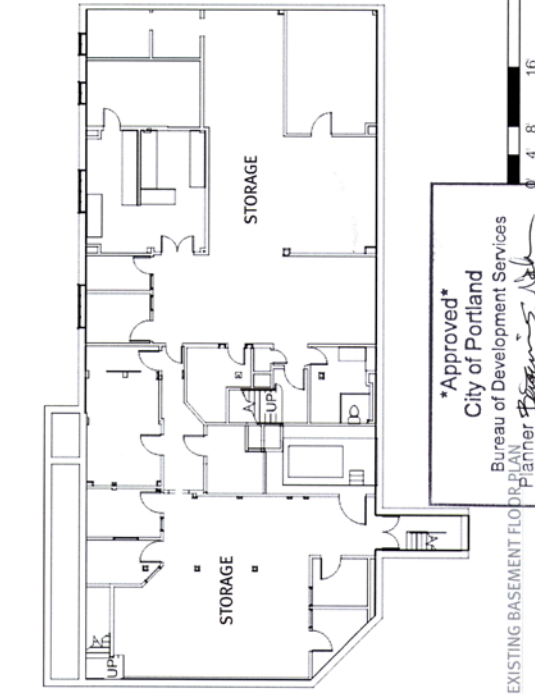
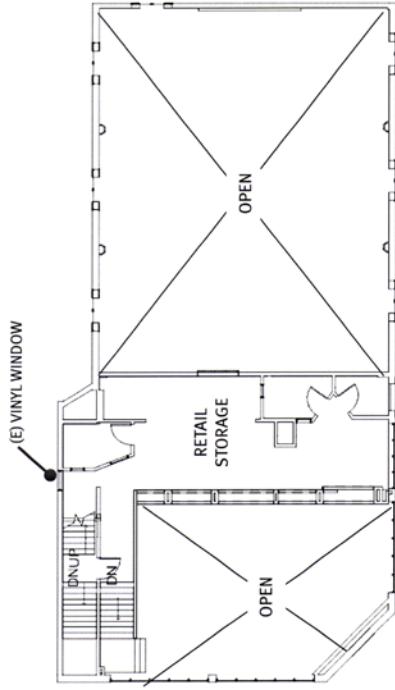
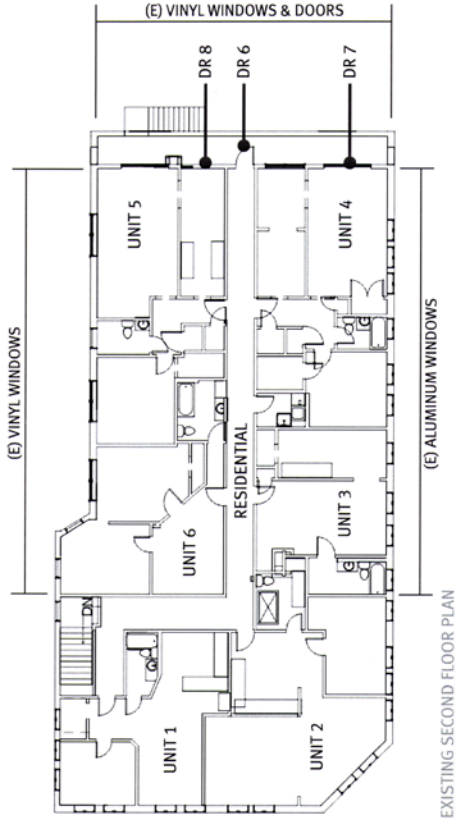


NORTH

This site lies within the:
MISSISSIPPI CONSERVATION DISTRICT

| | |
|-------------|-------------------|
| File No. | LU 15-115946 HR |
| 1/4 Section | 2629 |
| Scale | 1 inch = 200 feet |
| State_Id | 1N1E22CA 13800 |
| Exhibit | B (Feb 11, 2015) |

REFERENCE PLANS



Approved
 Bureau of Development Services
 City of Portland
 Planner *[Signature]*
 Date *10/24/2015*

Hennebery Eddy
 Architects

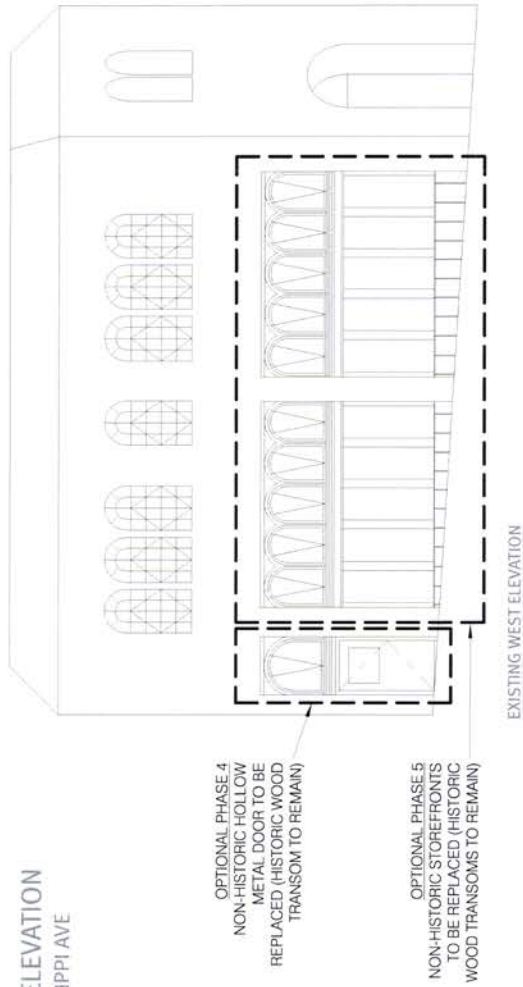
EXTERIOR REHABILITATION | 4000 N. MISSISSIPPI AVE. | PORTLAND, OR 97227

LAND USE REVIEW

06 February 2015

SHEET 1.1

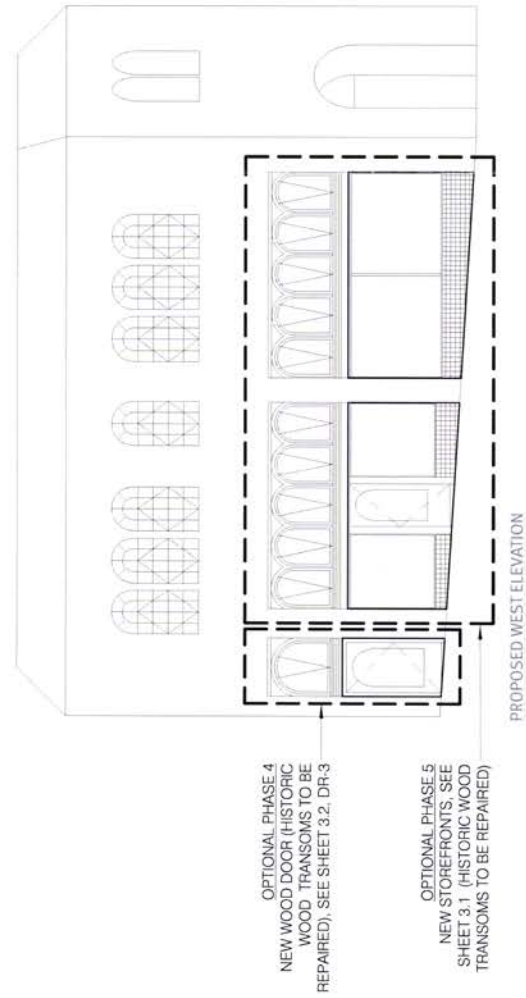
WEST ELEVATION
MISSISSIPPI AVE



- GENERAL NOTES
1. HISTORIC STEEL WINDOWS AND TRANSOMS TO BE REPAIRED.
 2. ALL DOOR AND STOREFRONT REPLACEMENT IS OPTIONAL. IF NOT REPLACED, EXISTING DOORS AND STOREFRONTS WILL BE MAINTAINED.

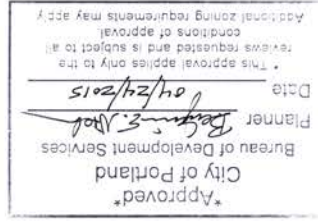
OPTIONAL PHASE 4
NON-HISTORIC HOLLOW METAL
DOOR TO BE REPLACED (HISTORIC
WOOD TRANSOM TO REMAIN)

EXISTING CORNER ELEVATION



OPTIONAL PHASE 4
NEW WOOD DOOR & SIDE LITES
(HISTORIC WOOD TRANSOM TO BE
REPAIRED), SEE SHEET 3.2, DR-1

PROPOSED CORNER ELEVATION



EXTERIOR REHABILITATION | 4000 N. MISSISSIPPI AVE. | PORTLAND, OR 97227
LAND USE REVIEW

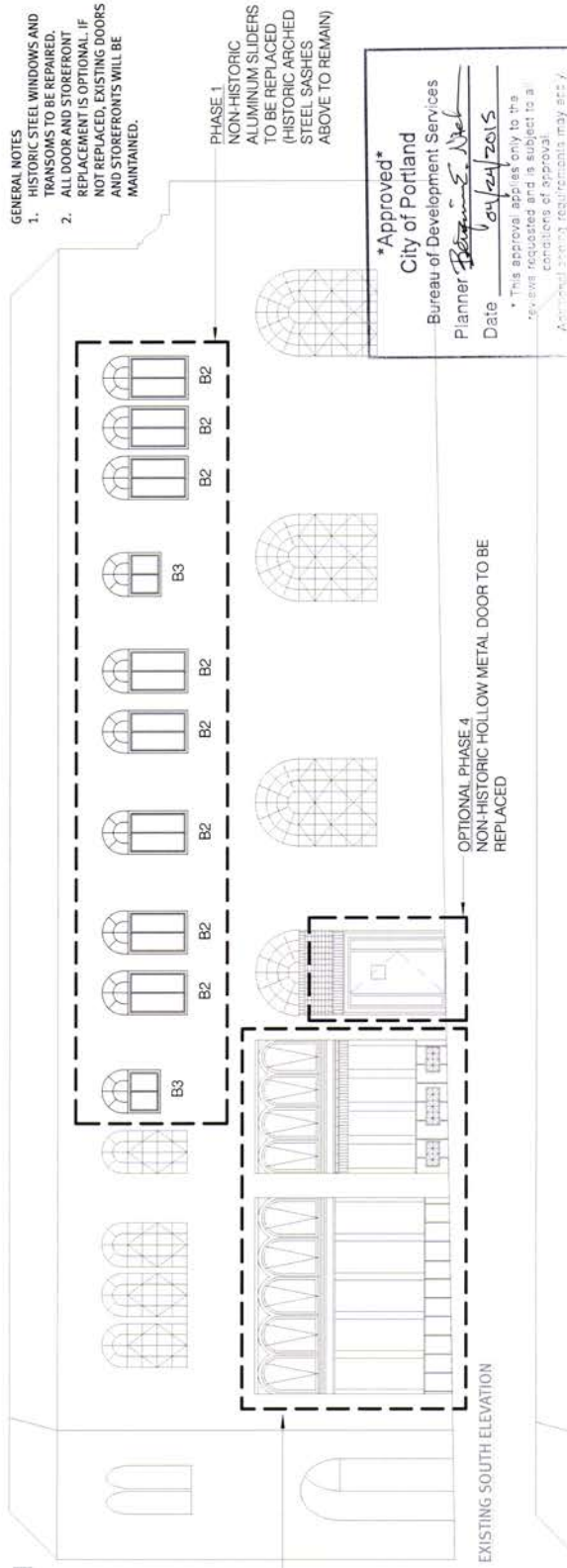
Henneberry Eddy
Architects

06 February 2015
SHEET 1.2

CU 15-115946 HP

EXHIBIT C-3

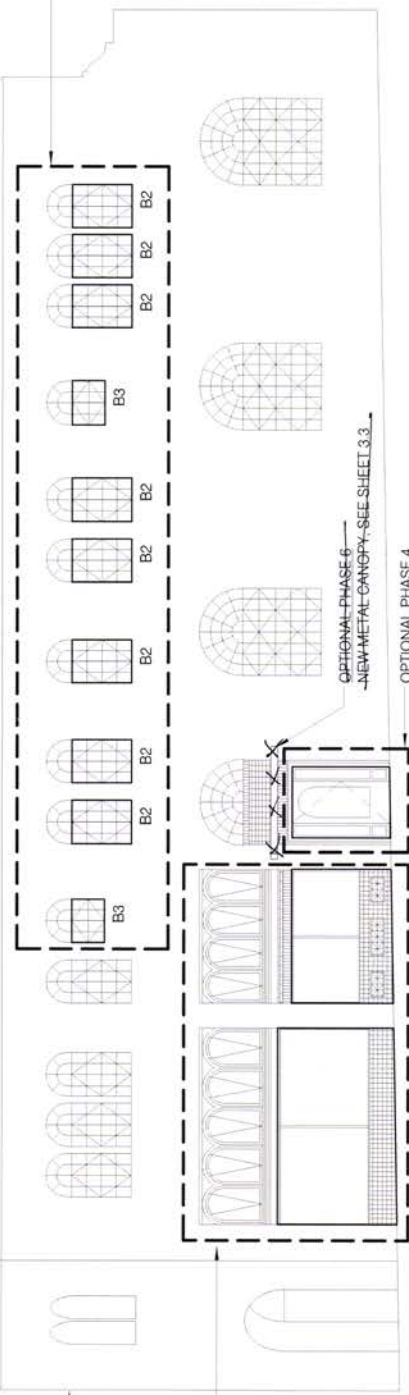
SOUTH ELEVATION
SHAVER STREET



EXISTING SOUTH ELEVATION

SEE SHEET 1.2 FOR CORNER ELEVATION

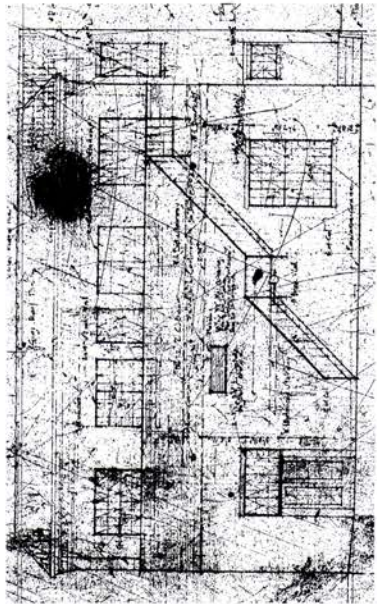
OPTIONAL PHASE 5 NEW STOREFRONTS, SEE SHEET 3.1 (HISTORIC WOOD TRANSOMS TO BE REPAIRED)



PROPOSED SOUTH ELEVATION



EAST ELEVATION ALLEY

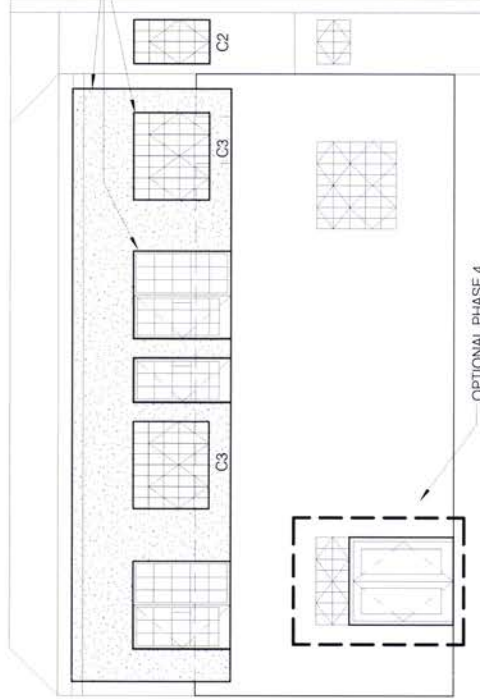


- (E) STUCCO
- OPTIONAL PHASE 3
NON-HISTORIC VINYL
WINDOWS AND SLIDING
DOORS TO BE REPLACED
- OPTIONAL PHASE 4
NON-HISTORIC HOLLOW
METAL DOORS TO BE
REPLACED (HISTORIC STEEL
TRANSOM ABOVE TO REMAIN)

GENERAL NOTES
1. HISTORIC STEEL WINDOWS AND TRANSOMS TO BE REPAIRED.
2. ALL DOOR AND STOREFRONT REPLACEMENT IS OPTIONAL. IF NOT REPLACED, EXISTING DOORS AND STOREFRONTS WILL BE MAINTAINED.

Approved
City of Portland
Bureau of Development Services
Planner *Boyd E. Hall*
Date *04/24/2015*
* This approval applies only to the reviews requested and is subject to all additional zoning requirements may apply.

EXISTING EAST ELEVATION



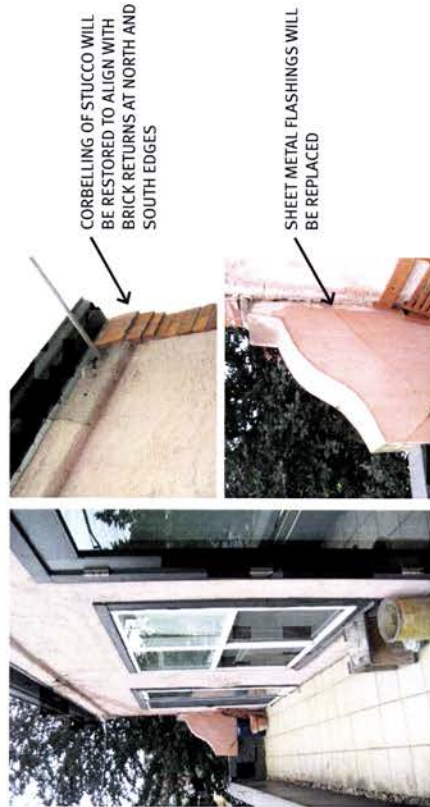
0' 2' 4' 8' 16'

06 February 2015

SHEET 1.4

EXTERIOR REHABILITATION | 4000 N. MISSISSIPPI AVE. | PORTLAND, OR 97227

LAND USE REVIEW



Stucco cladding is failing at second floor of east elevation. Stucco will be repaired or replaced if severely deteriorated or interior conditions are found to be severe. Replacement, if required, will be a traditional 3 part stucco on metal lath installation.

Henneberry Eddy
Architects

LU 15-115946 H2

EXHIBIT C-5