



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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Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: December 9, 2016
To: Interested Person
From: Puja Bhutani, Land Use Services
503-823-7226 / Puja.Bhutani@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 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 16-166138 HR – WINDOW
REPLACEMENT AND REAR STOOP ADDITION**

GENERAL INFORMATION

Applicant: Dan Williams
Faster Permits
14334 NW Eagleridge Lane
Portland, OR 97229

Tim Labunsky
TI Remodel & Construction Inc.
Po Box 1996
Lake Oswego, OR 97035

Eischen Enterprises LLC
15755 SW Oak Hill Lane
Tigard, OR 97224

Site Address: 2722 NE 9TH AVENUE
Legal Description: BLOCK 102 LOT 13, IRVINGTON
Tax Account No.: R420422980
State ID No.: 1N1E26BD 06700
Quarter Section: 2731
Neighborhood: Irvington, contact Dean Gisvold at 503-284-3885.
Business District: North-Northeast Business Assoc, contact at chair@nnebaportland.org
District Coalition: Northeast Coalition of Neighborhoods, contact Zena Rockowitz at 503-388-5070.

Other Designations: Contributing Resource in the Irvington Historic District
Zoning: R5, Residential 5000, Single Dwelling Zone
District Coalition: Northeast Coalition of Neighborhoods, contact Zena Rockowitz at 503-388-5070.

Case Type: HR, Historic Resource Review

Procedure: Type II, an administrative decision with appeal to the Landmarks Commission.

Proposal:

The proposal is to restore the existing one story residence on the subject property. No changes are being proposed to the existing building footprints or the roofline. All existing windows on the front elevation will be repaired and preserved. ***The proposal has been revised to reduce the total number of window replaced from seven (7) to four (4) windows.*** All replacement windows will be Marvin ultimate wood double hung windows. Four (4) window wells are also being provided to meet egress requirements. The exterior alterations being proposed include:

1. Windows

- Rear/ East Elevation:
 - Replace three (3) existing double hung wood windows with three (3) double hung wood windows
 - Replace and one (1) wood casement basement window with a larger wood casement window.
- Left / North Elevation:
 - Replace one (1) existing double hung windows with one (1) larger double hung wood windows
 - The basement window on the rear of this elevation will be filled in.
- Right/South Elevation:
 - ***The proposal has been revised to preserve the existing wood windows on this elevation.***
 - Replace two (2) wood casement basement windows with two (2) larger wood casement windows, and add one(1) new casement window.

2. Reconstruct the brick chimney on the north elevation with tumbled brick and to match the design of the original chimney. ***Remove the existing service chimney.***
3. Add a rear stoop with a shed roof, and decorative exterior lights.
4. Remove the existing aluminum siding and restore the original cedar siding.

The following items are included in the scope of work, but are exempt from historic resource review for repair and maintenance, as per 33.445.320.B:

1. All remaining windows will be repaired and preserved.
2. All existing doors will be repaired and preserved.
3. Remove and replace existing roof with composite shingles in dual black color. All gutters and downspouts will be removed and replaced with aluminum gutters to match the existing.
4. Refinish the existing driveway with new concrete with an exposed aggregate finish. The width and length of the driveway will remain the same.

Historic Resource Review is required because the proposal is for non-exempt exterior alteration of a contributing structure in the Irvington Historic District.

Relevant Approval Criteria:

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

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

ANALYSIS

Site and Vicinity: The subject property is an existing lot, approximately 5,000 sf, fronting on NE 9th Avenue. The site is improved with a 1 story single family residence, build in 1922, in the English Cottage style. It is a contributing resource in the Irvington Historic District. There is a detached garage located at the rear of the property which is also listed as a contributing resource. At some point, the original wood siding of the house was covered with aluminum

siding. The original brick fireplace chimney on the north elevation was recently removed, without the required reviews and permits, and will be reconstructed. The houses along this block are smaller and predominantly 1-2 storys's high and usually include front porches, gable or hipped roofs and dormers. (Refer to Exhibits A7 & G5).

Platted in the late Nineteenth Century, today's Irvington Historic District developed generally from southwest to northeast and its growth was greatly influenced by the installation of streetcar lines that introduced an easy commuting option to downtown. 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. Original development in many cases included garages or other accessory structures, typically facing side streets on corner lots and accessed by a variety of driveway types on mid-block sites. Garages that were added within the historic period were sometimes built at the sidewalk and/or out of architectural character with the house.

Zoning: This property is zoned R5. The Residential 5,000 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. The R5 zone allows attached and detached single-dwelling structures and duplexes. 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 living unit per 5,000 square feet of site area.

The Historic Resource Protection overlay zone 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 there are no prior land use reviews for this property.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **October 12, 2016**. The following Bureaus have responded with no issues or concerns:

- Site Development Section of BDS. Refer to Exhibit E-1.
- Life Safety Review Section of BDS. Refer to Exhibit E-2.
- Bureau of Environmental Services. Refer to Exhibit E-3.
- Bureau of Transportation Engineering. Refer to Exhibit E-4.
- Water Bureau. Refer to Exhibit E-5.
- Fire Bureau. Refer to Exhibit E-6.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on October 12, 2016. A total of three written responses, and one phone call have been received from either the Neighborhood Association or notified property owners in response to the proposal.

1. Amy D. Valentine, 10/20/2016, wrote in support of the project and expressed concern regarding the difficulty of cleaning the proposed exposed aggregate driveway surface.
2. Dean Gisvold, Irvington Community Association; 11/2/2016, wrote in support of the project. He expressed concern about ensuring preservation of original doors and windows.
3. Jim Heuer, Irvington Community Association; 11/2016, wrote expressing concern regarding replacement of original windows on the south elevation; remodeling the existing porch; and indicating the existing service chimney.

A phone call was also received from Etta M. Snells, on 10/18/2016, 2722 NE 9th Avenue, in support of the project.

Staff Response: Staff appreciates the comments received and has given them careful consideration. Staff has worked extensively with the applicant, and the design has undergone several revisions in order to reduce the extent of exterior modifications to the existing contributing resource and to preserve and restore the original historic material. Refer to Exhibits A1- 10. These are also addressed in greater detail in the findings below. The design has been further revised to retain the windows on the south elevation, in response to comments received from the Irvington Community Association. The existing service chimney, proposed for removal, has been indicated in the plans. While staff agrees that a remodeled front porch would be an improvement, the City cannot require that it be included in the proposed scope of work. Similarly, there are no guidelines in the approval criteria for this district that would allow regulating driveway material for the ease of maintenance.

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.

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.

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.

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, 4, 8 & 10: The proposal is to restore and repair the existing single storey residence, which is a contributing resource in the Irvington Historic District. The proposed complete interior remodel will not result in a change to the existing footprint or the roofline of the house. The front street facing elevation is being preserved as is, and the exterior alterations to the north and south elevations are relatively minor and primarily include modified basement windows to meet egress requirements. The rear elevation is being altered to include 3 new windows, as well as rear stoop with a shed roof, and decorative exterior lights. The new windows, while larger, are located in approximately the same location as the existing windows. Furthermore, the proportions and detailing of the new windows match that of the existing windows. The wood windows proposed will include wood trim and sills. Their profiles and depth of the location in the wall will match existing windows. The proposed exterior alterations are compatible with the architecture of the house and are not conjectural additions of elements from other buildings.

The proposal will also help restore and bring the building closer to its original historic character. It includes removing the existing aluminum siding and exposing the original wood siding. The original siding will be restored, repaired and repainted helping bring back the historic features and character of this resource. Furthermore, most of the original wood windows are being preserved, and will be restored and repaired. The chimney stack on the north elevation will be reconstructed to the original specifications, with a brick that will match the original size and color. The existing service chimney is proposed to be removed; however it is a secondary, smaller chimney and its removal should not compromise the overall architectural integrity of the residence.

The proposal will restore and maintain the existing residence so that it remains a physical record of its time and place. No change in the existing residential use is being proposed. The front elevation is not being altered and most of the changes are confined to the rear elevation of the house. All told, the proposed exterior alterations have minimal impact on the historic character of the building, and the changes that are proposed use compatible detailing, dimensioning, and materials, to the architectural details on the existing house, adjacent properties and the rest of the district. *These guidelines are met.*

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 for 7: The proposed new windows will match existing features on the house in style, profile and composition, but will be fabricated out of new material, giving them a less weathered appearance. Furthermore, the new windows include a double pane, as differentiated from the single paned original windows. The new window wells are distinctly larger to meet the current egress code requirements. The rear stoop with a shed roof can be identified as later additions by the distinct bracket design and the exterior lights while traditional in style are clearly not historical. Existing historic features that characterize the property will not be destroyed. *These guidelines are 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 subject property is a contributing resource in the Irvington Historic District. The house has received modest maintenance over the years, but is in need of significant repairs. The proposal includes restoration and repairs to the original siding, wood windows and brick chimney which will bring the house closer to its historic character. Exterior alterations are relatively minor and will be compatible with the architectural character of the house, neighborhood and the district. 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

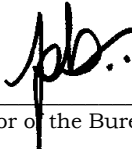
Approval of the following exterior alterations to a contributing resource in the Irvington Historic District:

1. Windows
 - Rear/ East Elevation:
 - Replace three (3) existing double hung windows with three (3) double hung wood windows
 - Replace and one (1) wood casement basement window with a larger wood casement window.
 - Left / North Elevation:
 - Replace one (1) existing double hung windows with one (1) larger double hung wood windows
 - The basement window on the rear of this elevation will be filled in.
 - Right/South Elevation:
 - Replace two (2) wood casement basement windows with two (2) larger wood casement windows, and add one(1) new casement window.
2. Reconstruct the brick chimney on the north elevation with tumbled brick and to match the design of the original chimney. *Remove the existing service chimneys.*
3. Add a rear stoop with a shed roof, and decorative exterior lights.
4. Remove the existing aluminum siding and restore the original cedar siding.
5. All existing doors will be repaired and preserved.

Approved, per the approved site plans, Exhibits C-1 through C-10, signed and dated 12/1/2016, 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.10. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 16-166138 HR. No field changes allowed."

Staff Planner: Puja Bhutani

Decision rendered by:  **on (December 1, 2016)**
By authority of the Director of the Bureau of Development Services

Decision mailed: 12/9/2016

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 May 3, 2016, and was determined to be complete on October 4, 2016.

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 May 3, 2016.

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 for 30 days, as stated with Exhibit A15. Unless further extended by the applicant, **the 120 days will expire on: March 3, 2017.**

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 12/23/2016** at 1900 SW Fourth Ave. Appeals can be filed at the 5th floor reception desk of 1900 SW 4th Avenue Monday through Friday between 8:00 am and 4:30 pm. **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 **12/27/2016 – (the business 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.

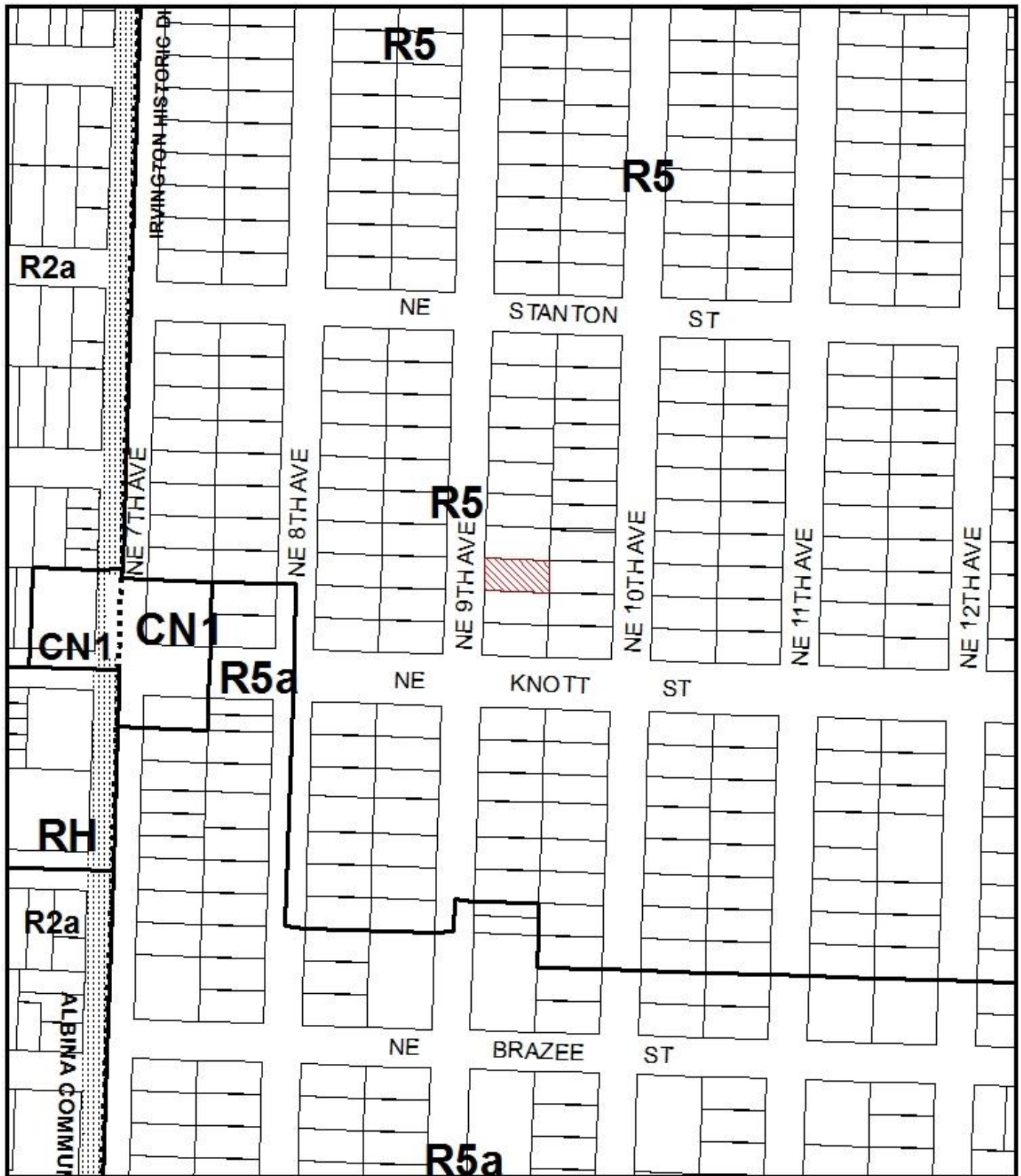
EXHIBITS
NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Original Narrative
 - 2. Original drawing set – NOT APPROVED, FOR REFERENCE ONLY
 - 3. Site Survey
 - 4. Revised Narrative
 - 5. Revised drawing set, Received 8/12/16 – NOT APPROVED, FOR REFERENCE ONLY
 - 6. Marvin Window cut sheet- Received 8/12/16 – NOT APPROVED, REFERENCE ONLY
 - 7. Site Photographs
 - 8. Revised submittal, Received 8/30/16 – NOT APPROVED, FOR REFERENCE ONLY
 - 9. Revised submittal, Received 9/16/16 – NOT APPROVED, FOR REFERENCE ONLY
 - 10. Revised drawing set, Received 10/26/2016- NOT APPROVED, FOR REFERENCE ONLY
 - 11. Final Narrative, dated 10-25-2016
 - 12. Request to hold application incomplete, dated 8/16/2016
 - 13. Request to hold application incomplete, dated 9/1/2016
 - 14. Request to hold application incomplete, dated 9/28/2016
 - 15. Request for extension of 120 Day Review period, by 30 days.
 - 16. Existing Basement Floor Plan
 - 17. Existing Main Floor Plan
 - 18. Existing Front Elevation
 - 19. Existing Left (North) Elevation
 - 20. Existing Rear (West) Elevation
 - 21. Existing Right (South) Elevation
 - 22. Existing Window Section
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Proposed Basement Floor Plan
 - 3. Proposed Main Floor Plan
 - 4. Proposed Front Elevation (attached)
 - 5. Proposed Left (North) Elevation (attached)
 - 6. Proposed Rear (West) Elevation (attached)
 - 7. Proposed Right (South) Elevation (attached)
 - 8. Proposed Casement window section
 - 9. Proposed Window Section
 - 10. Manufactures Cut sheets
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Site Development Review Section of BDS
 - 2. Life Safety Review Section of BDS
 - 3. Bureau of Environmental Services
 - 4. Bureau of Transportation Engineering and Development Review
 - 5. Water Bureau
 - 6. Fire Bureau
- F. Correspondence:
 - 1. Etta M. Snells, phone call on 10/18/2016, 2722 NE 9th Avenue, called in support of the project.
 - 2. Amy D. Valentine, 10/20/2016, wrote in support of the project.
 - 3. Dean Gisvold, Irvington Community Association; 11/2/2016, wrote in support of the project. He expressed concern about ensuring preservation of original doors and windows.
 - 4. Jim Heuer, Irvington Community Association; 11/2016, wrote expressing concern regarding replacement of original windows on the south elevation; remodeling the existing porch; and indicating the existing service chimney.

G. Other:

1. Original LU Application
2. Fees Refund Form
3. Incomplete letter send by staff on 5/27/2016
4. Oregon Historic Site Record
5. Site photographs

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).

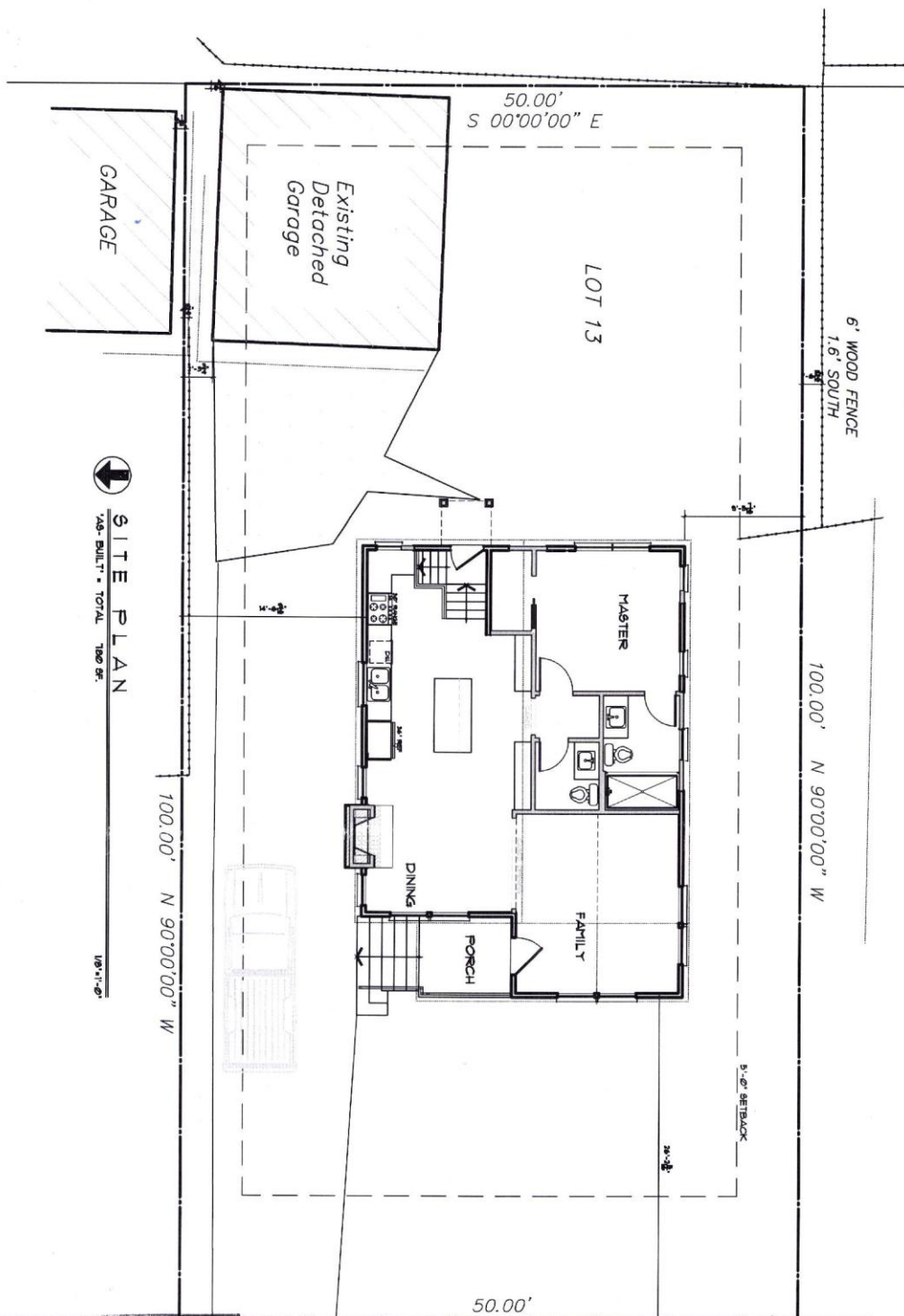


ZONING

This site lies within the:
IRVINGTON HISTORIC DISTRICT



File No. LU 16-166138 HR
 1/4 Section 2731
 Scale 1 inch = 200 feet
 State_Id 1N1E26BD 6700
 Exhibit B (May 04, 2016)



SITE PLAN
1/40" = 1' - 0" TOTAL 1/40" = 1' - 0"

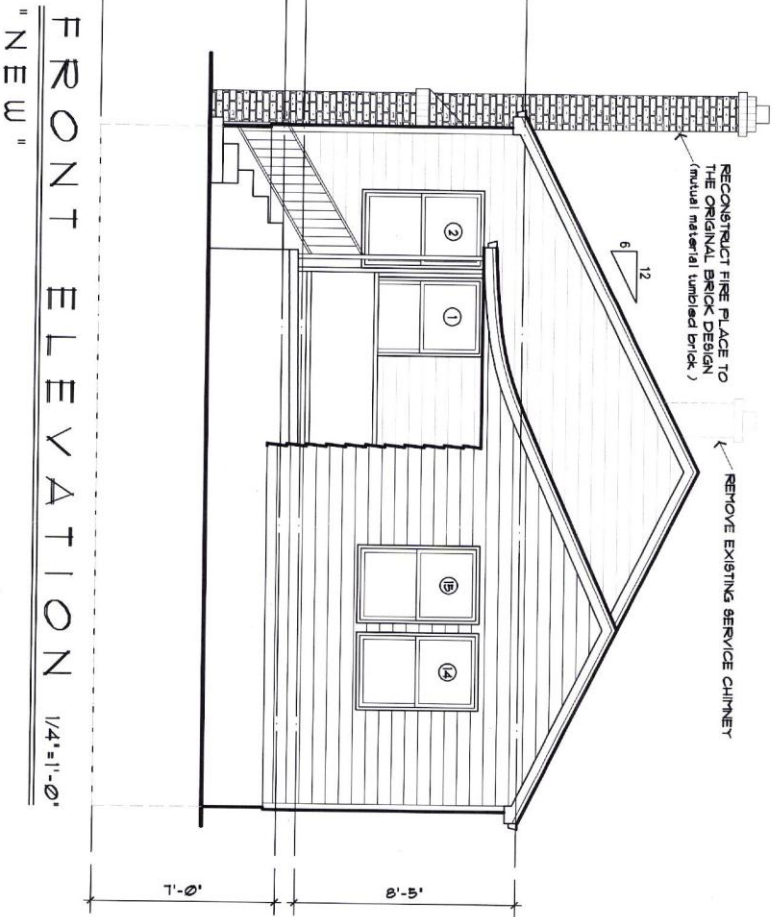
1/40" = 1' - 0"

Approved*
City of Portland
Bureau of Development Services
Planner phb
Date 12/11/2015
* This approval applies only to the
reviews requested and is subject to all
conditions of approval.
Additional zoning requirements may apply.

2122 NE. 9th AVE.

NE 9TH AVENUE

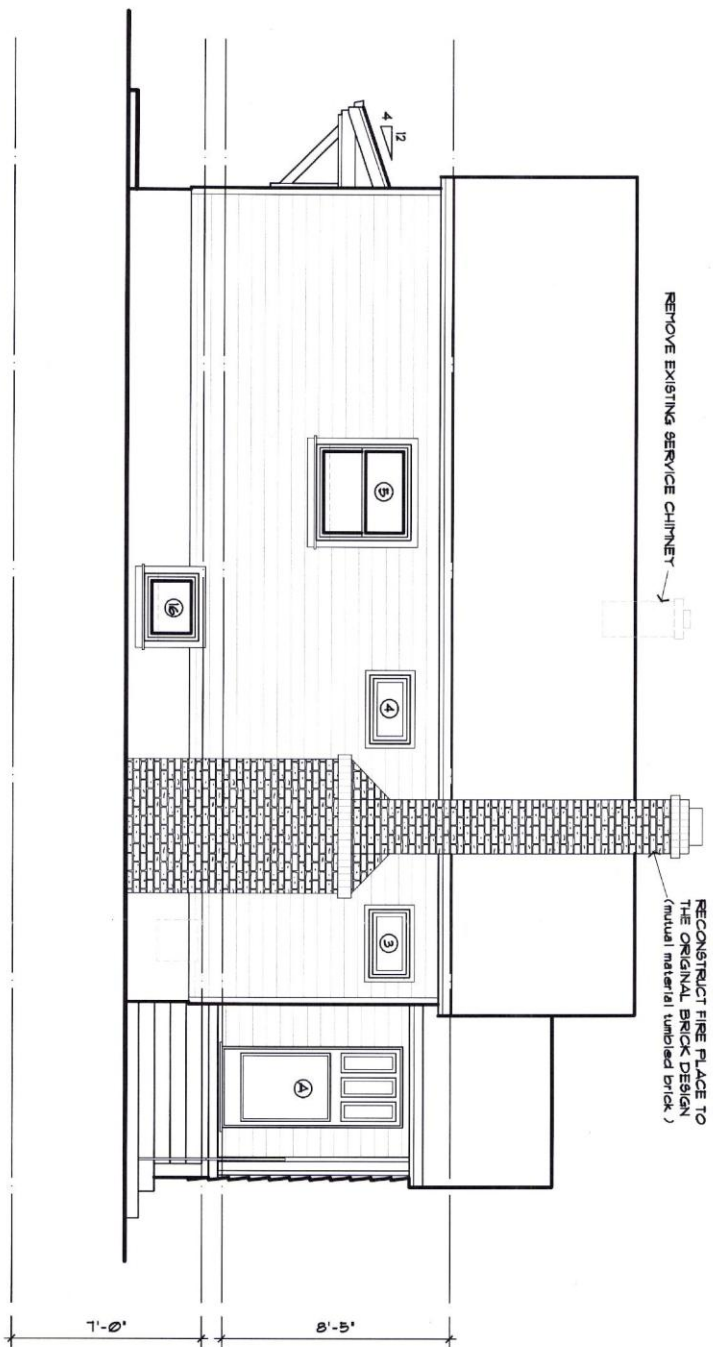
EXHIBIT C1



Approved
 City of Portland
 Bureau of Development Services
 Planner phb
 Date 12/11/2016
 * This approval applies only to the
 review reflected and is subject to all
 additional zoning requirements may apply.

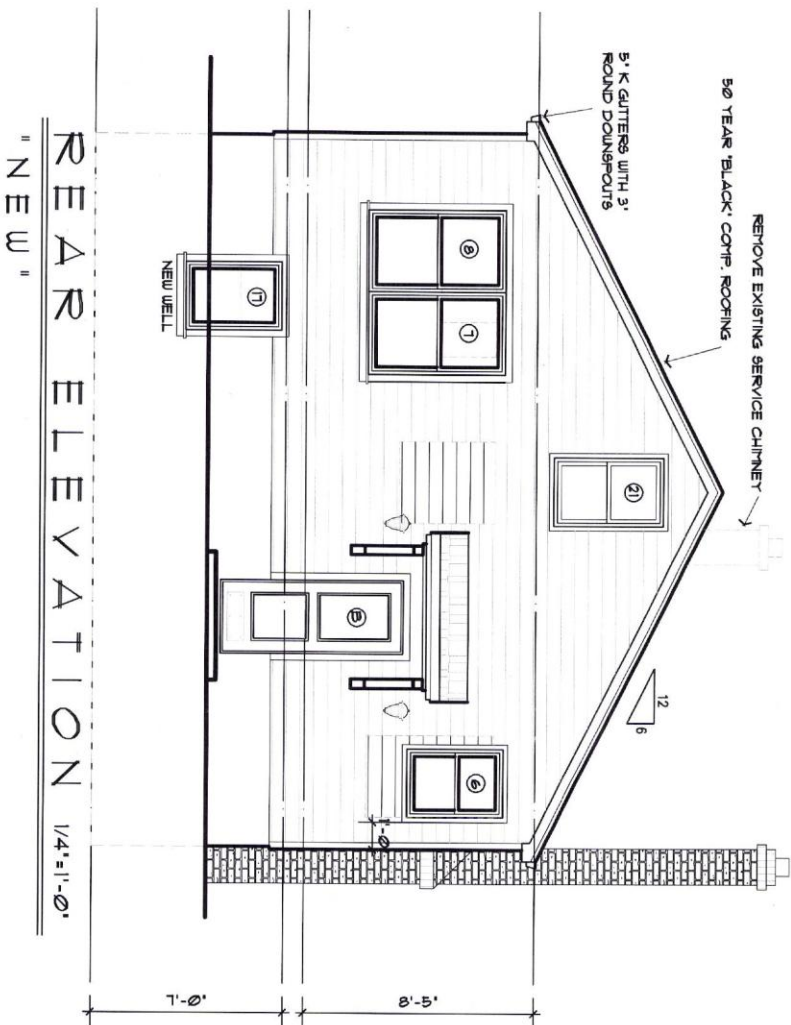
LEFT ELEVATION

1/4" = 1'-0"



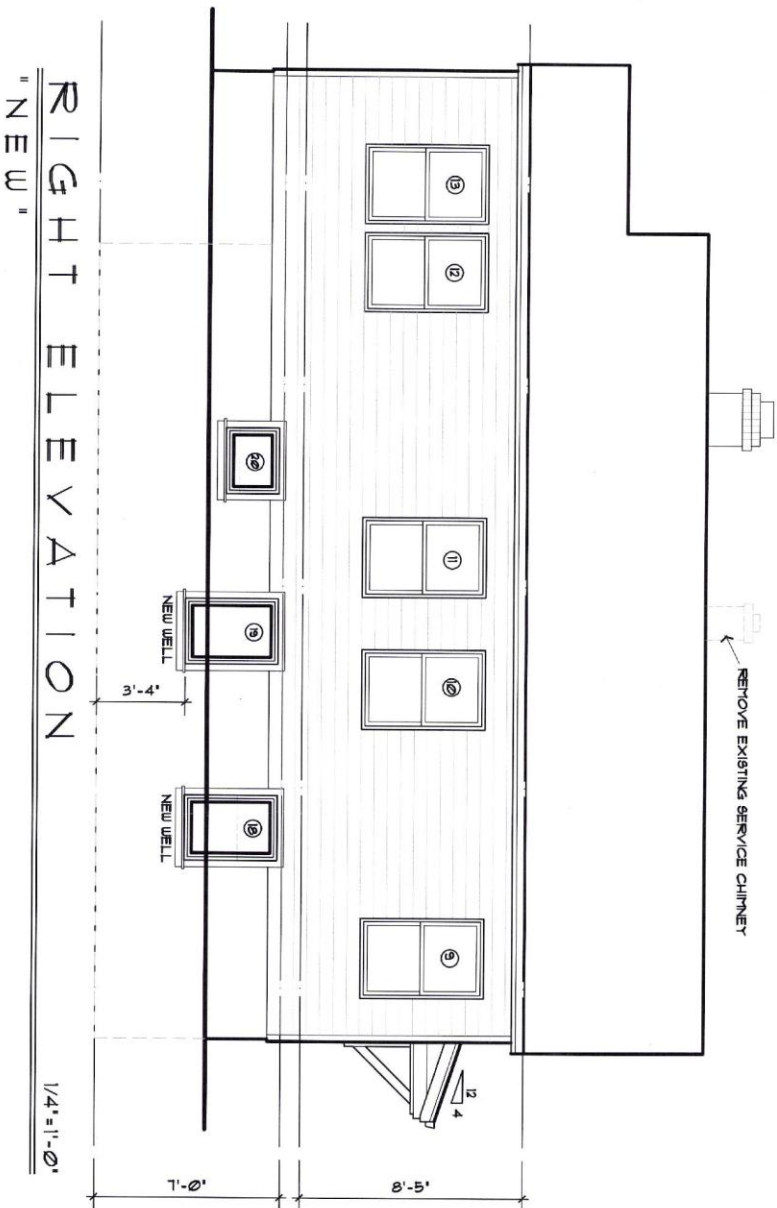
Approved	
City of Portland	
Bureau of Development Services	
Planner	<i>pk</i>
Date	12/1/2016
* This approval applies only to the review requested and is subject to all conditions of approval. Additional zoning requirements may apply.	

EXHIBIT C5



* Approved *	
City of Portland	
Bureau of Development Services	
Planner	<i>ph</i>
Date	<i>12/1/2016</i>
* This approval applies only to the review requested and is subject to all conditions of approval.	
* All applicable requirements may apply.	

EXHIBIT C6



Approved
 City of Portland
 Bureau of Development Services
 Planner *plm*
 Date *12/1/2016*
 * This approval applies only to the
 review requested and is subject to all
 conditions of approval.
 Additional 2017 requirements may apply.