



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

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

Date: September 15, 2015
To: Interested Person
From: Arthur Graves, Land Use Services
503-823-7803 | Arthur.Graves@portlandoregon.gov

NOTICE OF A TYPE Ix DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has **approved** a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision, including the written response to the approval criteria and to public comments received on this application, are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 15-192873 HR: STOREFRONT ALTERATIONS

GENERAL INFORMATION

Applicant: Charles Lilley | Pac-Hill Ltd Partnership | 503.522.6813
520 SW Yamhill Ste Rf Gdn #8 | Portland, OR 97204

Architect: Emily Refi | Waterleaf Architecture | 503.228.7571
419 SW 11th Ave Ste 200 | Portland, OR 97205

Site Address: 520 SW Yamhill Street

Legal Description: BLOCK 171 LOT 1&8 N 1/2 OF LOT 2&7, PORTLAND
Tax Account No.: R667717500
State ID No.: 1S1E03BB 01200
Quarter Section: 3129
Neighborhood: Portland Downtown, contact Rani Boyle at 503-725-9979.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Central City - Downtown
Other Designations: National Historic Landmark: Pacific Building, listed March 05, 1992.
Zoning: CXd: Central Commercial (CX) with Design (d) Overlay
Case Type: HR: Historic Review
Procedure: Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

The applicant seeks Historic Resource Review approval for storefront alteration to the southern most storefront on the east façade of the Pacific Building, a National Historic Landmark originally constructed in 1926, in downtown Portland. The proposed alterations include relocating the existing tenant entry door from the north to the south. The proposed storefront system, glazing and new door will match existing conditions. Marble will be

maintained, salvaged and reused for consistency with the existing bulkhead. The existing scroll detailing at the edges of the storefront system will be maintained and patched, repaired, or replaced as needed.

Historic resource review is required for exterior alterations to landmark structures.

Relevant Approval Criteria:

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

The relevant approval criteria are:

- Central City Fundamental Design Guidelines – Downtown
- 33.846.060.G *Other Approval Criteria*

ANALYSIS

Site and Vicinity:

The design of the Pacific Building, developed by the firm of A. E. Doyle and Associates in the mid-1920s, is sometimes mistakenly attributed to Pietro Belluschi, who, as a relative newcomer to the office, only worked on some of the interior details. The chief designer was actually Charles K. Greene, whose sudden departure from the firm in 1927 did, however, combine with the terminal illness of the Doyle to create an opening for Belluschi to become a partner and eventually owner of the business. The building is designed in imitation of a Renaissance era Italian urban palace. Built for the estate of local magnate Henry Corbett, it was designed with eventual expansion onto the remainder of the block in mind. The site for this expansion was occupied by the grandiose Corbett family mansion, which was decidedly out of style by that time. However, the planned expansion was never carried out, owing to the longevity of Henry Corbett's widow, who survived, occupying the house, for several more decades. The Doyle firm itself occupied the spacious attic of the Pacific Building from its completion in 1926 until 1942 when the company was reorganized as Pietro Belluschi, Architect, and moved to a new location.

Regarding area context and amenities, the site is situated in a location that has access to a number of the amenities that typify what many consider the essence of Portland livability. Within a comfortable (meaning level grade) 5 minute or quarter-mile walk from the site are scores of restaurants, retail outlets, galleries and eclectic shops that compose the downtown subdistrict of the Portland Central City District. Retail outlets within this range include both those that are long established such as Pioneer Place, Rich's Cigar store, and Huber's Cafe as well as newer tenants to the area including the Nike Store, , Coco Donuts, the MOD Pizza as well as the dozens of independent food carts located only a few blocks both to the north east and north west of the site. Parks within a 5 minute walk of the site include Pioneer Courthouse Square, Lowndale Square, Director Park, O'Bryant Square as well as the south park blocks to the west of the site.

Regarding public transportation, the site is well served with a number of options and alternatives. The MAX line has north and south lines immediately adjacent to the site on SW 6th Avenue and SW 5th Avenue. East-west service is provided directly north of the site on SW Yamhill St and SW Morrison St. The streetcar's north route runs south and west of the site on SW Salmon, SW 10th and SW 11th Avenues. Frequent bus transit service (defined by Trimet as at least every 15 minutes) operates on SW Washington Street and SW Salmon Street with the #15. In addition, the site is surrounded by the transit mall to the east and west which provides access to nearly 20 more bus line routes. SW Broadway and SW 3rd Avenue are designated as a City Bikeways within the City's Transportation Service Plan (TSP). The area is also within the Downtown 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. Development is intended to be pedestrian-oriented with a strong emphasis on a safe and attractive streetscape.

The “d” overlay promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to existing development are subject to design review. 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 is comprised of Historic and Conservation Districts, as well as Historic and Conservation Landmarks and protects certain historic resources in the region and preserves significant parts of the region’s heritage. The regulations implement Portland’s Comprehensive Plan policies that address historic preservation. These policies recognize the role historic resources have in promoting the education and enjoyment of those living in and visiting the region. The regulations foster pride among the region’s citizens in their city and its heritage. Historic preservation beautifies the city, promotes the city’s economic health, and helps to preserve and enhance the value of historic properties.

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

- **LU 83-004509 DZ:** Approval of signage.
- **LU 83-004945 DZ:** Approval of storefront remodel.
- **LU 84-004231 DZ:** Approval of signage.
- **LU 85-004307 DZ:** Approval of two second floor “boiler stacks”.
- **LU 85-004535 DZ:** Approval of signage.
- **LU 87-005127 DZ:** Approval of ATM and brick pavers.
- **LU 88-004935 DZ:** Approval of storefront renovations.
- **LU 89-003945 CU:** Approval of CU request for 353 downtown parking spaces.
- **LU 89-004735 DZ:** Approval of construction of new building.
- **LU 89-006095 HL:** Approval of designation.
- **LU 90-005578 HL:** Approval of storefront renovations.
- **LU 91-008894 LUR:** Approval of storefront remodel.
- **LU 92-009192 DM:** Void/Withdrawn - office building construction.
- **LU 92-009193 DZ:** Approval of office building construction.
- **LU 92-009194 CU:** Approval of office building construction.
- **LU 92-009903 DZ:** Approval of signage.
- **LU 93-010798 DM:** Approval to demolish the greyhound building.
- **LU 01-007648 HDZ:** Approval to install 6 new louvers.
- **LU 01-007778 HDZ:** Approval to modify two existing windows.
- **LU 04-012964 HDZ:** Approval to install a projecting clock.
- **LU 07-108906 HDZ:** Approval to install 3 louvers.
- **LU 12-116616 HDZ:** Approval of signage.
- **LU 12-138645 HDZ:** Approval to install a new door.

Agency Review: A Notice of Proposal in your Neighborhood was mailed on **July 22, 2015**. The following Bureaus have responded with no issues or concerns about the proposal:

- Bureau of Development Services Life Safety / Building Code Section: David Jones: July 28, 2015. (Exhibit E-1)

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **July 22, 2015**. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

Chapter 33.846, Historic Reviews

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 a designated Historic/Conservation Landmark. Therefore the proposal requires Historic Resource Review approval. The relevant approval criteria are listed in 33.846.060 G. 1.-10. In addition, because the site is located within the Central City, the relevant approval criteria are the Central City Fundamental Design Guidelines.

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.
3. **Historic changes.** Most properties change over time. Those changes that have acquired historic significance will be preserved.
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.
5. **Historic materials.** Historic materials will be protected. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials will not be used.

Findings for 1, 2, 3, 4 and 5: The proposed alterations to the southeast retail location at the Pacific Building are consistent with previous storefront alterations to the building. The proposal relocates the existing storefront entry from the north to the south side of the tenant space so as to create improved internal access and organization. The proposed alterations do not create a storefront system that is inconsistent or contradictory to other existing storefronts on the landmark building. No changes which have acquired historic significance, will be impacted. Features such as the existing marble bulkhead and vertical scrolling elements at the bay edges will be salvaged and reused on site or repaired as necessary. The existing wood transom will not be impacted. No elements creating a false sense of historic development will be employed. No chemical or physical treatments will be used as a part of the proposed alterations to the Pacific Building. *Therefore 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.
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.

- 9. Preserve the form and integrity of historic resources.** New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic resource and its environment would be unimpaired.
- 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 7, 8, 9 and 10: The new storefront is differentiated from the old with a wider return / sidelight adjacent to the door allowing improved accessibility. In addition, the new storefront will have a center mullion to complement and provide continuity with the storefronts near the corner of 5th and Yamhill. Collectively, the proposed storefront is consistent and compatible with the other existing storefronts on the building regarding size, scale and architectural aesthetic. The form and integrity of the landmark resource will be unimpaired as a result of this proposal and if removed in the future the essential form and integrity of the resource will remain intact. *Therefore these guidelines are met.*

Central City Fundamental Design Guidelines

These guidelines provide the constitutional framework for all design review areas in the Central City.

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.

Central City Plan Design Goals

This set of goals are those developed to guide development throughout the Central City. They apply within the River District as well as to the other seven Central City policy areas. The nine goals for design review within the Central City are as follows:

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.

Findings: The proposed storefront will reflect the building's original adjacent recessed entry with canted glazed walls and a similar mullion organization. Details including reused marble from the site will also be incorporated. Terra cotta bay structures are respected and retained. *Therefore this guideline is met.*

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

Findings: The new storefront leaves the building unchanged beyond the storefront opening. The proposed alterations respect the original building patterns by being complementary in massing, configuration, materials and bay pattern. *Therefore this guideline is met.*

- 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.

Findings: The proposed storefront is recessed from the sidewalk consistent with existing original storefronts on the landmark building. In addition the proposed alterations improve access to the site. *Therefore this guideline is met.*

- 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.

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

Findings for B1 and B4: Although not evident from the right-of way, the proposed alterations to the Pacific Building organize the interior space in a way that the applicant believes will allow improved leasing for the retail space. By extension this will increase pedestrian activity in and around the site and provide spaces that are safe and comfortable for pedestrians to stop, rest and socialize. *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 relocated entry will have improved accessibility from the adjacent right-of-way. The grade and slope at the landings on either side of the door will be within the limits per ANSI 117. Adequate space for front-approach clearance on the push and pull side will be integrated into the entry design and so compatible in appearance with the existing, non-compliant adjacent entries. *Therefore this guideline is met.*

- C1. Enhance View Opportunities.** 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 façades that create visual connections to adjacent public spaces.
- 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.
- 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.

Findings for C1, C2, C3 and C5: The proposed storefront alterations will not

diminish the current view into or out-of the site. The new exterior storefront will utilize quality materials which promote permanence and which are consistent with the architectural aesthetic of the landmark building. Materials used include existing marble from the site and glazed aluminum storefront system with bronze finish mullions and hard lid soffit painted to match existing with a recess or "punch" consistent with other storefronts on the building. The proposed storefront is a discreet alteration overall and fits within the established structural columns and spandrel. The line of the existing marble base will be maintained, and the vertical articulation of the storefront mullions will match adjacent storefronts on the building. In addition, the new storefront is consistent with the architectural aesthetic and coherency of the Pacific Building through the use of matching or similar materials and colors to those throughout the remainder of the building. The new storefront will be similar in details and mullion pattern with the existing adjacent storefronts as well. *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 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 storefront alterations, to the southern most storefront on the east façade of the Pacific Building, a National Historic Landmark within the Central City Plan District. Specific alterations include the relocation of the existing tenant entry door from the north portion of the tenant space to the south, resulting in a new storefront system for the space

Approval, per the approved site plans, Exhibits C-1 through C-4, signed and dated Thursday, September 10, 2015, subject to the following conditions:

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1-C.4. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 15-192873 HR." No field changes allowed.

Staff Planner: Arthur Graves



Decision rendered by: _____ **on Thursday, September 10, 2015.**
By authority of the Director of the Bureau of Development Services

Decision mailed (within 5 days of dec.) Tuesday, September 15, 2015.

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on June 26, 2015, and was determined to be complete on **July 20, 2015.**

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on June 26, 2015.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: Tuesday, November 17, 2015.**

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term "applicant" includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

This decision, and any conditions associated with it, is final. It may be appealed to the Oregon Land Use Board of Appeals (LUBA), within 21 days of the date the decision is mailed, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have submitted written testimony during the comment period for this land use review. Contact LUBA at 775 Summer St NE Suite 330, Salem, OR 97301-1283 or phone 1-503-373-1265 for further 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.

Recording the final decision.

If this Land Use Review is approved, the final decision must be recorded with the Multnomah County Recorder. A building or zoning permit will be issued only after the final decision is recorded. The final decision may be recorded on or after **Tuesday, September 15, 2015.**

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 503-823-7617.

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:

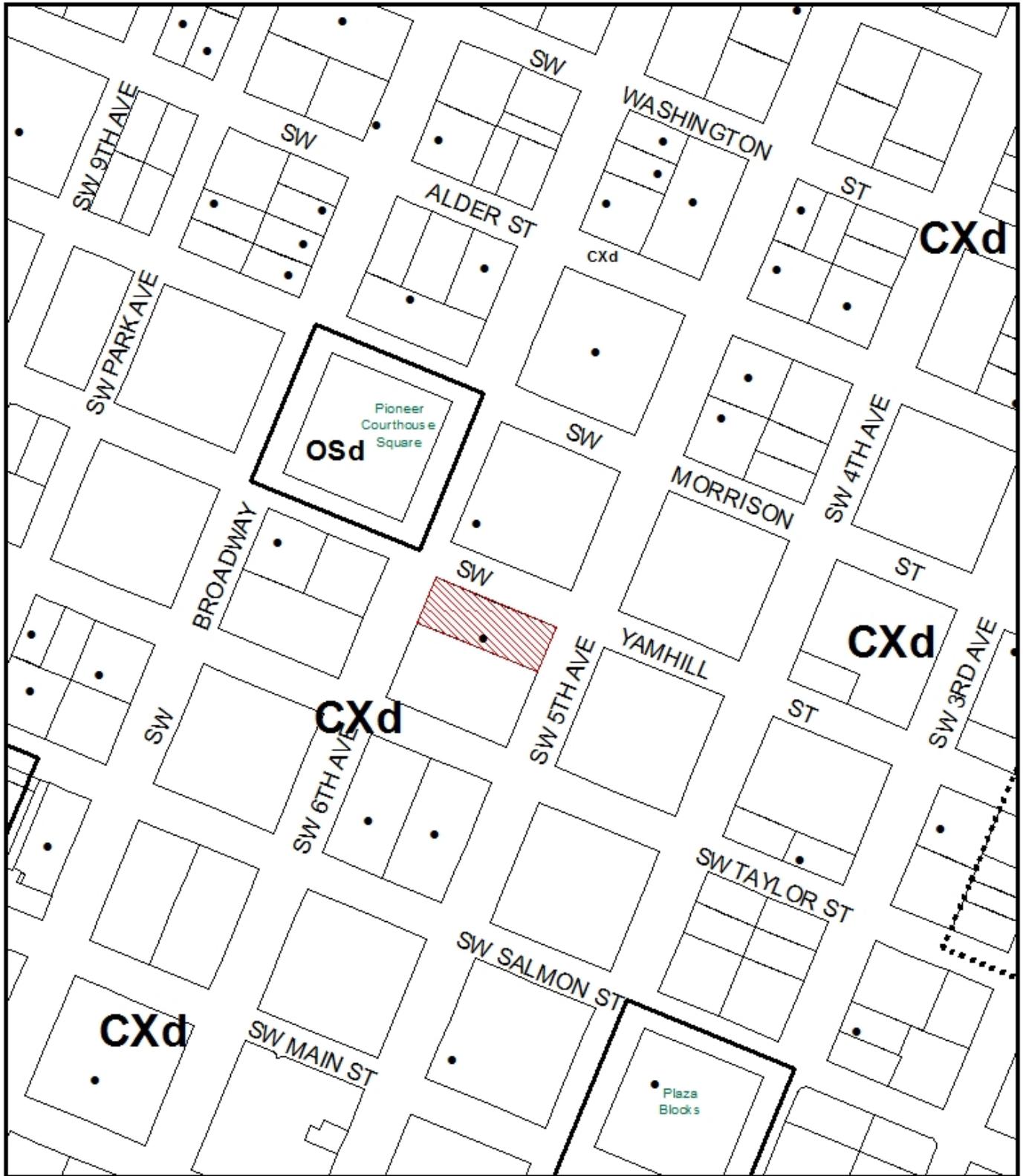
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code for the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submittal
 1. Applicant's Statement
 2. Site pictures
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Site Plan (attached)
 2. Elevation: South and West (attached)
 3. Details: Existing and Proposed Window Details
 4. Manufacturers Cut-sheets
- D. Notification information:
 1. Mailing list
 2. Mailed notice
- E. Agency Responses:
 1. Bureau of Development Services Life Safety / Building Code Section: July 28, 2015.
- F. Correspondence: No comments were received.
- G. Other:
 1. Original LU Application
 2. Site Visit Photos
 3. Historic Information

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).



ZONING

-  Site
-  Historical Landmarks



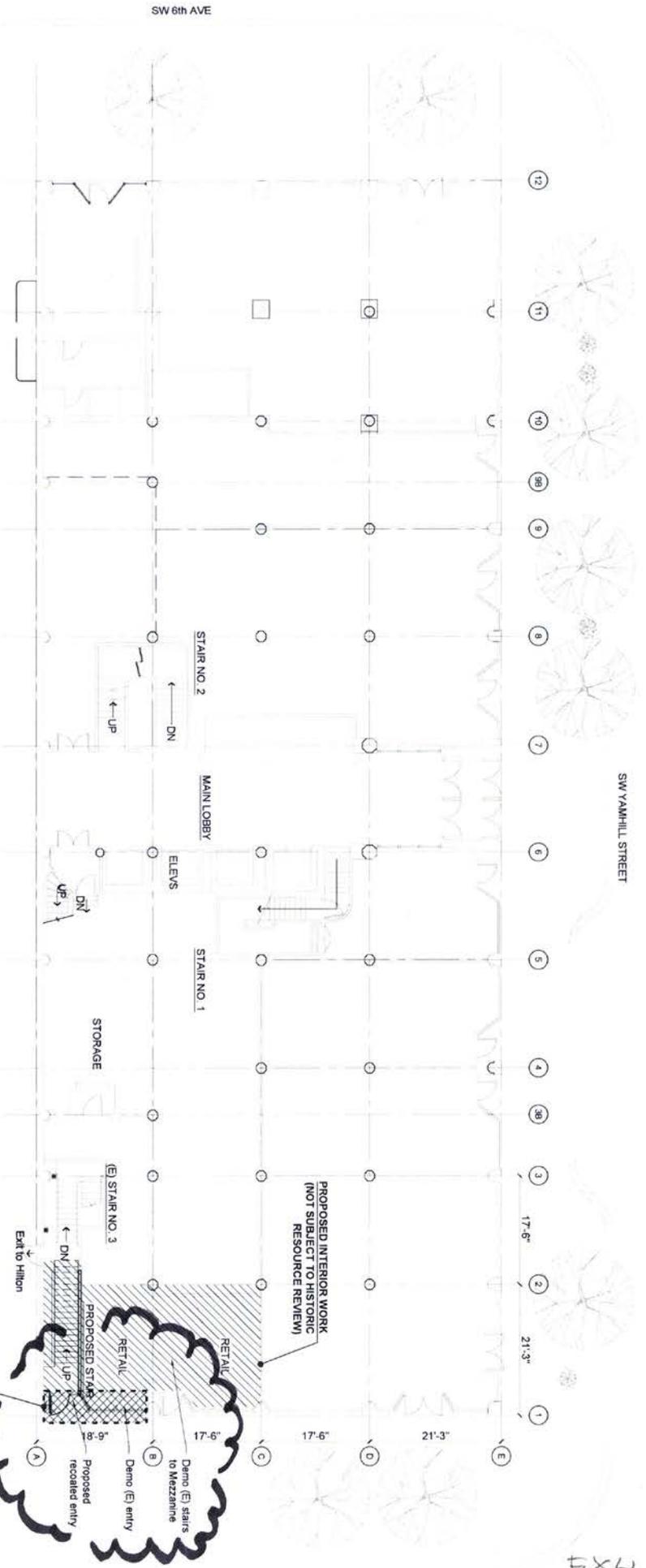
This site lies with the:
CENTRAL CITY PLAN DISTRICT

File No.	<u>LU 15-192873 HR</u>
1/4 Section	<u>3129</u>
Scale	<u>1 inch = 200 feet</u>
State Id	<u>1S1E03BB 1200</u>
Exhibit	<u>B</u> (Jun 29, 2015)

EXISTING SITE PLAN & GROUND LEVEL PLAN



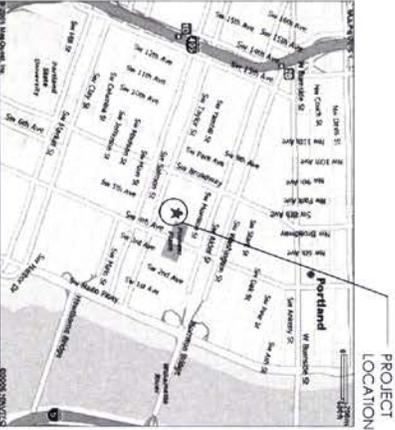
SW YAMHILL STREET



SW 5th AVE

EXH C - 1
LU 15-192873 HL

VICINITY MAP
NO SCALE



Approved
 City of Portland
 Bureau of Development Services
 Planner Mezzanine
 Date 9.10.15

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

AREA OF WORK

**Pacific Building
 Mezzanine Stair and Entrance**

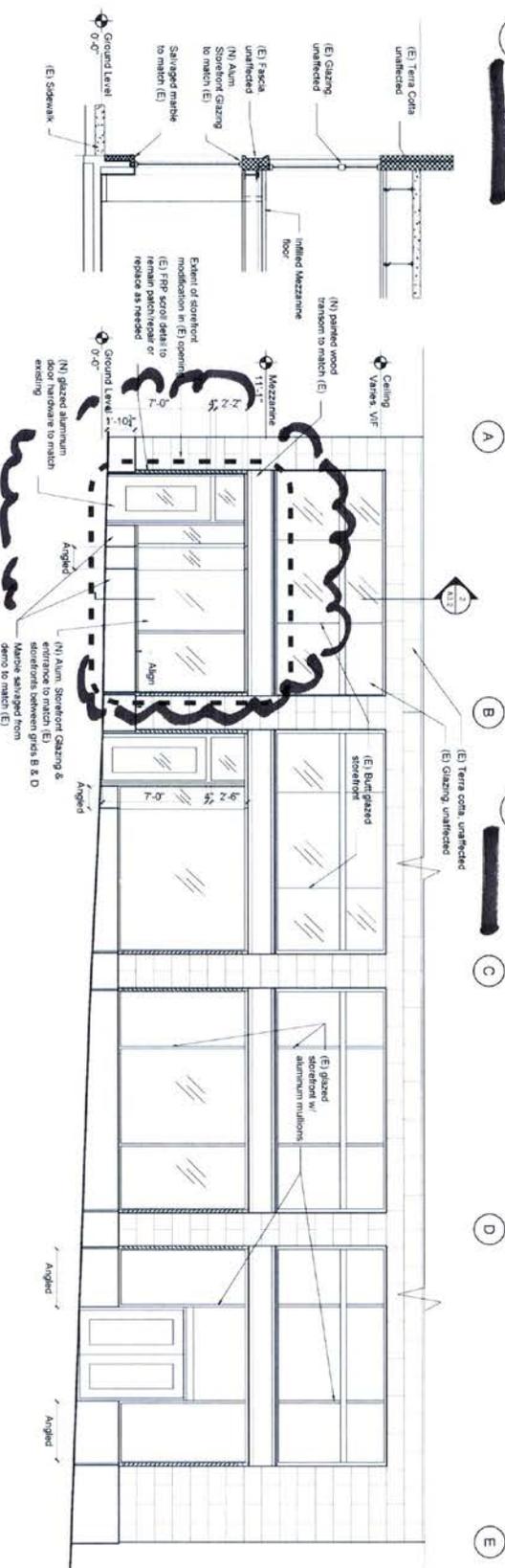
520 sw yamhill, portland, oregon
 historic resource review - June 26, 2015

AREA OF WORK



4 PROPOSED STOREFRONT
SCALE: 1/4" = 1'-0"

3 EXISTING STOREFRONT PHOTO
SCALE: 1/4" = 1'-0"



2 PROPOSED SECTION
SCALE: 1/4" = 1'-0"

1 PROPOSED 5th AVE ELEVATION
SCALE: 1/4" = 1'-0"

AREA OF WORK

City of Portland
Bureau of Development Services
Planner _____
Date waterle@10.15
* This application applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

Pacific Building
Mezzanine Stair & Entrance
Historic Resource Review
520 S.W. Yamhill Street Suite
Portland, Oregon 97204

A3.2

Proposed Elevation and Photos
Project # 9609-142
File # 15-288-725
Date 06/26/2015

EXH C-2
LJ 15-192873 HR