

Bureau of Development Services - Land Use Services Division
Refund Request Form for Void/Withdrawn/Cancelled Application/Case/Appointments

PLANNER: Complete Upper Section of this form. Submit form to Section or Division Manager for authorization.

Today's Date: June 20, 2017

Intake Date: June 1, 2017

To: BDS Administration Section, A/P

From: Mike Gushard

(Required if case 6+ months old)

Approved by Manager: Kara Fioravanti

Digitally signed by Kara Fioravanti
Date: 2017.06.22 17:10:23 -07'00'

Division Manager:

Case Number: 17-178779

Refund of Service Bureau Fees:

▪ Reviewed by Service Bureaus ☒ No (100% refund) ☐ Yes (No Refund)

* If over \$1,000 dollars has been paid to PBOT, Section Manager check with PBOT for possible partial refund.

Refund of Hearings Officer Fee

▪ Did hearing occur? ☒ No (100% refund) ☐ Yes (No Refund)

Write an explanation on the lines provided below. Your explanation will go into TRACS. If there are concurrent reviews, and one or more are withdrawn, identify which reviews are withdrawn. Special Refund Instructions.

Request if for painting a contributing resource in a Historic District. Painting does not require a permit and is exempt from review per 33.445.320 B - unless the color is specifically noted in the nomination. National Historic Landmark nomination citation for this property is attached. Color is not mentioned.

Furthermore no irreversible proposal to paint masonry is proposed. This could, potentially, not be in keeping with HR guidelines. Only elements that are already painted are proposed to paint.

Is the case now considered inactive? ☐ No ☒ Yes If yes, please attach the case file.

Please check the appropriate situation.

☒ (A) **Unnecessary fees/Review** When a fee is accepted for a land use review that is later found to not be required, a full refund of all land use review fees for the unnecessary review will be given. If there are concurrent reviews, identify on reverse page which review is being withdrawn.

☐ (B) **Errors** - When an error is made in calculating a fee, overpayment will be refunded.

☐ (C) **Void Land Use Review or Final Plat** (Zoning Code Section 33.730.060.A.2.d) - The fee is non-refundable.

☐ (D) **Withdrawn Application**

Application Withdrawn:	Percent Refund of LUS Fee
1. Early Assistance Appointment	
<input type="checkbox"/> At least 7 days prior to the appointment.	50% of LUS fee
2. Final Plat	
<input type="checkbox"/> After staff sends the first redlines or plat comments to the customer.	50% of LUS fee
<input type="checkbox"/> After staff sends the second redlines or plat comments to the customer.	25% of LUS fee
3. Land Use Review - Type I, II or IIX	
<input type="checkbox"/> Before the Notice of Proposal is sent to P&D.	75% of LUS fee (amount retained should not be less than \$200 or more than \$1,500)
<input type="checkbox"/> After the Notice of Proposal is sent to P&D, but before staff sends the Notice of Decision to P&D.	25% of LUS fee (amount retained should not be less than \$300 or more than \$4,000)
4. Land Use Review - Type III or IV	
<input type="checkbox"/> Before the Request for Response is sent to the infrastructure bureaus.	75% of LUS fee (amount retained should not be less than \$400 or more than \$2,000)
<input type="checkbox"/> After the Request for Response is sent to the infrastructure bureaus, but before the Notice of Public Hearing is sent to P&D.	50% of LUS fee (amount retained should not exceed \$7,000)
<input type="checkbox"/> After the Notice of Public Hearing is sent to P&D, but before the staff recommendation is published.	30% of LUS fee (amount retained should not exceed \$10,000)

6. Pre-application Conference	
<input type="checkbox"/> Before the staff sends the conference information to the infrastructure bureaus.	75% of LUS fee
<input type="checkbox"/> After staff sends the conference information to the infrastructure bureaus, but at least 7 days prior to the conference.	50% of LUS fee
<input type="checkbox"/> Within 6 days prior to the conference.	25% of LUS fee

☐ (E) Appeal Fees

Full refund if the following are met:

1. Type III – Appellant prevailed, and no new evidence presented at appeal hearing.
2. Type II, IIx and III – Appellant prevailed by:
 - a. overturning the lower decision-maker's decision; or
 - b. persuading the appellate decision-maker to modify the lower decision-maker's decision in the appellant's favor for one or more of the reasons identified in the appeal.

It is not necessary for the appellant to prevail on all of the issues raised. Prevailing on just one issue is sufficient.

☐ (F) No refund (They do not qualify for any of the partial refunds provided for in D above)

1. Appeal fees are nonrefundable, except as provided for in Subsection E.

☐ (G) Letter waiving LUS Fee (fees waived by Director) Amount reduced \$ ____ / ____ % Attached waiver letter.

☐ (H) Special Circumstances/Refund arrangements per Division Manager or Section Manager.

☐ (I) Public Registry (PR)

- ☐ LUS 100% Refund -Unnecessary fees or review
- ☐ LUS 75% Refund - Completeness check only, check sheet NOT sent or completed
- ☐ LUS 50% Refund - First checksheet sent, minimal staff time spent, bureau comments returned
- ☐ LUS 25% Refund- Second checksheet sent, comprehensive staff review

FORWARD THIS FORM TO LUS TECHS AFTER ALL FIELDS ABOVE FILLED IN AS NEEDED

LUS TECH STAFF: Initial and date after data entry

Date:

Refunds:	Fee Code <input type="text" value="2504"/>	<input checked="" type="checkbox"/> Full	<input type="checkbox"/> Partial	% <input type="text" value="100"/>	Refund of \$ <input type="text" value="100.00"/>
	Fee Code <input type="text" value="2522"/>	<input checked="" type="checkbox"/> Full	<input type="checkbox"/> Partial	% <input type="text" value="100"/>	Refund of \$ <input type="text" value="1,260.00"/>
	Fee Code <input type="text"/>	<input type="checkbox"/> Full	<input type="checkbox"/> Partial	% <input type="text"/>	Refund of \$ <input type="text"/>
	Fee Code <input type="text"/>	<input type="checkbox"/> Full	<input type="checkbox"/> Partial	% <input type="text"/>	Refund of \$ <input type="text"/>
	Fee Code <input type="text"/>	<input type="checkbox"/> Full	<input type="checkbox"/> Partial	% <input type="text"/>	Refund of \$ <input type="text"/>
	Fee Code <input type="text"/>	<input type="checkbox"/> Full	<input type="checkbox"/> Partial	% <input type="text"/>	Refund of \$ <input type="text"/>
	Fee Code <input type="text"/>	<input type="checkbox"/> Full	<input type="checkbox"/> Partial	% <input type="text"/>	Refund of \$ <input type="text"/>
	Fee Code <input type="text"/>	<input type="checkbox"/> Full	<input type="checkbox"/> Partial	% <input type="text"/>	Refund of \$ <input type="text"/>
	Fee Code <input type="text"/>	<input type="checkbox"/> Full	<input type="checkbox"/> Partial	% <input type="text"/>	Refund of \$ <input type="text"/>
	Fee Code <input type="text"/>	<input type="checkbox"/> Full	<input type="checkbox"/> Partial	% <input type="text"/>	Refund of \$ <input type="text"/>

Please process a refund in the amount of \$ to:

Company Name
 Contact Person
 Mailing Address
 City/State/Zip

Original Payment Type

- ☒ Check
- ☐ Cash
- ☐ Card

Email to Cashiers

Vendor #

Authorization #

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National Register of Historic Places Registration Form

reflect new research on the properties and to bring the classifications up to current standards for documentation and evaluation. These six properties clearly contribute to the sense of place, architectural character, and significance of the Skidmore/Old Town Historic District.

The resources are grouped into three sections: Northwest; West (Burnside Street); and Southwest, and are listed by street (numbered streets preceding named streets) in ascending order of street number. Preferred historic names are shown first in **bold** type, followed by common and other names in parentheses. In cases where historic names cannot be determined with certainty, the current common name is first shown in ***bold italics***. Map M1 accompanying this document identifies properties by inventory numbers, which are listed at the end of the property descriptions below (for example, # 42). A table of all district resources organized by inventory number is also appended to facilitate locating individual structures. The 1975 nomination identified a group of "primary landmarks" that were especially important in the district. These properties are highlighted and are generally described in greater detail.

Northwest**• *NW First Avenue***

Skidmore Block (White Stag Block) (# 72): 10-32 NW First Avenue (Current street address is 5 NW Front Ave., shared with the Bickel Block (#91) and the White Stag Building (#92), due to a 2008 lot consolidation. The three buildings are now collectively referred to by the common name White Stag Block) (1889). Italianate, Sullivanesque. Architect unknown.

The Skidmore Block was constructed as a warehouse for Charles Sitton, business partner to Stephen Skidmore, who had bequeathed the land on which the structure sits to Sitton. It represents a transitional style between the district's typical Victorian cast-iron architecture and the new styles of the 1890s. This four-story commercial building is brick with stucco covering the upper three floors. At the street level, there is a colonnade of rusticated stone columns and cast-iron intermediate columns at the street level. The use of cast iron on the lower floor was typical of many buildings of the 1880s. Four bays on the front façade are embellished with tall pilasters with Art Nouveau detailing on the capitals. Details could be described as Sullivanesque, although the vertical composition is broken by strong horizontal spandrels. The tall, narrow individual windows are rectangular at the second story, and arched on the upper stories. Major alterations on the south façade occurred in 1926, when the rounded stone arch over the corner on Burnside Street was removed as part of street widening for construction of the Burnside Bridge. The interior was remodeled extensively in the 1970s and 1980s. Beginning in 2006, the Skidmore Block and two immediately adjacent buildings, the White Stag Building and the Bickel Block, were extensively renovated and remodeled for new uses as the University of Oregon's Portland center and as office space. On the Skidmore Block, the roof and parapet caps were replaced and a sheet metal cornice was added, similar to one that was previously removed. Skylights were added. On the south and west facades, windows were replaced with aluminum-clad wood ones. This building was listed as a "primary landmark" in the 1975 National Register nomination.

Norton House (# 55): 29-87 NW First Avenue (1875). Italianate. Architect unknown.

This two-story brick building with stucco facing was designed as a hotel. It was also used as a warehouse, restaurant, rooming house, and retail space. In 1877, *The West Shore* magazine described the Norton House as "possessing all the modern improvements and located near the railroad and steam boat landings, with street cars

SKIDMORE/OLD TOWN HISTORIC DISTRICT

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passing the house every five minutes..."²⁷ Design elements include Italianate segmental lintels and keystones above the windows. The third floor on this building was destroyed by fire. Alterations also have included storefront modifications and extensive changes to the rear façade. The original shed roof at the sidewalk was replaced with a metal shed roof of simpler design.

Blagen Block (# 71): 30 NW First Avenue (1888). High Victorian Italianate. Warren H. Williams, architect. Neils J. Blagen, contractor.

This building was constructed for office, manufacturing and warehouse use, and housed for many years the W. C. Noon Bag Co., one of the largest makers of bags, tents, awnings, and sails on the West Coast. The one-hundred foot front of the Blagen Block is one of the last remaining examples of the rhythmic rows of columns and arches that once united many block fronts in early Portland, and it is the largest cast-iron commercial building still standing on the West Coast, according to William Hawkins.²⁸ This four-story building (with full basement) exemplifies the Italianate style. The upper three stories are of brick surfaced with stucco with cast-iron and wood ornament bolted to the walls. The principal cast-iron elements in the Blagen Block are the ground floor colonnade and pilasters at the center and sides of the building. The grouping of arches across the façade, two per structural bay, is an unusual feature. There are acanthus leaf decorations, along with stars, stripes, arrows, laurel leaves, and lion heads above the capitals. Female heads of cast iron embellish the fourth floor and pediments below the bracketed roof cornice. The façade generally features long rows of individual window openings, with different styles of arches on each floor, topped by a bracketed cornice, parapet and two projecting pediments identifying the two halves of the building. Under the pediments are the building's name and date. Alterations include removal of the original storefronts on First Avenue, characterized by tall paired doors between the columns. Following a fire in 1980, the missing cast-iron pilasters on Couch Street were replaced with fiberglass pilasters, and the storefront was restored to its original appearance. Individually listed as a local Historic Landmark in 1970, this building was listed as a "primary landmark" in the 1975 National Register nomination.

Fleischner Building (Norcrest China Co.) (# 54): 115 NW First Avenue (1906). Twentieth-century Romanesque. Edgar Lazarus, architect.

This five-story, red brick structure was designed for retail use. Defining features include inset brickwork around the windows on the fifth floor, where two arched windows are set within a larger arched area. Windows and doorways on the ground floor have segmental brick arches. The roofline projects upward to a central pediment shape and is accentuated by a cast-iron cornice with brackets. Alterations include renovations and signage in the mid-1980s.

• *NW Second Avenue*

Burnside Hotel (Shoreline Hotel) (# 43): 2-12 NW Second Avenue (ca. 1901, 1926). Twentieth-century commercial.

The history of this three-story utilitarian brick commercial building is somewhat obscure. The three-story Burnside Hotel was built on the site circa 1901. At the time of the widening of West Burnside in 1925-26, portions of the structure were demolished and the hotel was rebuilt. Permit records indicate that much of the original structure was reused, however a new front was created and the southwest corner of the building was clipped, probably to accommodate a streetcar turn at the intersection of Burnside and Second. The building housed the Burnside Hotel (also variously known as the Burnside Lodging House and Burnside Rooming

²⁷ Inscription on historic plaque at Norton House.

²⁸ Hawkins, *Grand Era of Cast-Iron Architecture*, 152.

- B. **Quasi-judicial designation.** Historic District designation may be established through a quasi-judicial procedure; historic designation review is required.

33.445.310 Removal of a Historic District Designation

Removal of a resource's designation as a local Historic District requires a historic designation removal review.

33.445.315 Preservation Agreements in Historic Districts

Historic resources in Historic Districts are eligible for the preservation agreement detailed in Section 33.445.600.

33.445.320 Development and Alterations in a Historic District

Building a new structure or altering an existing structure in a Historic District requires historic resource review to ensure the resource's historic value is considered prior to or during the development process.

- A. **When historic resource review is required in a Historic District.** Unless exempted by Subsection B, below, the following proposals in a Historic District are subject to historic resource review:
1. Exterior alterations;
 2. Building a new structure;
 3. Installation or alteration of exterior signs;
 4. Nonstandard improvements in the public right-of-way, such as street lights, street furniture, planters, public art, sidewalk and street paving materials, and landscaping. Nonstandard improvements in the public right-of-way must receive approval from the City Engineer prior to applying for historic resource review;
 5. Proposals using one of the provisions of the a, Alternative Design Density Overlay Zone, specified in Sections 33.405.040 through .080; and
 6. Proposals in the Albina Community plan district using the provisions of Section 33.505.220, Parking Requirement Reduction, or Section 33.505.230, Attached Residential Infill on Vacant Lots in R5-Zoned Areas.
- B. **Exempt from historic resource review.**
1. Construction of a detached accessory structure with 200 square feet or less of floor area when the accessory structure is at least 40 feet from a front property line and, if on a corner lot, at least 25 feet from a side street lot line;
 2. Alterations that do not require a building, site, zoning, or sign permit from the City, and that will not alter the exterior features of a resource having such features specifically listed in the Historic Resource Inventory, Landmark nomination, or National Register nomination as an attribute that contributes to the resource's historic value;
 3. Alterations to noncontributing resources where the alterations:



City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 | 503-823-7300 | www.portlandoregon.gov/bds



Land Use Review Application

File Number: 17-174530

FOR INTAKE, STAFF USE ONLY

Date Rec 5/30/2012 by L. DANCE

☐ Type I ☐ Type Ix ☐ Type II ☐ Type Iix ☐ Type III ☐ Type IV

LU Reviews HR

[Y] [N] Unincorporated MC

[Y] [N] Flood Hazard Area (LD & PD only)

[Y] [N] Potential Landslide Hazard Area (LD & PD only)

no DASAM no longer filed

Qtr Sec Map(s) 3030 Zoning Cxd

Plan District CC River

Historic and/or Design District Skidmore/Oldtown

Neighborhood Old Town Chinatown

District Coalition NW/NW

Business Assoc Old Town/Chinatown

Related File #

APPLICANT: Complete all sections below that apply to the proposal. Please print legibly.

Development Site
Address or Location 33 NW 1st Avenue

Cross Street NW Couch and NW 1st Ave Sq. ft./Acreage 9500 sf

Site tax account number(s)

R 140344

R

R

R

R

R

Adjacent property (in same ownership) tax account number(s)

R

R

R

Describe project (attach additional page if necessary)

~~Replace existing parapet cap flashing, install seismic upgrades for existing wood roof framing.~~

Repaint 9,038 SF of building Exterior

Describe proposed stormwater disposal methods

Connects to city main, no changes proposed.

Identify requested land use reviews

Type Ix Historic Design Review (affected facade area is less than 500 sf)

Type E

• Design & Historic Reviews - For new development, provide project valuation.

For renovation, provide exterior alteration value.

AND provide total project valuation.

\$

\$ 15,000

\$ 15,000

• Land Divisions - Identify number of lots (include lots for existing development).

New street (public or private)?

☐ yes ☐ no

continued / over

1

Applicant Information

- Identify the primary contact person, applicant, property owner and contract purchaser. Include any person that has an interest in your property or anyone you want to be notified. Information provided, including telephone numbers and e-mail addresses, may be included in public notices.
- For all reviews, the applicant must sign the Responsibility Statement.
- For land divisions, all property owners must sign the application.

What contact below do you want recording documents sent to: Primary Contact/Applicant

PRIMARY CONTACT, check all that apply

☒ Applicant

☐ Owner

☐ Other

Name Mildred White

Signature



Company/Organization BAMA Architecture and Design

Mailing Address 1631 NE Broadway #754

City Portland

State Oregon

Zip Code 97232

Day Phone 503-253-4283

FAX 503-253-4283

email mildred@BAMAdesign.com

Check all that apply

☒ Applicant

☐ Owner

☐ Other

Name Todd Becker

Signature

Company/Organization Swift Real Estate Partners

Mailing Address 115 SW Ash Street, Suite 350

City Portland

State Oregon

Zip Code 97204

Day Phone 503-454-6180

FAX

email becker@swiftpr.com

Check all that apply

☐ Applicant

☒ Owner

☐ Other

Name

Signature

Company/Organization

Mailing Address

City

State

Zip Code

Day Phone

FAX

email

Check all that apply

☐ Applicant

☐ Owner

☐ Other

Name

Signature

Company/Organization

Mailing Address

City

State

Zip Code

Day Phone

FAX

email

Responsibility Statement As the applicant submitting this application for a land use review, I am responsible for the accuracy of the information submitted. The information being submitted includes a description of the site conditions. I am also responsible for gaining the permission of the owner(s) of the property listed above in order to apply for this review and for reviewing the responsibility statement with them. If the proposal is approved, the decision and any conditions of the approval must be recorded in the County Deed Records for the property. The City of Portland is not liable if any of these actions are taken without the consent of the owner(s) of the property. In order to process this review, City staff may visit the site, photograph the property, or otherwise document the site as part of the review. I understand that the completeness of this application is determined by the Director. By my signature, I indicate my understanding and agreement to the Responsibility Statement.

Print name of person submitting this application Mildred White

Signature



Phone number 503-253-4283

Date 5/18/2017

2



CITY OF
PORTLAND, OREGON
BUREAU OF DEVELOPMENT SERVICES
1900 SW 4th Ave., Suite 5000
Portland, OR 97201



RECEIPT #: 2001145

5/30/2017

Site Address: 29 NW 1ST AVE

IVR Number: **4025661**

29-87 NW 1ST AVE

Permit Number: 17-178779-000-00-LU

Land Use Review

APPLICANT BAMA DESIGN *MILDRED WHITE*

Phone: (503) 380-2852

Fee Code	Fee Description	Fee Amount	Paid to Date	Balance	This Transaction	New Balance
2504	Life Safety Review - Land Use	\$100.00				
2522	Design / Historic Review Type E	\$1,260.00				
Bill #4128484	Sub Total	\$1,360.00	\$0.00	\$1,360.00	\$1,360.00	\$0.00
TOTAL		\$1,360.00	\$0.00	\$1,360.00	\$1,360.00	\$0.00

Shaded items indicate fees not yet calculated.

*** Fees marked with an asterisk are due at application.**

PAYOR SFII NAITO OLD TOWN LLC

Phone:

Payment #: 2001145

Method of Payment: 797 CK SFII NAITO OLD

Receipt By: John Duran

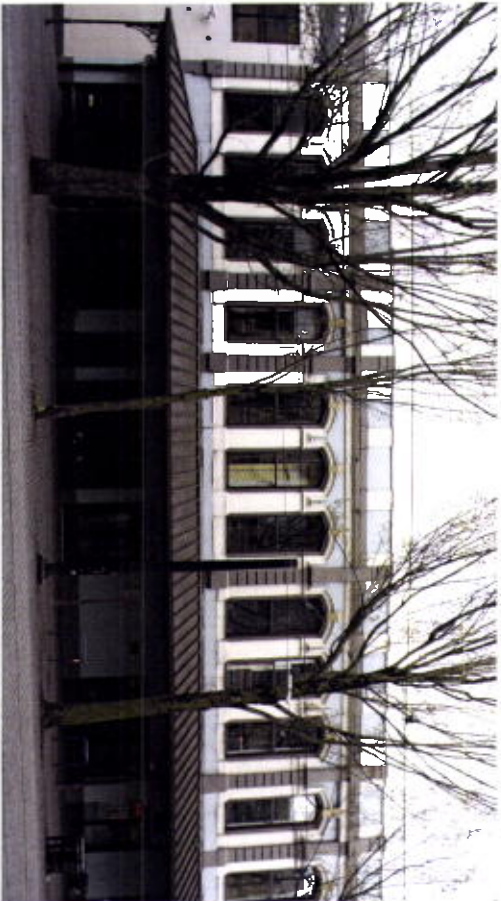
CITY CONTACT

Phone:

E-Mail:

Fax: (503) 823-4172

Notice: This document is not a permit. This document may not represent all fees owing for this permit. All fees are subject to change based on new or corrected information. For more information, consult your City of Portland Contact listed above.



EXISTING EXTERIOR PAINT



PROPOSED EXTERIOR PAINT

NORTON HOUSE - DESIGN REVIEW

05.15.2017



W17-178779 HR



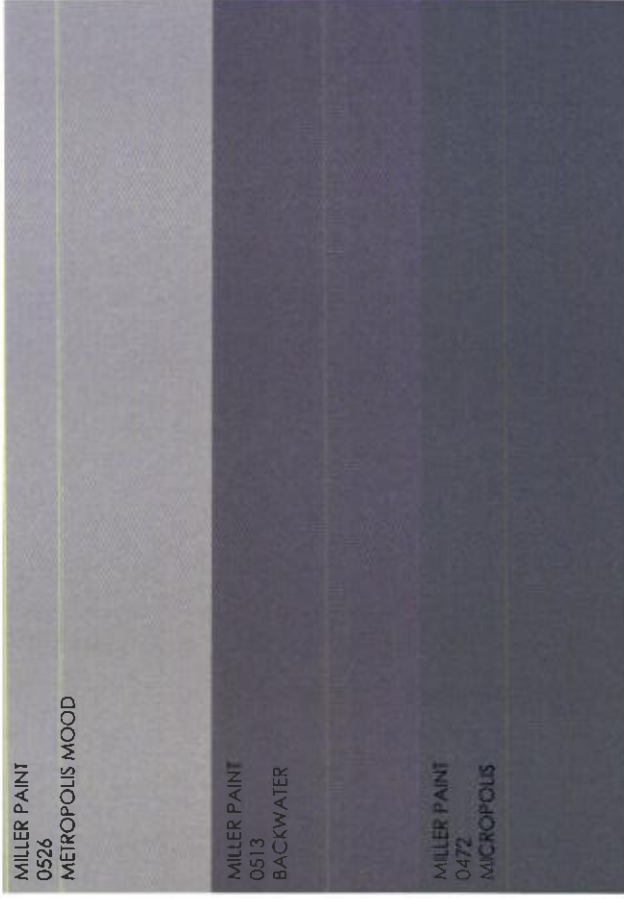
BACKWATER

MICROPOLIS

MYSTIC FOG

MICROPOLIS WOOD

MILLER PAINT
0019
MYSTIC FOG

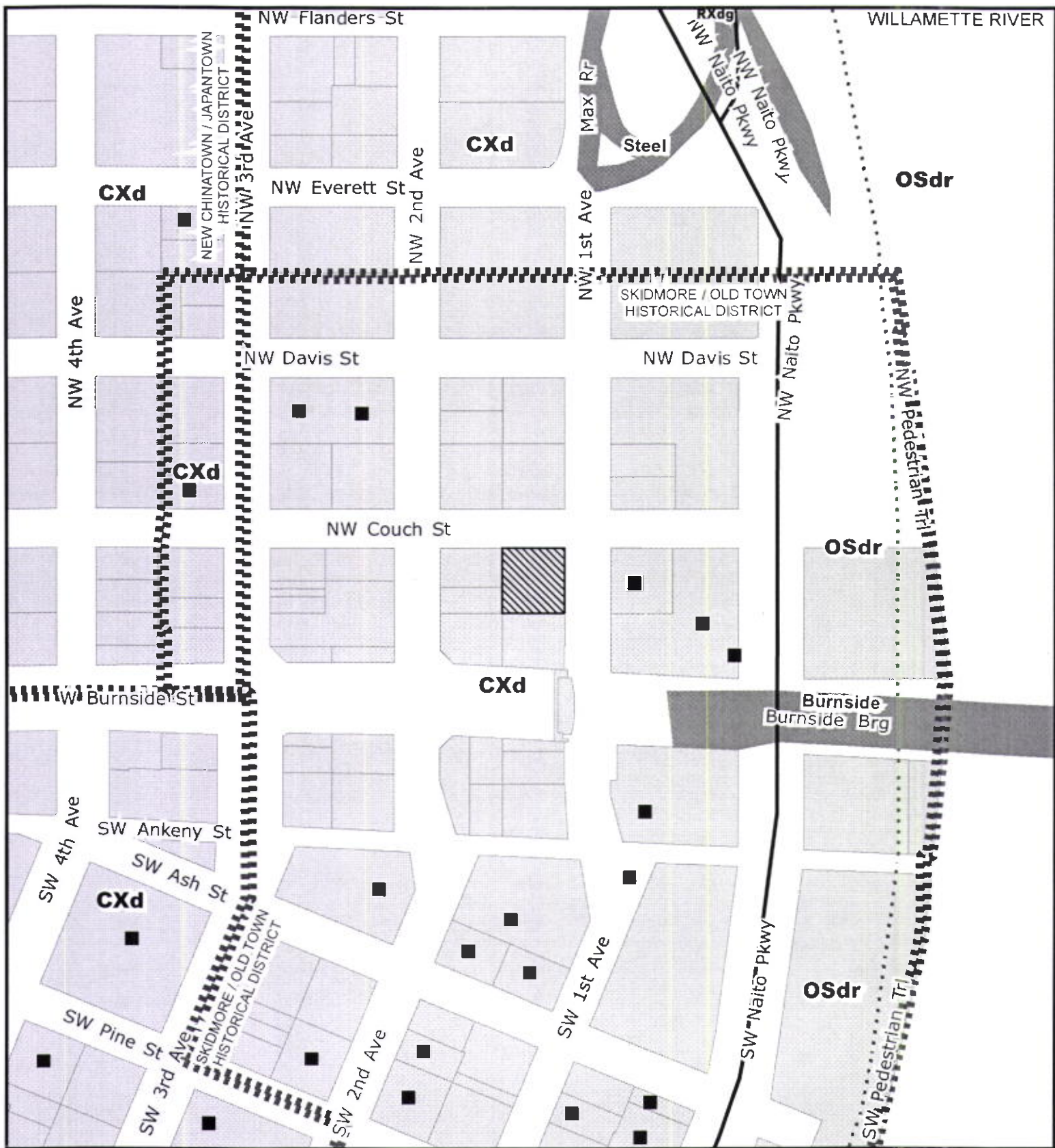


NORTON HOUSE - DESIGN REVIEW

05.15.2017



LU 17 - 1 7 8 7 7 9 HR



ZONING



THIS SITE LIES WITHIN THE:
CENTRAL CITY PLAN DISTRICT
RIVER DISTRICT SUBDISTRICT
SKIDMORE / OLD TOWN HISTORIC DISTRICT



Site



Historic Landmark



Bridge



Recreational Trails

File No.

LU 17-178779 HR

1/4 Section

3030

Scale

1 inch = 200 feet

State ID

1N1E34DB 1000

Exhibit

B

Jun 01, 2017

BAMA Architecture and Design LLC

May 19th, 2017

Applicant: Mildred White
BAMA Architecture and Design
1631 NE Broadway #754
Portland, Oregon 97232

Design Review Narrative for 33 NW 1st Ave.
Addresses the Central City Fundamental Design Guidelines and the River District Design Guidelines, as well as the Skidmore/Old Town Historic District Design Guidelines

CENTRAL CITY FUNDAMENTAL DESIGN GUIDELINES

A. Portland Personality Guidelines

A1 Orient architectural and landscape elements including, but not limited to, lobbies, entries, balconies, terraces, and outdoor areas to the Willamette River and greenway. Develop accessways for pedestrians that provide connections to the Willamette River and greenway.

This guideline is not applicable as the proposal is limited to new paint only.

A2 When provided, integrate Portland-related themes with the development's overall design concept.

This guideline is not applicable as the proposal is limited to new paint only.

A3 Maintain and extend the traditional 200-foot block pattern to preserve the Central City's ratio of open space to built space.

This guideline is not applicable as the proposal is limited to new paint only.

A4 Integrate unifying elements and/or develop new features that help unify and connect individual buildings and different areas.

The existing storefront and walkway detailing accommodates the historic elements of nearby buildings and right-of-way by maintaining the consistent

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streetscape of the neighborhood, by painting the exterior in certain locations the building becomes more attractive and appealing.

A5 Enhance an area by reflecting the local character within the right-of-way. Embellish an area by integrating elements in new development that build on the area's character. Identify an area's special features or qualities by integrating them into new development.

There are no proposed additions or new elements, only maintaining and updating the existing appearance of the building.

A6 Where practical, reuse, rehabilitate, and restore buildings and/or building elements.

By painting a portion of the exterior this rehabilitates elements with peeling paint and makes the building exterior more pleasant and attractive.

A7 Define public rights-of-way by creating and maintaining a sense of urban enclosure.

This guideline is not applicable as the proposal is limited to new paint only.

A8 Integrate building setbacks with adjacent sidewalks to increase the space for potential public use. Develop visual and physical connections into the buildings' active interior spaces from adjacent sidewalks. Use architectural elements such as atriums, grand entries and large ground-level windows to reveal important interior spaces and activities.

By enhancing the image of the openings with new paint this creates a more inviting space near the buildings openings.

A9 Develop and/or strengthen gateway locations.

This project is near a transit gateway that will not be deemphasized architecturally by proposed changes.

Pedestrian Emphasis Guidelines

B1 Maintain a convenient access route for pedestrian travel where a public right-of-way exists or has existed. Develop and define the different zones of a sidewalk: building frontage zone, street furniture zone, movement zone, and the curb. Develop pedestrian access routes to supplement the public right-of-way system through superblocks or other large blocks.

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This guideline will be accomplished by maintaining the current design which encourages the use of the sidewalk.

B2 Protect the pedestrian environment from vehicular movement. Develop integrated identification, sign and sidewalk orientated night-lighting systems that offer safety, interest, and diversity to the pedestrian. Incorporate building equipment, mechanical exhaust routing systems, and/or service areas in a manner that does not detract from the pedestrian environment.

The proposed new exterior paint will not detract or change existing lighting, signage, and pedestrian identification on site.

B3 Bridge across barriers and obstacles to pedestrian movement by connecting the pedestrian system with innovative, well-marked crossings and consistent sidewalk designs.

No pedestrian barriers or obstacles currently exist at the project site, and none are proposed.

B4 Provide safe, comfortable places where people can stop, view, socialize, and rest. Ensure that these places do not conflict with other sidewalk uses.

This guideline is met by maintaining the existing walkways, which allows safe access to city bikes, public transit, and a USPS mailbox.

B5 Orient building elements such as main entries, lobbies, windows, and balconies to face public parks, plazas, and open spaces. Where provided, integrate water features and/or public art to enhance the public open space. Develop locally-oriented pocket parks that incorporate amenities for nearby patrons.

While the project does not re-orient the storefront area, it is located just a short walking distance from the park blocks and allows for safe pedestrian access.

B6 Develop integrated weather protection systems at the sidewalk-level of buildings to mitigate the effects of rain, wind, glare, shadow, reflection, and sunlight on the pedestrian environment.

The new proposed paint colors will not create a glare or shadow that will negatively affect the sidewalk level of the building, but shall instead enhance as the new colors will create less glare than the previous.

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B7 Integrate access systems for all people with the building's overall design concept.

The existing building frontage is, and will continue to be, barrier free.

Project Design Guidelines

C1 Orient windows, entrances, balconies, and other building elements to surrounding points of interest and activity. Size and place new buildings to protect existing views and view corridors. Develop building facades that create visual connections to adjacent public spaces.

This guideline will be accomplished by maintaining views from the first-floor restaurant. The existing large storefront allows pedestrians passing by to see easily into the restaurant. The openings also give the patrons on the inside a stronger connection with the exterior activity. The proposed changes will not diminish the existing opportunities.

C2 Use design principles and building materials that promote quality and permanence.

This guideline is not applicable as the proposal is limited to new paint only.

C3 Respect the original character of an existing building when modifying its exterior. Develop vertical and horizontal additions that are compatible with the existing buildings, to enhance the overall proposal's architectural integrity.

The original character of the building will be maintained as the new paint will enhance the appearance of existing historical building elements.

C4 Complement the context of existing buildings by using and adding to the local design vocabulary.

This guideline is not applicable as the proposal is limited to new paint only.

C5 Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.

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This guideline is not applicable as the proposal is limited to new paint only.

C6 Develop transitions between private development and public open space. Use site design features such as movement zones, landscape elements, gathering places, and seating opportunities to develop transition areas where private development directly abuts a dedicated public open space.

This guideline is accomplished by maintaining the covered pedestrian areas to allow for easy access to public accommodations.

C7 Use design elements including, but not limited to, varying building heights, changes in facade plane, large windows, awnings, canopies, marquees, signs, and pedestrian entrances to highlight building corners. Locate flexible sidewalk-level retail opportunities at building corners. Locate stairs, elevators, and other upper floor building access points toward the middle of the block.

This guideline doesn't apply as there are no proposed changes to building heights, facade plane, awnings, marquees, signs. The only changes to listed elements are paint repair and replacement at the entrances and storefront windows.

C8 Differentiate the sidewalk-level of the building from the middle and top by using elements including, but not limited to, different exterior materials, awnings, signs, and large windows.

This guideline will be met as the new sidewalk paint color will help differentiate from the ground floor and the other floors.

C9 Develop flexible spaces at the sidewalk-level of buildings to accommodate a variety of active uses.

The proposed painting will not negatively affect the flexible spaces of the sidewalk level of the building.

C10 Size and place encroachments in the public right-of-way to visually and physically enhance the pedestrian environment. Locate permitted skybridges toward the middle of the block, and where they will be physically unobtrusive. Design skybridges to be visually level and transparent.

No encroachments into the public right-of-way are proposed.

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

This guideline is not applicable as the proposal is limited to new paint only. There are no proposed changes to the roof.

C12 Integrate exterior lighting and its staging or structural components with the building's overall design concept. Use exterior lighting to highlight the building's architecture, being sensitive to its impacts on the skyline at night.

Modifications to the exterior lighting is not proposed or encouraged, as it could damage the existing historic stone exterior. Both 1st street, and Couch Street, have existing historic lamp posts that adequately light the exterior.

C13 Integrate signs and their associated structural components with the building's overall design concept. Size, place, design, and light signs to not dominate the skyline. Signs should have only a minimal presence in the Portland skyline.

No exterior signage is proposed or encouraged, as it could damage the existing historic stone exterior.

RIVER DISTRICT DESIGN GUIDELINES

A1-1 Link the Willamette River to the community reinforcing the river's significance.

This guideline is met because it preserves the present pedestrian access to the cities park blocks.

A3.1 Provide convenient linkages throughout the River District that facilitate movement for pedestrians to and from the river, and to adjacent neighborhoods.

The building frontage allows for street trees, covered walkways, and historic lamp posts to conveniently link the site to the neighboring waterfront district. These frontages will not be affected by proposed painting.

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A5.1 Enhance the qualities that make each area distinctive within the River District, using the following 'Special Area Design Guidelines'.

The building is in the Skidmore/Old Town Historic District, which does not have special area design guidelines.

A5.2 Reinforce the identity of the North Park Blocks Area.

The North Park Blocks area and will not be affected by the proposed painting.

A5.3 Incorporate water features or water design themes that enhance the quality, character, and image of the River District.

The proposed improvements will not change or impact the themes of neighboring buildings by maintaining historic integrity. Site limitations do not accommodate water features.

A5.4 Reinforce the identity of the Union Station Area.

The Union Station area will not be effected by the proposed painting.

A8.1 Design fences, walls and gateways located between a building and the sidewalk to be seen over to allow for social interaction.

The existing main entry and covered walk do not detract from social interaction. No screening is proposed.

A9.1 When developing at gateway locations, provide a distinct sense of entry and exit that relates to the specific qualities of the area .

The site is not located in a gateway location, and no proposed changes will affect the specific qualities of the area.

B-1-1 Provide human scale and interest to buildings along sidewalks and walkways.

This guideline is met by the existing elements of the building including exterior lighting and walkways that allow for social interaction.

B5-1 Strengthen and enhance the Tanner Creek Parks as both a neighborhood park system and an extension of the North Park Blocks.

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The site is not located at or near either the Tanner Creek Parks, or the North Park Blocks.

B5-2 Strengthen the significance of the Classical Chinese Garden.

The site is not located at or near the Classical Chinese Garden.

C1-1 Increase river view opportunities to emphasize the River District ambiance.

This guideline is met as the proposed changes do not affect access or view of the Willamette River.

C3-1 Design parking garage exteriors to visually integrate with their surroundings.

The site does not contain a parking garage.

C9-1 Reduce the impact on pedestrians from cars entering and exiting residential unit garages by locating garage access on alleys, and active spaces on ground floors that abut street.

This guideline doesn't apply as the building does not contain any garages.

SKIDMORE/OLD TOWN HISTORIC DISTRICT DESIGN GUIDELINES

A1-a Reinforce the predominant scale and massing of the historic district.

This guideline does not apply as the building is existing, and the proposed changes will not affect the height or footprint of the existing building.

A1-b Reinforce pedestrian scale and orientation in the district.

This guideline will be met as the proposed changes will not negatively affect the pedestrian aesthetic of the building, and the proposed painting is consistent with the neighborhood aesthetic.

A1-c Reestablish the sense of the district in waterfront park and on naito parkway.

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This guideline does not apply as the building is not located at waterfront park or on naito parkway.

A2 Maintain and strengthen the street wall in new construction, additions, and improvements to open portions of sites.

This guideline does not apply as the building is existing, and the proposed changes will not affect the building height.

A3 Reintegrate cast iron into the district.

There are not any proposed changes to existing metal building components.

A4 Select historically compatible, high quality materials with finishes and colors that are appropriate to the district.

The proposed new paint color is consistent with the nature of the neighborhood and surrounding buildings.

A5 Install lighting that strengthens the historic character and vitality of the district.

This guideline does not apply as the existing pedestrian level lighting is provided and is not proposed to be changed.

A6 Integrate signage in a manner that contributes to the character of the building and the district.

This guideline will be met by making no alterations to existing historic signage.

A7 Integrate awnings and canopies within the district in a manner sensitive to the building and the district.

This guideline does not apply as the existing canopy is existing and there are no proposed changes.

A8 Sensitively integrate the entries to parking and loading.

This guideline does not apply as the building has no parking or loading on site.

B1 Respect the building's historic period, style, materials, and details in the design of alterations.

This guideline is not applicable as the proposal is limited to new paint only..

B2 Preserve and repair historic exterior materials and distinctive details. Maintain the vertical lines of columns and piers, the horizontal definition of spandrels and cornices,

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and other primary structural elements.

This guideline will be met by not replacing or removing key exterior details.

B3 Respect the shape, size, placement, rhythm, and trim of the historic opening in the building.

This guideline does not apply as the building's openings are existing and to remain unaltered. In exception to paint replacements at windows.

C1 Minimize the visual impact of vertical additions to historic structures.

This guideline is not applicable as the proposal is limited to new paint only, and there are no proposed vertical additions.

C2 Respect the scale and proportion of traditional building styles in horizontal additions

This guideline does not apply as there are not proposed horizontal additions.

C3 Subtly differentiate additions from the historic building while maintaining compatibility and deference.

This guideline does not apply as proposed improvements are minimal in scope and are not significant enough to denote a deference to the existing building.

D1 Integrate the design of new buildings with the cast iron character of the historic district.

This guideline does not apply as there is no proposed new structures.

D2 Strengthen the street wall with new buildings.

This guideline does not apply as there is no proposed new structures.

D3 Develop respectful relationships to adjacent historic buildings.

This guideline does not apply as there is no proposed new structures.

D4 Design the scale or apparent scale of new buildings to be compatible with the character of the district.

This guideline does not apply as there is no proposed new structures.

D5 Emphasize a horizontal and vertical articulation in new buildings which relates to characteristics of the districts Italianate buildings.

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This guideline does not apply as there is no proposed new structures.

D6 Reflect the pattern of tall first stories in the district.

This guideline does not apply as there is no proposed new structures.

D7 Strengthen the districts pattern of large plate glass windows and tall doors on ground floors and smaller detailed windows on upper floors, both with clearly defined window surrounds.

This guideline will be met as the size or style of the windows are not proposed to be changed.

D8 Incorporate and reflect a rich textural quality, a high level of detail, and skilled craftsmanship.

By updating the paint on the existing building it creates a more professional and finished look to the existing historical building.

D9 Use exterior materials and colors where materials are permanent that are visually compatible with the architectural character of the district and the surrounding buildings.

The new paint proposed is compatible with surrounding buildings.