



City of Portland  
**Bureau of Development Services**  
Land Use Services Division

1900 SW Fourth Ave. Suite 5000  
Portland, Oregon 97201  
Telephone: 503-823-7300  
TDD: 503-823-6868  
FAX: 503-823-5630  
[www.portlandonline.com/bds](http://www.portlandonline.com/bds)

**Date:** October 28, 2008  
**To:** Interested Person  
**From:** Kara Fioravanti, Land Use Services  
503-823-5892 / [kfioravanti@ci.portland.or.us](mailto:kfioravanti@ci.portland.or.us)

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

The Bureau of Development Services has approved a proposal in your neighborhood. The reasons for the decision are included in this notice. If you disagree with the decision, you can appeal it and request a public hearing. Information on how to appeal this decision is listed at the end of this notice.

**CASE FILE NUMBER: LU 08-138794 HDZ  
GROVE HOTEL STOREFRONT REMODEL**

**GENERAL INFORMATION**

**Applicant:** Housing Authority Of Portland, Owner  
Attn: Bob Schroeder  
135 SW Ash Street, Suite 500/ Portland, OR 97204

**Representative:** Robert Mosier, Architect  
William Wilson Architects  
1010 SW 11th Avenue/ Portland, OR 97205

**Site Address:** 401-439 W BURNSIDE STREET  
**Legal Description:** EXC SLY 20' IN BURNSIDE ST LOT 1&2 BLOCK 32 LOT 4 BLOCK 32,  
COUCHS ADD

**Tax Account No.:** R180202490 **State ID No.:** 1N1E34CA 11000 **Quarter Section:** 3029  
**Neighborhood:** Old Town-China Town, Carol McCreary 503-984-4081.  
**Business District:** Old Town Chinatown Business Assoc, Dorian Yee 503-224-7066.  
**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.  
**Plan District:** Central City - River District  
**Other Designations:** New Chinatown/Japantown  
**Zoning:** CXd, Central Commercial with design overlay  
**Case Type:** HDZ, Historic Design Review  
**Procedure:** Type II, an administrative decision with appeal to the Landmarks  
Commission.

**Proposal:** The applicant seeks historic design review approval to remodel a portion of the ground level storefront. The proposed remodel includes a new storefront system in 5 bays. The storefront system will be trimmed in wood. The new clear glass window surrounds will be metal. Within those 5 bays the following is also proposed: clear glass transom panels to replace existing solid wood and painted glass panels, new down lights at existing pilasters, new metal gates at existing exit alcoves. Two decorative metal grills centered vertically and horizontally within the new wood panels at the base of the storefront will screen mechanical units installed at these locations.

**Relevant Approval Criteria:**

In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The relevant criteria are the *Central City Fundamental Design Guidelines* and *River District Design Guidelines*

## ANALYSIS

**Site and Vicinity:** The 11,000 square-foot site is located in the New Chinatown/Japantown Historic District and the River District Sub-District of the Central City Plan District. The site is developed with a 21,400 square-foot building, the Grove Hotel. The building was constructed in 1907 and is a contributing structure in the New Chinatown/Japantown Historic District. The building was extensively altered in 1930 when 20 feet were sheared off the front façade to accommodate the widening of Burnside Street. The architects Claussen & Claussen were hired to renovate the building at this time. The building is considered to be contributing to the district during the secondary period of significance because of its association with Portland's Asian community and the architectural firm of Claussen & Claussen.

The site has frontage on West Burnside Street, NW 4<sup>th</sup> Avenue, and NW 5<sup>th</sup> Avenue. Portland's Transportation System Plan classifies West Burnside Street as a Major City Traffic Street, Major Transit Priority Street, City Walkway, and Local Service Bikeway. NW 4<sup>th</sup> Avenue is classified as a Traffic Access Street, City Walkway, and Local Service Bikeway. NW 5<sup>th</sup> Avenue is classified as a Regional Transitway/ Major Transit Priority Street, Central City Transit/ Pedestrian Street, and a Local Service Bikeway. The site is within the North of Burnside Pedestrian District.

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

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

The Historic Resource Protection overlay zone is comprised of Historic and Conservation Districts, as well as Historic and Conservation Landmarks. The regulations that pertain to these properties protect certain historic resources in the region and preserve significant parts of the region's 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 there are no prior land use reviews for this site.

**Agency Review:** A “Notice of Proposal in Your Neighborhood” was mailed **June 27, 2008**. The following Bureaus have responded with no issues or concerns:

- Portland Fire & Rescue;
- Portland Water Bureau;
- Bureau of Environmental Services;
- Site Development Section of the Bureau of Development Services.

The Life Safety (Building Code) Section of the Bureau of Development Services responded with the following comment: *A Building Permit has been applied for and is currently under review or has been issued or, a Life Safety plans examiner has been in contact with the applicant. Please refer to correspondence from the Life Safety plans examiner for building code-related comments.*

The Bureau of Transportation Engineering & Development Review responded in TRACS with the following comment: *Transportation has no objection to this proposal provided that IBC encroachment standards are met. Door swings may not encroach into right-of-way.*

The Urban Forestry Division of Portland Parks & Recreation responded in TRACS with the following comment: *Replace missing street trees.*

**Neighborhood Review:** A “Notice of Proposal in Your Neighborhood” was mailed on **June 27, 2008**. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

## ZONING CODE APPROVAL CRITERIA

### Chapter 33.846, Historic Reviews

#### Purpose of Historic Design Review

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

#### Historic Design Review Approval Criteria

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

**Findings:** The site is located within the New Chinatown/Japantown Historic District; therefore the proposal requires Historic Design Review approval. Because the site is located within the River District Sub-District of the Central City Plan District, the relevant approval criteria are the Central City Fundamental Design Guidelines and the River District Design Guidelines.

#### River District Design Guidelines and Central City Fundamental Design Guidelines

The River District is planned to become a place that is remarkable within the region. The area is intended to grow rich with special and diverse qualities that are, or will become characteristic of Portland. Further, the River District will accommodate a significant portion of the region’s population growth. The plan calls for the creation of a new community of dense neighborhoods, housing a resident population of over 15,000 people, and providing jobs, services, and recreation to this population and others. This area is intended to emphasize the joy of the river, connections to it, and create a sense of community. The goals frame the urban design direction for Central City and River District development.

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

**River District Design Goals**

1. Extend the river into the community to develop a functional and symbolic relationship with the Willamette River.
2. Create a community of distinct neighborhoods that accommodates a significant part of the region's residential growth.
3. Enhance the District's character and livability by fostering attractive design and activities that give comfort, convenience, safety and pleasure to all its residents and visitors.
4. Strengthen connections within River District, and to adjacent areas.

**Central City Plan Design Goals**

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

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

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

**A5. Enhance, Embellish, and Identify Areas.** 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.

**A5-1. Reinforce Distinct Areas.** Enhance the qualities that make each area distinctive within the River District, using the following "Area Design Guidelines" (A5-1-1 – A5-1-8).

**A5-1-6. Reinforce the Identity of Chinatown.**

**A5-4. Enhance West Burnside Street.**

**Findings for A4, A5, A5-1, A5-1-6 and A5-4:** The proposal will help to reinforce the pedestrian-oriented, open, storefront character of the Central City and will enhance the historic nature of the district. The storefront remodel will increase the visual connections between the interior of the building and the public right-of-way through the replacement of the existing plywood and painted windows, which are currently installed within the storefront systems, with clear glazing. In addition, new glass panes will be installed within the transom openings, replacing painted glass panes and plywood at these areas. New down-lights installed at the building's pilasters will function to create a safer pedestrian environment along this area of Burnside and new iron gates will match existing gates installed within the building's doorways. Moreover, the existing painted tile and brick at the base of these storefronts will be replaced with wood panels with cedar trim detailing, introducing a more consistent treatment to this area of the building's ground level. Additionally, two decorative metal grills centered vertically and horizontally within the new wood panels at the base of the storefront will complement the historic nature of the building and screen mechanical equipment at these locations. *Therefore, these guidelines are met.*

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

**Findings:** The existing historic building will remain and a portion of the ground level storefront system will be remodeled. *Therefore, this guideline is met.*

**A7. Establish and Maintain a Sense of Urban Enclosure.** Define public rights-of-way by creating and maintaining a sense of urban enclosure.

**A8. Contribute to a Vibrant Streetscape.** Integrate building setbacks with adjacent sidewalks to increase the space for potential public use. Develop visual and physical connections into 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.

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

**B1-1. Provide Human Scale to Buildings along Walkways.** Provide human scale and interest to buildings along sidewalks and walkways.

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

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

**Findings for A7, A8, B1, B1-1, B2 and B6:** The existing three-story building wall, as well as the street trees that line this block, create a sense of urban enclosure along the pedestrian system. However, the proposed storefront remodel will further define, and add to a vibrant streetscape along this block. For example, the new glazed storefront windows will develop visual and physical connections into the building's interior spaces from the sidewalk environment. Furthermore, these new glazed storefront systems, along with the proposed sidewalk-oriented exterior lighting, will contribute to a safer, more human-scaled pedestrian environment. In addition, the existing doorways are recessed, providing weather protection for pedestrians entering and exiting the building. The applicant is also proposing two decorative metal grills centered horizontally and vertically within the wood panels at the base of the storefront. These decorative grills will function to minimize views of the mechanical equipment installed at these two locations. *Therefore, these guidelines are met.*

**B6-1. Provide Outdoor Lighting at a Human Scale.** Provide outdoor lighting at a human scale to encourage evening pedestrian activity.

**C12. Integrate Exterior Lighting.** 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.

**Findings for B6-1 and C12:** The placement of the proposed light fixtures (at the transom level) as well as their modest size and simple design, work well with the building's overall design concept. In addition, the proposed lighting will be directed down to the sidewalk, creating a safer sidewalk environment in the evening and night. *Therefore, these guidelines are met.*

**B7. Integrate Barrier-Free Design.** Integrate access systems for all people with the building's overall design concept.

**Findings:** The building's pedestrian entrances are at grade and accessible. *Therefore, this guideline is met.*

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

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

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

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

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

**Findings:** The proposal utilizes design principles and building materials that will re-establish a coherent design along the building's ground level façade, and promote the quality and permanence of this historic building. The alterations work within the traditional storefront system, and the proposed materials consist of long lasting, high-quality products, including glass, wood and metal. In addition, the proposal will introduce a consistent base height to these storefronts. This, along with the restoration of the storefront glazing and transom windows, will complement the historic storefront character of buildings within the area. Furthermore, the proposed alterations will help define the sidewalk level of the building from its upper stories. *Therefore, 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 purpose of the historic design review process is to ensure that exterior alterations to existing buildings protect the integrity of the special characteristics of the historic resources. The proposal meets the applicable design guidelines and therefore warrants approval.

## ADMINISTRATIVE DECISION

Approval of a storefront remodel of the Grove Hotel, per the approved plans, Exhibits C-1 through C-6, signed and dated October 20, 2008, subject to the following condition:

- 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.6. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 08-138794 HDZ. No field changes allowed."

Decision rendered by:  on October 20, 2008  
By authority of the Director of the Bureau of Development Services

Decision mailed: October 28, 2008

Staff Planner: Kara Fioravanti

**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 June 19, 2008, and was determined to be complete on June 24, 2008.

*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 June 19, 2008.

*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 to allow time to determine an approvable location for the proposed grilles. In mid-July the applicant submitted new information, increasing the scope of work to include grilles to screen necessary mechanical vents [see Exhibits G.4 and G.5]. Between that time and early October [see Exhibit G.6], the applicant and City staff reviewed options and agreed to a solution that is approved by this decision.

**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 November 12, 2008** at 1900 SW Fourth Ave. Appeals can be filed on the first floor in the Development Services Center until 3 p.m. After 3 p.m., appeals must be submitted to the receptionist at the front desk on the fifth floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Low-income individuals appealing a decision for their personal residence that they own in whole or in part may qualify for an appeal fee waiver. In addition, an appeal fee may be waived for a low income individual if the individual resides within the required notification area for the review, and the individual has resided at that address for at least 60 days. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Fee waivers for low-income individuals must be approved prior to filing the appeal; please allow 3 working days for fee waiver approval. 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 contact the receptionist at 503-823-7967 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](http://www.portlandonline.com).

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

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Landmarks Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

**Recording the final decision.**

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed*, The final decision may be recorded on or after **November 13, 2008 – (the day following the last day to appeal)**.
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034  
For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

**Expiration of this approval.** An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

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

- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and



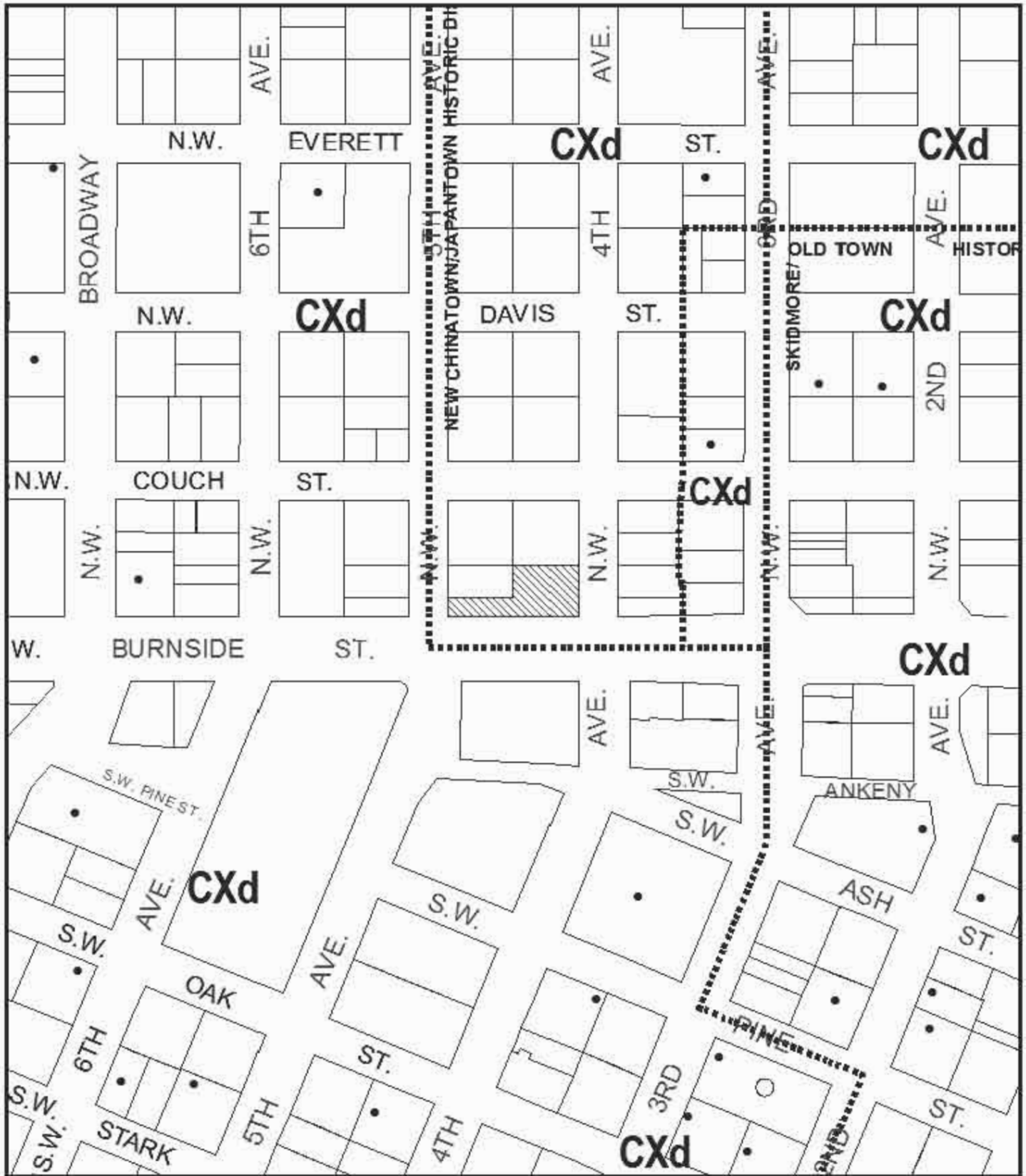
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

**EXHIBITS**

NOT ATTACHED UNLESS INDICATED


- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings [all attached]
  - 1. Site Plan
  - 2. Elevations, Section
  - 3. Elevations, Details
  - 4. Elevation of vent grille
  - 5. Section of vent and grille
  - 6. Enlarged elevation showing vent grille locations
- D. Notification information:
  - 1. Mailing list
  - 2. Mailed notice
- E. Agency Responses – all included in the text of this report
- F. Correspondence – none received
- G. Other:
  - 1. Original LU Application
  - 2. Site History Research
  - 3. National Register of Historic Places Nomination Sheet
  - 4. July 17, 2008 email exchange
  - 5. Drawing submitted on July 17, 2008 [not approved]
  - 6. October email exchange

**The Bureau of Development Services is committed to providing equal access to information and hearings. If you need special accommodations, please call 503-823-0625 (TTY 503-823-6868).**



# ZONING

 Site

 Historic Landmark

This site lies within the:  
**NEW CHINATOWN/JAPANTOWN HISTORIC DISTRICT**  
**CENTRAL CITY PLAN DISTRICT**



File No.	<u>LU 08-138794 HDZ</u>
1/4 Section	<u>3029</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1N1E34CA 11000</u>
Exhibit	<u>B</u> (Jun 20, 2008)

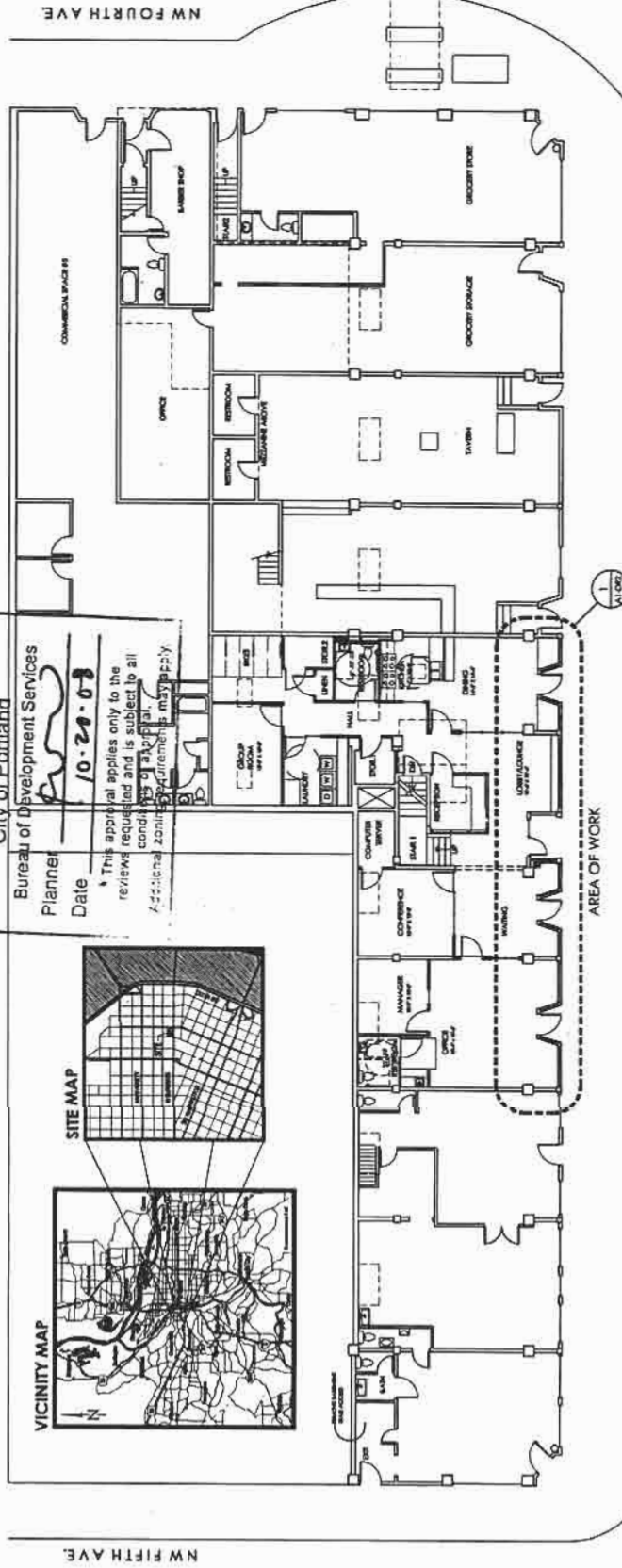
# THE GROVE HOTEL - DESIGN REVIEW SUBMITTAL - JUNE 13 2008

## EXISTING STOREFRONT REPAIR / RENOVATION



1 EXISTING STOREFRONT CONDITIONS

A1-DR



2 EXISTING FIRST FLOOR PLAN

SCALE 1/16" = 1'-0"

W. BURNSIDE STREET

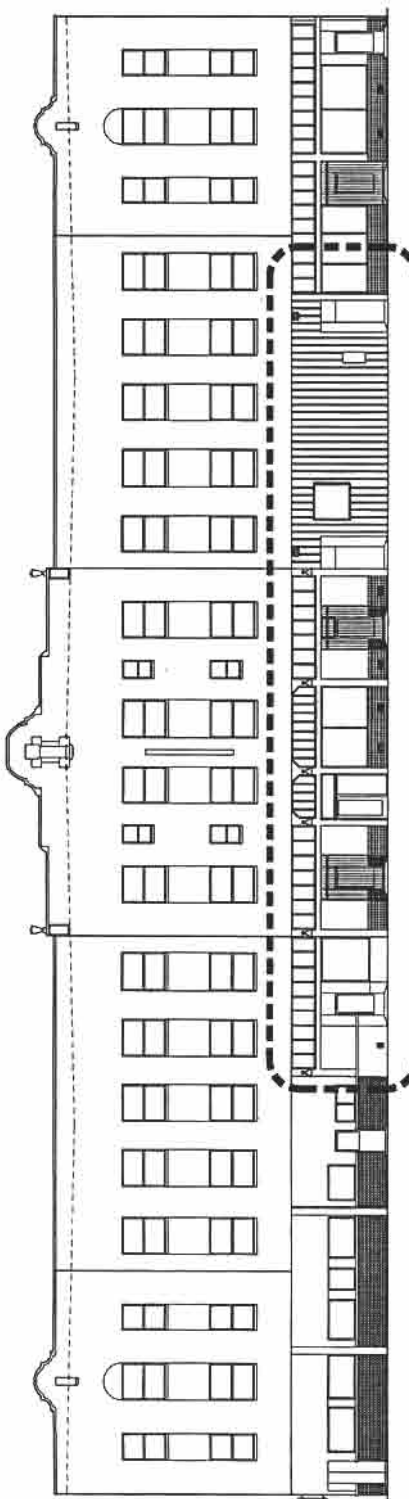


LU 08-138794 HDZ

Ehnel

<p>THE GROVE HOTEL 439 W. BURNSIDE ST. PORTLAND, OREGON 97204</p>		<p>HOUSING AUTHORITY OF PORTLAND 135 SW 4th Street Portland, Oregon 97204</p>	
<p>COVER SHEET FIRST FLOOR PLAN</p>		<p>REVISIONS:</p>	
DATE:	07/10/08	DRAWN:	KCD
SCALE:	1/16" = 1'-0"	FOR INFO:	0711

A1-DR



AREA OF WORK  
SEE PHOTOS ON SHEET A4-DR FOR EXISTING CONCERNS

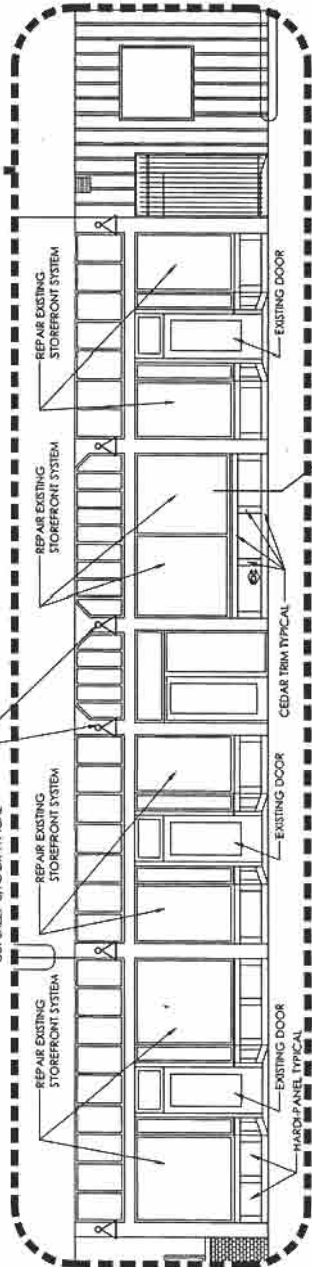
1 EXISTING SOUTH ELEVATION - STOREFRONT REPAIR / RENOVATION - EXISTING CONDITIONS

SCALE 1/16" = 1'-0"

TYPICAL STOREFRONT REPAIRS:

1. REMOVE PAINT FROM TRANSOM WINDOWS AND RE-GLAZE AS REQUIRED.
2. REMOVE PAINT FROM EXISTING STOREFRONT WINDOWS. REMOVE EXISTING PLYWOOD PANELS AND REPLACE WITH GLAZING IN ORIGINAL STOREFRONT OPENINGS.
3. REMOVE PAINTED CERAMIC TILE BELOW STOREFRONT AND REPLACE WITH TRIM AND PANELING PER Z/A2-DR

NEW EXTERIOR LIGHTING AT STOREFRONT LOCATIONS. SEE CUT SHEET 3/A3-DR TYPICAL



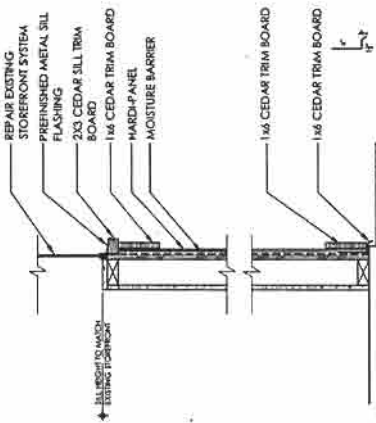
IRON GATES REMOVED FOR VISUAL CLARITY. SEE A3-DR FOR MORE INFORMATION

2 SOUTH ELEVATION - PROPOSED RENOVATION

SCALE 1/16" = 1'-0"

\*Approved\*  
City of Portland  
Bureau of Development Services  
Planner *[Signature]*  
Date 10.20.08

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



3 WALL AT STOREFRONT

SCALE 1/4" = 1'-0"



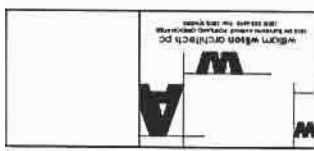
THE GROVE HOTEL  
439 W. BURNSIDE ST. PORTLAND, OREGON 97209  
HOUSING AUTHORITY OF PORTLAND  
155 SW 4th Street  
Portland, Oregon 97204

SOUTH ELEVATION STOREFRONT RENOVATION

DATE	3/7/08
SCALE	1/8" = 1'-0"
DRAWN	KCD
JOB NO.	0351

A2-DR

EMC-2  
08-138794HP2

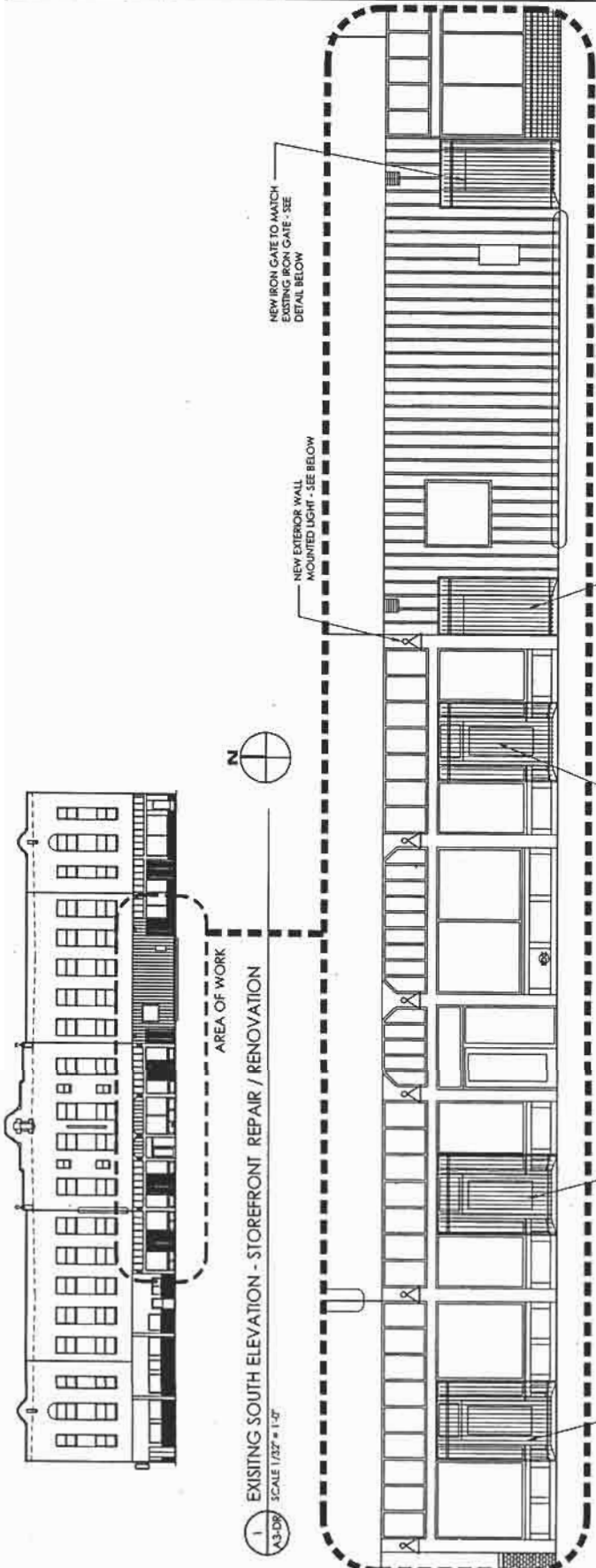


HOUSING AUTHORITY OF PORTLAND  
 439 W. BURNSIDE ST., PORTLAND, OREGON 97209  
 135 SW Ash Street  
 Portland, Oregon 97204  
 FROM WHOM ARCHITECTS PC  
 HAS BEEN FORMERLY ASSOCIATED

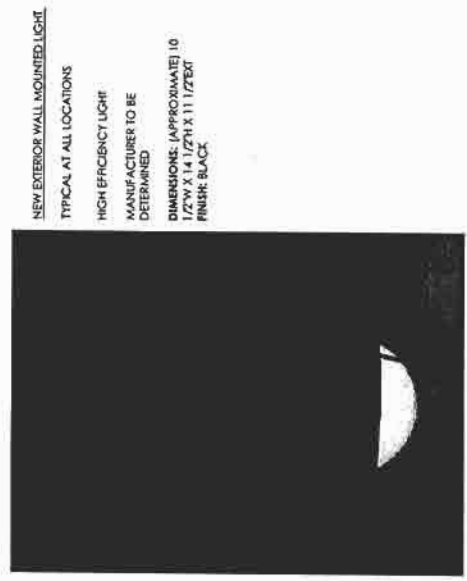
SOUTH ELEVATION  
 STOREFRONT RENOVATION  
 REVISIONS  
 DATE: 3/2/08  
 SCALE: 1/8" = 1'-0"  
 DRAWN: RCD  
 JOB NO: 0731

**A3-DR**

E.M.C. 3  
 68-138794 #D2



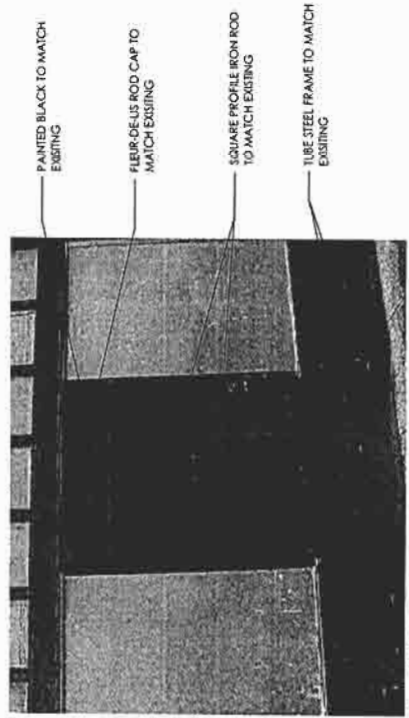
1 EXISTING SOUTH ELEVATION - STOREFRONT REPAIR / RENOVATION  
 SCALE 1/32" = 1'-0"



3 EXTERIOR WALL MOUNTED LIGHT  
 A3-DR

NEW EXTERIOR WALL MOUNTED LIGHT  
 TYPICAL AT ALL LOCATIONS  
 HIGH EFFICIENCY LIGHT  
 MANUFACTURER TO BE DETERMINED  
 DIMENSIONS: APPROXIMATE 10  
 1/2"W X 14 1/2"H X 11 1/2"DEP  
 FINISH: BLACK

\*Approved\*  
 City of Portland  
 Bureau of Development Services  
 Planner: *[Signature]*  
 Date: 10-20-08  
 This approval applies only to the  
 plans reviewed and is subject to all  
 applicable codes and regulations.



2 EXISTING IRON GATE - TYPICAL  
 A3-DR

Note: the 2 proposed grilles will be centered vertically & horizontally in the wood storefront panels.





DEAN GLOVER

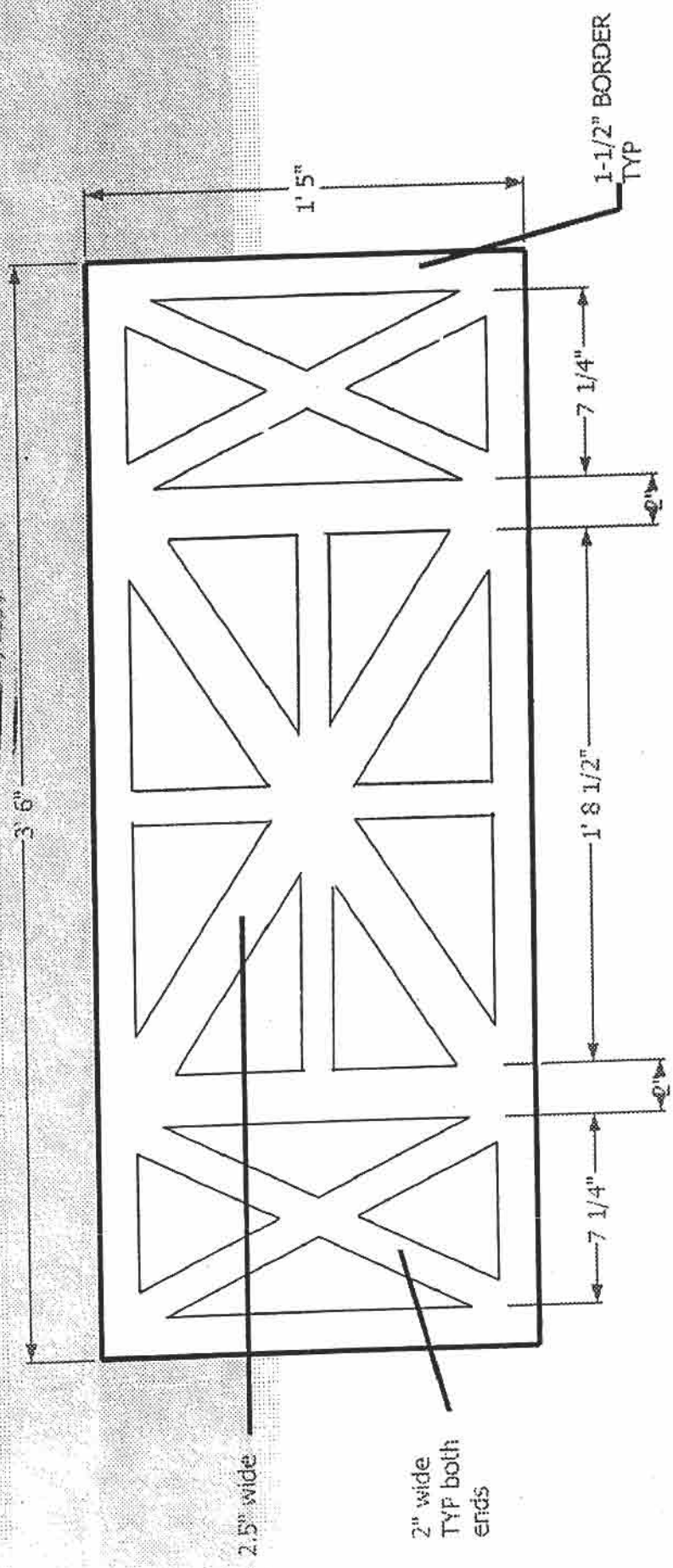
HUNTER-DAVISSON, INC.  
1800 SE PERSHING ST  
PORTLAND, OREGON  
503-234-0477

Approved  
City of Portland  
Bureau of Development Services  
Planner *[Signature]*  
Date 10-20-08

This approval applies only to the  
revisions shown on this set of drawings and is subject to all  
other applicable codes, rules, regulations, and provisions that may apply.

9-15-08 MODIFIED  
10-2-08

THE GROVE HOTEL  
PTAC OUTSIDE LOUVER



2.5" wide

2" wide  
TYP both  
ends

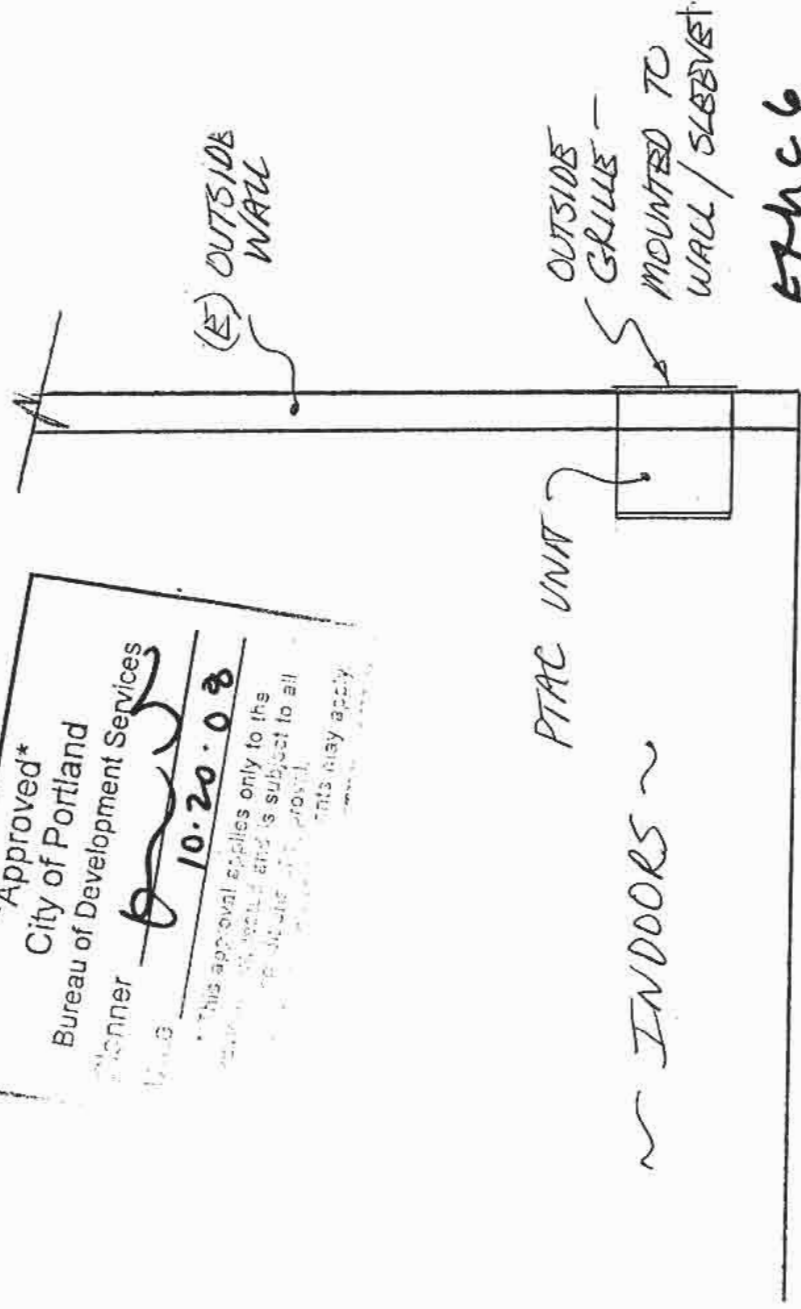
BRMc.S  
08-138794 HD 2

CONSTRUCT OUTSIDE GRILLE OF 3/16" STEEL PLATE  
PAINT WITH PRIMER AND BLACK OUTDOOR PAINT

JOB THE GROVES HOTEL  
 SHEET NO. PTAC DETAILS OF \_\_\_\_\_  
 CALCULATED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 CHECKED BY \_\_\_\_\_ DATE 10-2-08  
 SCALE NO SCALE

HUNTER-DAVISSON, INC.  
 Heating-Air Conditioning-Refrigeration-Controls  
 1800 S.E. Pershing St.  
 PORTLAND, OREGON 97202  
 (503) 234-0477  
 FAX (503) 236-1625

\*Approved\*  
 City of Portland  
 Bureau of Development Services  
 Planner [Signature]  
 10.20.08  
 \*This approval applies only to the  
 specific project and is subject to all  
 applicable codes and provisions.  
 This may apply.



ETHC6  
 08-138794 HAZ

NO SCALE

note: the proposed grille will not project any further out from the storefront than the 3/16" width of the metal material.