



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

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

Date: September 28, 2015
To: Interested Person
From: Grace Jeffreys, Land Use Services
503-823-7840 / Grace.Jeffreys@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 15-139037 HR **EXTERIOR ALTERATIONS TO SOUTH, NORTH AND WEST ELEVATIONS**

GENERAL INFORMATION

Applicant: Mark Nye, Nye Architecture LLC
5846 SW Thomas Ct, Portland, OR 97221

Owner: Wendy A March
2527 NE Thompson St, Portland, OR 97212-4808

Site Address: 2527 NE THOMPSON ST

Legal Description: BLOCK 3 LOT 19&20 TL 6800, BRAZEE ST ADD
Tax Account No.: R098900680
State ID No.: 1N1E25CB 06800
Quarter Section: 2833
Neighborhood: Irvington, contact Dean Gisvold at 503-284-3885.
Business District: North-Northeast Business Assoc, contact Joice Taylor at 503-841-5032.
District Coalition: Northeast Coalition of Neighborhoods, contact Lokye Au at 503-388-9030.

Plan District: None
Other Designations: Contributing resource in Irvington Historic District
Zoning: R5 – Single-Dwelling Residential with historic resource overlay
Case Type: HR – Historic Resource Review
Procedure: Type II, an administrative decision with appeal to the Landmarks Commission.

Proposal:

The applicant seeks Historic Resource Review approval for exterior alterations to a contributing resource in the Irvington Historic District, built in 1912 in the Tudor Revival and Craftsman style. The proposed alterations include the following:

South Elevation – Front Covered Porch:

- The removal of existing front concrete and masonry porch and steps, and the replacement with a new covered porch consisting of stucco faced concrete foundations walls and wood deck, plinths, steps, railings, posts and roof, and metal handrails at stairs.

West Elevation – Side Deck:

- The removal of existing concrete steps and landing, and the addition of a new, larger deck on piers consisting of wood deck, plinths, steps, and railings, and metal handrails at stairs;
- The removal of a non-original offset extension;
- The removal of one door and the addition of a pair of new wood, glazed, French doors; and
- The removal of two non-original windows and the addition of three new wood double-hung windows at ground floor, to match existing.

North Elevation – Rear Covered Porch:

- The removal of existing concrete steps and non-original fabric and metal canopy; replacement with a new covered porch consisting of a stucco faced concrete foundation, and wood deck, plinths, steps, railings, posts and roof, and metal handrails at stairs;
- The removal of two doors and the addition of one new wood glazed door; and
- The removal of three non-original windows and the addition of three new wood double-hung windows, two at the ground floor and one at the second floor, to match existing.

Historic resource review is required for exterior alterations to structures in historic districts.

Relevant Approval Criteria:

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

- 33.846 Historic Resource Review
- 33.846.060.G Other Approval Criteria

ANALYSIS

Site and Vicinity: The subject resource, a one and one-half story Tudor Revival and Craftsman style house on an oversized lot, was built in 1912 and retains much of its original exterior material and detailing. The house is evaluated in the National Register of Historic Places documentation as contributing to the character the Irvington Historic District. (Exhibit G4) Although not identified as the original designers of the house, the Ellis Lawrence Building Inventory indicates that Lawrence and Holford are responsible for alterations to the house in 1916. According to the survey, compared to Lawrence's other surviving Oregon building, the design of the house is of "below average quality and significance", and it is ranked as "non-compatible" (Exhibit A7). Additional alterations to the property occurred prior to the creation of the Irvington Historic District, and included a half-round conservatory to the east elevation and an off-set extension with a window on the west elevation in 1979 (Exhibit G7), and a handicapped access to the east elevation which included two new exterior doors and new windows in 1991 (Exhibit G8).

Zoning: The Residential 5,000 (R5) single-dwelling zone is intended to preserve land for housing and to provide housing opportunities for individual households. The zone implements the comprehensive plan policies and designations for single-dwelling housing. Minimum lot size is 3,000 square feet, with minimum width and depth dimensions of 36 and 50 feet, respectively. Minimum densities are based on lot size and street configuration. Maximum densities are 1 lot per 5,000 square feet of site area. Single-family residential uses are allowed by right in this zone.

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.

Irvington Historic District Platted in the late Nineteenth Century as the first addition to Portland that employed restrictive covenants, the Irvington area developed intensely with a mix of middle class housing types and sizes during the first two decades of the Twentieth Century. The contributing resources in Irvington range in design character from expressions of the late Victorian Era styles, especially Queen Anne, through the many Period Revival modes of the early decades of the Twentieth Century, to a few early modernist examples. There is also a wide diversity in the sizes of lots and houses. In terms of the streetscape, the numbered north-south avenues in Irvington vary dramatically in width, and they mostly form rather long block faces which the houses generally face. The named east-west street block faces are more consistent in length, almost all being traditional 200' Portland blocks. All are lined with mature street trees. These patterns help to lend the neighborhood the distinctive and homogeneous historic character.

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

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **May 29, 2015**. The following Bureaus have responded with no issues or concerns:

- Water Bureau. See Exhibit E.1
- Life Safety Section of BDS. See Exhibit E.2

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **May 29, 2015**. A total of two written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

1. Dean Gisvold, on behalf of the Irvington Community Association Land Use Committee, June 18, 2015. The committee approves of this application with one exception. The committee voiced concern over the front porch replacement and are concerned over the impact it will have on the historic character of the house, especially the front façade. The ICA suggested further research into Ellis Lawrence's involvement with the design. (Exhibit F1)
Staff forwarded these comments to the applicant, who provided further research and provided a revised porch design (A7 and A3).
2. Dean Gisvold, on behalf of the Irvington Community Association Land Use Committee, July 21, 2015. The committee reviewed the applicant's response and research, and confirmed that with the revised porch design and the size reduction of 2 feet, the proposal is acceptable to them. (Exhibit F2)

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 within the Irvington Historic District and the proposal is for non-

exempt treatment. Therefore Historic Resource Review approval is required. The approval criteria are those listed in *33.846.060 G – Other Approval Criteria*.

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

33.846.060 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.

4. Historic features. Generally, deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and other visual qualities and, where practical, in materials. Replacement of missing features must be substantiated by documentary, physical, or pictorial evidence.

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.

Findings for 1, 4 and 8: The historic character of the property is to be maintained by the proposed changes and renovations to the house's exterior. At the front door an existing porch in will be removed and replaced with a new, partially covered, wood porch. The style of the porch and railings is intended to match the character of the house. In this area no historic materials or features that contribute to the property's historical significance will be removed. What will be added is a new porch and rail in the style of the Arts and Crafts movement. Existing materials will be matched in the new work.

Along the west side of the house is a side yard overlooked by a large window installed after 1975. There is also an offset extension with glazing installed at about the same time. (This is not to be confused with the original offset at the dining room.) The windows are fixed single pane windows and do not match the others on the property. The intended work is to provide a deck in the side yard to make it more usable throughout the year. New windows and double doors are planned to facilitate access to this new deck and provide more interior day-lighting. The new windows will be in a style to match others on the house. A small covered area, attached to the house, will also be provided.

On the north side of the house is an existing back door to the residence. This area also includes a canopy and door that accesses an elevator on the interior of the house. The elevator has impacted the original glazing by visibly blocking a window to the exterior. In this phase of work the elevator is to be removed and the back door configuration adjusted to provide a new covered set of steps up to the house's first level. Also part of this work is the removal of existing square fixed windows and replacement with new sash windows to match the others on the house. All new materials will be specified to match the existing.

All new construction is intended to match the existing. The design, details and materials of the new covered porches and the deck will be compatible with the existing structure. The new wood double-hung windows will match existing on the house, and the new glazed wood doors will be compatible with existing doors. The proposed changes and renovations to the house's exterior will be compatible with the resource as a whole and will not compromise the architectural integrity of the resource.

These criteria are therefore met.

2. Record of its time. The historic resource will remain a physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings will be avoided.

3. Historic changes. Most properties change over time. Those changes that have acquired historic significance will be preserved.

Findings for 2 and 3: The intent of this project is to remediate changes made to the structure since 1970 with new construction based on the integrity of the existing house. Existing non-original picture windows will be removed and replaced with wood double-hung windows to match existing original windows.

The new covered front porch, side deck and rear covered porch, as well as new windows and doors, will compliment the design of the existing house and are not conjectural additions of elements from other buildings. The proposed alterations do not affect the resource's physical record of its time, place or use as the structure will remain a single-family home in the Tudor and Arts and Crafts period styles. There is not an attempt to add to the historical detail, merely to respect the original design sensibility.

The changes that have been made to the house since 1970 have not been of historical significance. Additionally, the proposed changes to those renovations will result in strengthening this house's historic contribution. The design, details and materials of the new covered porches and the deck will be compatible with the existing structure. The new wood double-hung windows will match existing on house, and the new glazed wood doors will be compatible with existing doors. This proposal will not adversely affect the historic character of the resource.

These criteria are therefore met.

5. Historic materials. Historic materials will be protected. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials will not be used.

Findings: Except for the areas with proposed alterations, the existing historic materials will remain unchanged and will be protected. *This criterion is therefore met.*

6. Archaeological resources. Significant archaeological resources affected by a proposal will be protected and preserved to the extent practical. When such resources are disturbed, mitigation measures will be undertaken.

Findings: Excavation is minimal, and there are no archaeological resources known to be present on this property.

This criterion is therefore not applicable.

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.

Findings: The primary intent is to remediate the secondary changes to the structure and restore it to a condition closer to the original architectural intent. New work will be differentiated by the fact that it is new, but is intended to match the weathered, existing construction. Existing historic features that characterize the property will not be destroyed.

This criterion is therefore met.

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.

Findings: The new work proposed can be removed in the future without compromising the original overall building form. The house has a striking double gable presence to the north and south. To the east and west second floor exposures, a kind of trap door monitor

provides an opportunity to organize continuous glazing. None of the work proposed affects the overall building massing.

This criterion is therefore met.

10. Hierarchy of compatibility. Exterior alterations and additions will be designed to be compatible primarily with the original resource, secondarily with adjacent properties, and finally, if located within a Historic or Conservation District, with the rest of the district. Where practical, compatibility will be pursued on all three levels.

Findings: The proposed exterior alterations are designed to be primarily compatible with the existing house, utilizing wood construction and details consistent with the style of the house for the new covered front porch, side deck and rear covered porch, as well as new wood double-hung windows that match existing windows, and new glazed wood doors that are designed to be compatible with the existing house.

Because the original south facing porch design is unknown, the project is looking at the adjacent properties of similar sensibility for reference on those elements. While the desire is intended to be consistent with the attitude of the neighborhood, there is no intention for a direct copy. Therefore interpretation must allow for some variation from the local inspiration. Note that the forms will be adaptive and based on the quality construction of the period. By maintaining traditional materials, details and styles, the proposed alterations are compatible with the character of nearby homes and with the district as a whole.

This criterion 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 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. The proposal for a new covered front porch, side deck and rear covered porch, as well as new wood windows and doors are sensitive alterations that maintain the historic form of the house, and do not compromise the historic character of the Irvington Historic District. This proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of Historic Resource Review for exterior alterations to a contributing resource in the Irvington Historic District, built in 1912 in the Tudor Revival and Craftsman style. The proposed alterations include the following:

South Elevation – Front Covered Porch:

- The removal of existing front concrete and masonry porch and steps, and the replacement with a new covered porch consisting of stucco faced concrete foundations walls and wood deck, plinths, steps, railings, posts and roof, and metal handrails at stairs.

West Elevation – Side Deck:

- The removal of existing concrete steps and landing, and the addition of a new, larger deck on piers consisting of wood deck, plinths, steps, and railings, and metal handrails at stairs;
- The removal of a non-original offset extension;
- The removal of one door and the addition of a pair of new wood, glazed, French doors; and
- The removal of two non-original windows and the addition of three new wood double-hung windows at ground floor, to match existing.

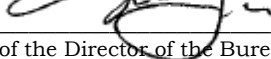
North Elevation – Rear Covered Porch:

- The removal of existing concrete steps and non-original fabric and metal canopy; replacement with a new covered porch consisting of a stucco faced concrete foundation, and wood deck, plinths, steps, railings, posts and roof, and metal handrails at stairs;
- The removal of two doors and the addition of one new wood glazed door; and
- The removal of three non-original windows and the addition of three new wood double-hung windows, two at the ground floor and one at the second floor, to match existing.

Approved, per the approved site plans, Exhibits C-1 through C-21, signed and dated September 22, 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-C.21. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 15-126132 HR."

Staff Planner: Grace Jeffreys

Decision rendered by:  **on (September 22, 2015)**
By authority of the Director of the Bureau of Development Services

Decision mailed (within 5 days of dec.) September 28, 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 March 24, 2015, and was determined to be complete on **May 27, 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 March 24, 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 requested that the 120-day review period be extended 90 days in total as stated with Exhibits A5 and A6. Unless further extended by the applicant, **the 120 days will expire on: December 23, 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 October 12, 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 **October 13, 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.

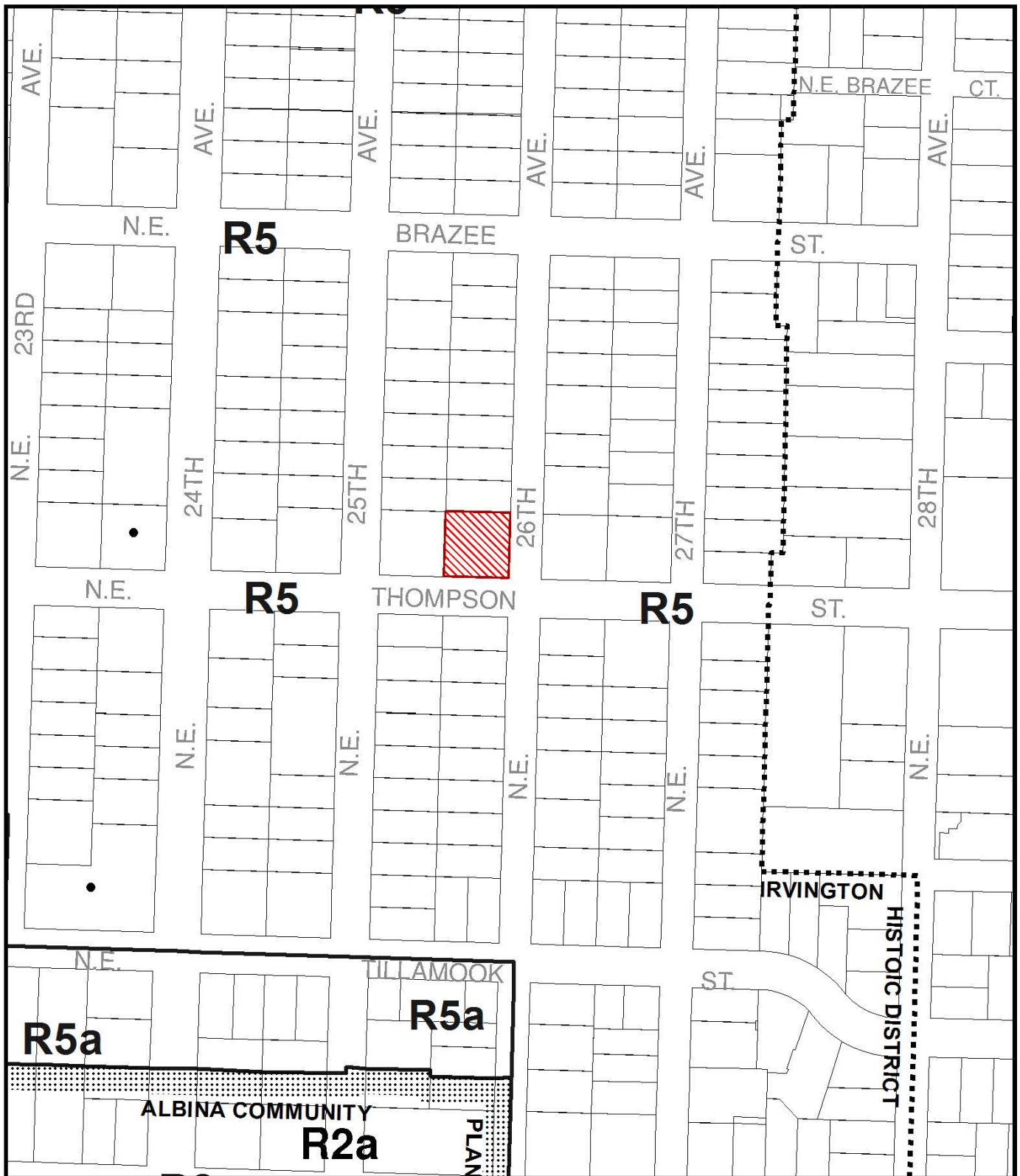
EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submittals
 1. Original Submittal, 4/1/15
 2. Revised drawings, 5/10/15
 3. Revised drawings, 5/21/15
 4. Precedent study, 6/10/15
 5. Request for Extension, 6/30/15
 6. Request for Extension, 7/9/15
 7. Research and response to concerns, 7/15/15
 8. Revised drawings, 8/24/15
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Title Sheet
 2. Site Plan (attached)
 3. Basement Plan
 4. Ground Floor Plan (attached)
 5. Upper Floor Plan
 6. Existing North & West Demolition
 7. Existing South and East Demolition
 8. Proposed North and West Elevations (attached)
 9. Proposed South and East Elevation (attached)
 10. Sections and Details
 11. Sections and Details
 12. Window and Door Details
 13. Perspective 1

14. Perspective 2
15. Window specification, page 1
16. Window specification, page 2
17. Window specification, page 3
18. Window specification, page 4
19. Window specification, page 5
20. Door specification, page 1
21. Door specification, page 2
- D. Notification information:
 1. Mailing list
 2. Mailed notice
- E. Agency Responses:
 1. Water Bureau
 2. Life Safety Review Section of BDS
- F. Correspondence:
 1. Dean Gisvold for the ICA Land Use Committee, June 18, 2015, support proposal with one concern regarding compatibility of the front porch design.
 2. Dean Gisvold for the ICA Land Use Committee, July 21, 2015, support for revised proposal, no objections.
- G. Other:
 1. Original LU Application
 2. Incomplete letter, 4/15/15
 3. Site photos
 4. Historic site records
 5. Email correspondence
 6. Sanborn map excerpts, 1928 & 1950
 7. Permit excerpts, 1979
 8. Permit excerpts, 1991

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:
IRVINGTON HISTORIC DISTRICT

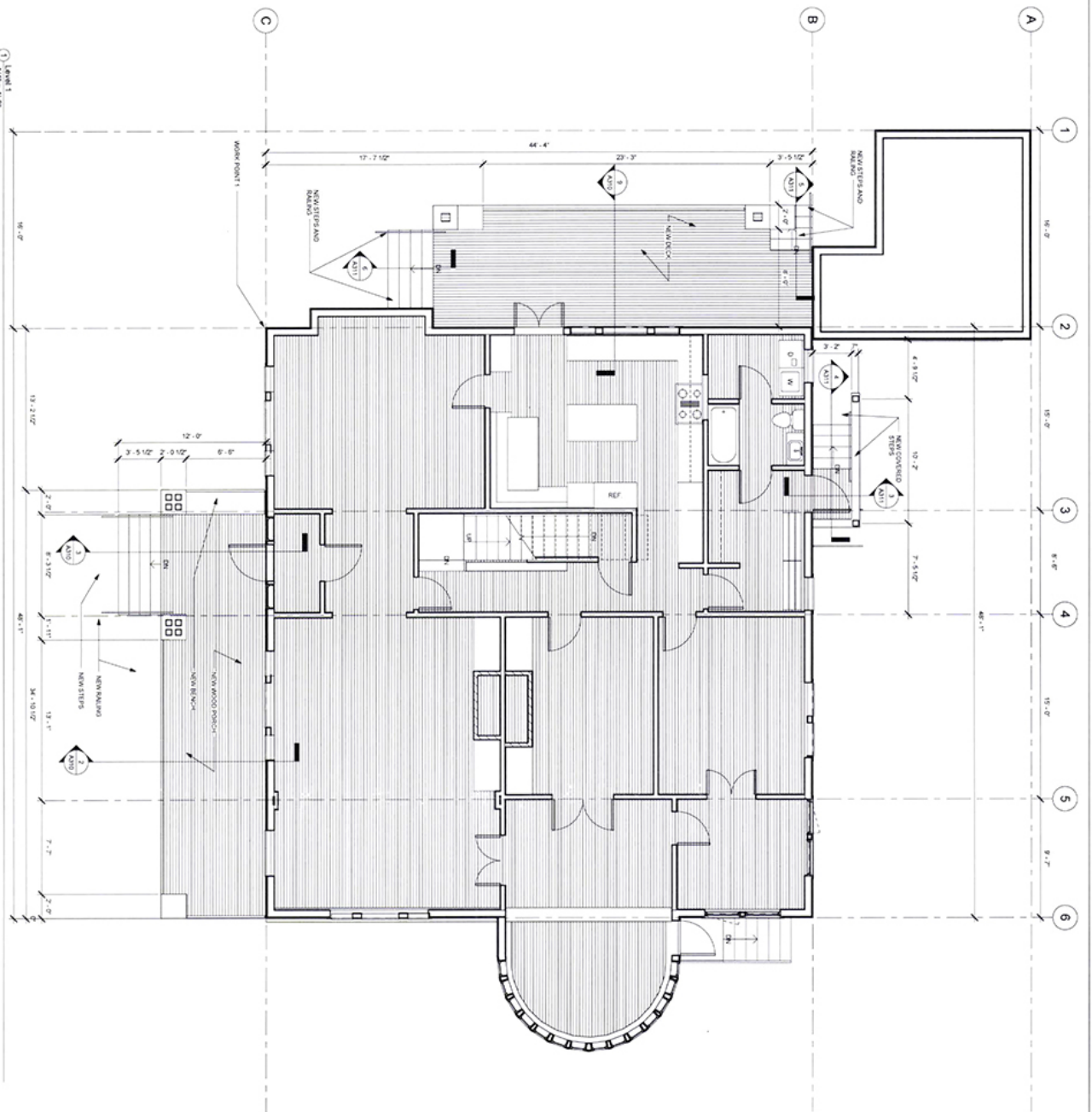
File No. LU 15-139037 HR

1/4 Section 2833

Scale 1 inch = 200 feet

State_Id 1N1E25CB 6800

Exhibit B (Mar 26, 2015)



City of Portland
Bureau of Development Services
Planner *St*
Date *9/22/15*
* This approval applies only to the
reviewer's jurisdiction and is subject to all
Applicable zoning regulations and may apply

Thompson Street Residence
Floor Address: 1000
Owner:
Contractor:

NYE
NYE ARCHITECTURE
NYE ARCHITECTURE LLC
1000 10th Avenue, Suite 100
Portland, OR 97204
(503) 228-1111

REV. DESCRIPTION DATE

SCALE:

DRAWING TITLE
Ground Floor Plan

DATE: 10/20/14
SCALE: 1/4" = 1'-0"
DRAWN BY: ADW
CHECKED BY: GHW
PROJECT NUMBER:

A102

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LU 15-139037 HK EXH. C4



LU 15-039 037 HK EXH. C9