



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

Chloe Eudaly, Commissioner  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** April 12, 2017  
**To:** Interested Person  
**From:** Meriam Rahali, Land Use Services  
503-823-5363 / [Meriam.Rahali@portlandoregon.gov](mailto:Meriam.Rahali@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 are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

### **CASE FILE NUMBER: LU 16-278549 HR - TOWN CLUB HVAC SYSTEM ALTERATIONS**

#### **GENERAL INFORMATION**

**Applicant:** Richard R Carlson | Richard R Carlson Architect  
250 Furnace Street | Lake Oswego, OR 97034

**Owner:** Town Club |  
2115 SW Salmon Street | Portland, OR 97205-1559

**Site Address:** **2115 SW Salmon Street**

**Legal Description:** TL 2200 1.08 ACRES, SECTION 33 1N 1E  
**Tax Account No.:** R941330170  
**State ID No.:** 1N1E33CD 02200  
**Quarter Section:** 3027

**Neighborhood:** Goose Hollow, contact [planning@goosehollow.org](mailto:planning@goosehollow.org).  
**Business District:** Goose Hollow Business Association, contact Angela Crawford at 503-223-6376. Stadium Business District, contact Tina Wyszynski at [Tina.wyszynski@gmail.com](mailto:Tina.wyszynski@gmail.com)

**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.  
**Plan District:** King's Hill Historic District  
**Other Designations:** Historic Landmark

**Zoning:** **RH**, High Density Residential  
**Case Type:** **HR**, Historic Resource 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 the following alterations to the mechanical equipment on the exterior of the historic Town Club building, a historic landmark and contributing resource in the King's Hill Historic District:

1. South Façade (along SW Salmon Street):
  - Adding a new Freon line that runs from the left edge of the building and under the first two window sills. The line is proposed to run behind a boxwood hedge.
  - Adding one exterior compressor mini-split system, behind an existing brick wall and 6'-0" below sidewalk grade.
  - Adding two new vents on north facing roof.
2. East Façade (along SW 21<sup>st</sup> Street):
  - Replacing existing 2'-5"wide x 2'-5"deep x 3'-0"high A/C compressor with a heat pump compressor of same size and location.
  - Adding a new gas line running from the ground floor to the upper roof terrace, and along an existing right-corner downspout.
  - Adding a new Freon line that runs along an existing left-corner downspout. The line is proposed to run from the ground to the upper roof terrace.
  - Adding two new vents on west facing roof.
3. East Façade (on existing rooftop terrace and behind parapet):
  - Replacing existing 2'-5"wide x 2'-5"deep x 3'-0"high A/C compressor with a heat pump compressor of same size and location.
  - Modifying and reusing AC with new coil 2'-5"wide x 2'-5"deep x 3'-0"high.
  - Adding a new 1'-4"wide x 2'-6"high exterior compressor mini-split system.

Replacement of two existing A/C compressors, one behind shrubs and a brick wall, and the other on a flat roof top behind a tall parapet, with heat pump compressors of similar dimensions, and the modification of an AC unit with new coil on the same roof top, all three units are along the east façade, are exempt from Historic Resource Review. See Title 33, Chapter 445.140.B. items 5 & 6.

Historic Resource Review is required for non-exempt exterior alterations within the King's Hill Historic District.

**Relevant Approval Criteria:**

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

- 33.445 Historic Resource Overlay Zone
- 33.846 Historic Resource Review
- King's Hill Historic District Guidelines

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. This application was submitted on November 28, 2016 and determined to be complete on February 14, 2017.

**ANALYSIS**

**Site and Vicinity:** The Town Club building is a historic landmark located on a 47,000 square foot site in the King's Hill Historic District at the northwest corner of SW Salmon Street and SW 21<sup>st</sup> Avenue. The three-story "Mediterranean" style building was designed by Johnson-Wallwork & Johnston and built in 1931. Since its construction, the building has been the home of a prominent women's club. The structure's L-formed plan wraps a private terrace on the west side of the building. The hipped tile roof sits on top of brick walls that contain painted wood casement windows. Many of the door and window openings along the first level are arched, distinguishing the first floor from the upper levels. The west side of the site is screened from SW Salmon Street and SW King Avenue by a 5 foot brick wall. The site

is located in the King Hill Historic District, designated in 1990 as a Portland Historic District and a National Register District.

The King's Hill Historic District is situated on the hill west of the Portland's downtown area. The district was not developed until the late 1800's because of the steeply sloping land and inaccessibility. It is one of Portland's oldest residential neighborhoods and consists primarily of single- and multi-dwelling residences of the Colonial Revival, Craftsman and Mediterranean styles. The district character was altered between 1950 and 1970 when some of the older residences were demolished and replaced with more modern apartment buildings. Today the area has both residential and commercial uses. Many of the buildings surrounding the Town Club are large two to three story residences once built for prominent citizens at the turn of the century, some of which have been converted to offices.

SW Salmon Avenue, to the south of the site, has a greater amount of traffic than SW 21<sup>st</sup> Avenue to the east. SW Salmon Avenue is a City Walkway, City Bikeway, Neighborhood Collector, and a Transit Access Street. SW 21<sup>st</sup> Avenue is a Local Service Bikeway, and Local Service walkway.

**Zoning:**

The High Density Residential (RH) is a high density multi-dwelling zone which allows the highest density of dwelling units of the residential zones. Density is not regulated by a maximum number of units per acre. Rather, the maximum size of buildings and intensity of use are regulated by floor area ratio (FAR) limits and other site development standards. Generally the density will range from 80 to 125 units per acre. Allowed housing is characterized by medium to high height and a relatively high percentage of building coverage. The major types of new housing development will be low, medium, and high-rise apartments and condominiums. Generally, RH zones will be well served by transit facilities or be near areas with supportive commercial services. Newly created lots in the RH zone must be at least 10,000 square feet in area for multi-dwelling development. There is no minimum lot area for development with detached or attached houses or for development with duplexes. Minimum lot width and depth standards may apply.

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.

The Historic Landmark designation protects certain Portland historic resources and preserves significant parts of Portland'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. Proposed alterations to Historic Landmarks must go through a Historic Design Review process (Chapter 33.846) and proposed demolition is subject to certain demolition protections (Section 33.445.150).

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

- HL 23-86 - Approval of elevator addition.
- LU 02-117724 HDZ - Approval of brick pavers at the main entrance of the Town Club, and the public right-of-way.
- LU 04-047739 HDZ - Approval of a service ramp, new staircase, a new retaining wall along 21st Avenue, and an enlarged terrace.

- LU 05-145592 HDZ - Approval of mechanical units.

**Agency Review:** A Notice of Proposal in your Neighborhood was mailed on **February 17, 2017**. The following Bureaus have responded with no issues or concerns about the proposal and four of these included comments found in Exhibits E-1 through E-4:

- Life Safety Division of the Bureau of Development Services (Exhibit E-1)
- Fire Bureau (Exhibit E-2)
- Portland Bureau of Transportation (Exhibit E-3)
- Bureau of Environmental Services - Development Services Section (Exhibit E-4)
- Bureau of Environmental Services - Source Control and Watershed Sections
- Site Development Review Section of the Bureau of Development Services
- Water Bureau

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on **February 17, 2017**. No written response has 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

#### Section 33.846.060.A, Purpose of Historic Design Review

Historic design review ensures the conservation and enhancement of the special characteristics of historic resources.

#### Section 33.846.060.E, Approval Criteria outside the Central City plan district.

Outside the Central City plan district, requests for historic resource review will be approved if the review body finds that the applicant has shown that all of the approval criteria have been met. Conflicts among guidelines and criteria are resolved as specified in Paragraph E.4. The approval criteria for historic resource review outside the Central City plan district are as follows:

1. Historic Districts. When historic resource review is required for any resource in a Historic District, including Historic Landmarks and Conservation Landmarks, the approval criteria are:

- a. Historic Districts with district-specific guidelines. Historic Districts may have guidelines that are specific to the district, such as the King's Hill Historic District Guidelines. When historic resource review is required in such districts, the guidelines specific to the district are the approval criteria.

**Findings:** The site is a landmark and within the King's Hill Historic District. This proposal therefore requires Historic Resource Review approval. The applicable approval criteria are the King's Hill Historic District Guidelines.

### King's Hill Historic District Guidelines

The guidelines for the King's Hill Historic District were adopted on November 15, 2001. King's Hill was locally designated as a historic district, then listed in the National Register of Historic Places in 1991. The guidelines are designed to maintain and preserve those qualities that make the King's Hill Historic District a unique historic neighborhood. They promote the continued integrity and identity of the district in three broad areas, which are addressed under the following guideline headings:

- Area Character
- Pedestrian Emphasis
- Project Design

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

**A1 Historic Character.** Retain and preserve the diverse historic character of the King's Hill Historic District.

**A2 Architectural Styles.** Maintain the architectural integrity of historic building facades. Respect the essential forms and styles of the historic buildings in the district.

**A3 Historic Materials, Features, and Color.** During exterior rehabilitation, protect, maintain, and preserve historic materials, color, and architectural features.

**A5 Historic Change to Buildings.** Alterations may take on historical significance over time. Preserve those portions or features of a building that define its historical, cultural, or architectural value.

**Findings for A1, A2, A3, and A5:** The two  $\frac{3}{4}$ " Freon lines, one below window sills and behind the boxwood hedge along the south façade and the other running along the downspout in a corner of the east façade, the  $1\frac{1}{2}$ " gas line running along the downspout at the other corner of the east façade, and the two mini-split compressors, one on the flat roof behind the tall parapet, and the other behind the 5'-0" south brick wall, and located 6'-0" below the sidewalk grade, will not alter the historic style and character of the building in any way. Their location will not alter any exterior walls, and all historic materials will be preserved. All historic features of the historic building will be preserved. The Freon and gas lines running along the downspouts will be painted to match the color of the downspouts, and when below the window sills it will be painted to match the color of the brick. The alterations to the roof tiles will be minimal. *These guidelines are therefore met.*

**P2 Embellish the Different Levels of Buildings.** Embellish the different levels of a building that are visible from the streets or public open spaces. Enhance the pedestrian network by forming visual connections from buildings to adjacent streets. Incorporate building equipment, mechanical exhaust systems and/or service areas in a manner that does not detract from the pedestrian environment.

**D1 Exterior Alterations.** Exterior alterations should complement the resource's massing, size, scale, and architectural features.

**D5 Building Context and Composition.** When adding to or altering the exterior of existing development, respect the character of the original structure as well as adjacent structures.

**D6 Site and Landscape Characteristics.** Site new construction to respect and complement historic development patterns in the King's Hill Historic District. Incorporate landscaping as a design element that integrates with the built and natural environment.

**D10Roof Features.** Design roof features to be compatible with the detailing, scale, and pitch of historic roofs, consistent with the respective building's style. Retain and preserve roof features that are important in defining the building's historic character. Replace, in-kind, extensively deteriorated or missing parts of the roof and/or roof line when surviving prototypes exist. When in-kind replacement is not practical, replace with elements that recreate the roof's historic character.

**Findings for P2, D1, D5, D6, and D10:** None of the historic materials will be altered. The HVAC unit on the ground will be hidden from the street by the 5'-0" brick wall. The new compressor mini-split on the second floor roof will also be hidden from the street by the existing brick parapet. The Freon and gas lines running along the downspouts will be painted to match the color of the downspouts, and when below the window sills it will be painted to match the color of the brick. The four gas vents, penetrating the tiles of the roof, will be installed using best practices for flashing for roof penetrations for tile-roof application. Using double-flashing approach to prevent moisture from penetrating roof deck, the primary flashing will be applied underneath the tile and the secondary flashing at the top tile level. Flashing will follow profile of the tiles. These roof vents and any exposed flashing will be painted to match the color of the roof tile. *These guidelines are therefore met.*

## DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

## CONCLUSIONS

The purpose of the historic design review process is to ensure that exterior alterations to existing buildings protect the integrity of the special characteristics of the historic resources. The proposed mechanical installation at the Town Club is either well screened or placed in areas not easily visible from sidewalks. The proposed mechanical installation does not negatively impact the original building design or the character of the Historic District. The design proposed meets the applicable guidelines, and therefore warrants an approval.

## ADMINISTRATIVE DECISION

Approval of the proposed mechanical equipment including two Freon lines, one gas line, four roof vents, and two mechanical units, per the approved site plans, Exhibits C-1 through C-8, signed and dated April 10, 2017, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through D) must be noted on each of the four required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE- Case File LU 16-278549 HR." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. At the time of building permit submittal, a signed Certificate of Compliance form (<https://www.portlandoregon.gov/bds/article/623658>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.
- C. No field changes allowed.
- D. Freon, gas lines and roof vents are to be painted to match color of adjacent historic building material.

**Staff Planner: Meriam Rahali**

**Decision rendered by:** Meriam Rahali **on April 10, 2017**  
By authority of the Director of the Bureau of Development Services

**Decision mailed April 12, 2017**

**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 November 28, 2016, and was determined to be complete on February 14, 2017.

*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 November 28, 2016.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did extend the 120-day review period by 30 days. Unless further extended by the applicant, **the 150 days will expire on: July 19, 2017.**

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

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

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

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

**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](http://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 **April 13, 2017**. 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:

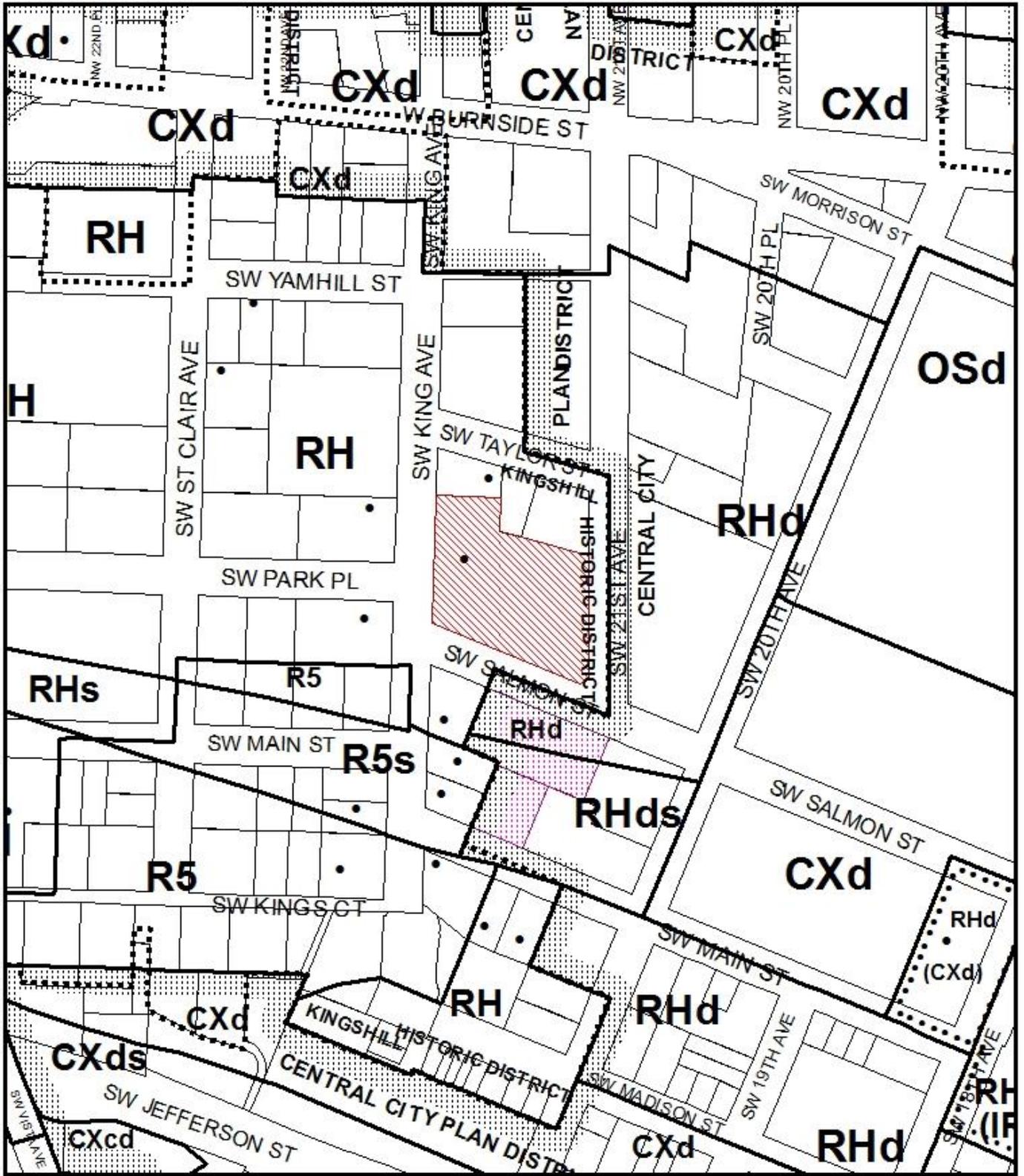
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code for the City of Portland, and all other applicable ordinances, provisions and regulations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

#### **EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's
  - 1. Narrative
  - 2. Original Narrative and Photos
  - 3. Equipment Cutsheets
  - 4. Gas Vent Installation Sheet
  - 5. Emails and Request for 30-Day Extension for Final Decision
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Proposed Site Plan (attached)
  - 2. Existing Site Plan (attached)
  - 3. Proposed Main Level Floor Plan
  - 4. Proposed Lower and Upper Floor Plans
  - 5. Proposed East and South Elevations (attached)
  - 6. Existing East and South Elevations
  - 7. Line of Sight of Gas Vent
  - 8. Gas Vent Detail
- D. Notification information:
  - 1. Mailing list
  - 2. Mailed notice
- E. Agency Responses:
  - 1. Life Safety
  - 2. Fire Bureau
  - 3. Portland Bureau of Transportation
  - 4. Bureau of Environmental Services
- F. Correspondence: None
- G. Other:
  - 1. Original LU Application
  - 2. Incomplete Letter, sent December 27, 2016
  - 3. Photos
  - 4. Site History Research

**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
-  Also Owned Parcels
-  Historic Landmark

This site lies within the:  
KING'S HILL HISTORIC DISTRICT



File No.	LU 16-278549 HR
1/4 Section	3027
Scale	1 inch = 200 feet
State_Id	1N1E33CD 2200
Exhibit	B (Dec 02, 2016)

PROJECT SCOPE  
 DEMOLITION OF EXISTING EXTERIOR WALLS AND RECONSTRUCTION TO EXISTING  
 EXTERIOR WALLS AND RECONSTRUCTION TO EXISTING  
 RECONSTRUCTION OF EXISTING EXTERIOR WALLS  
 NEW EXTERIOR WALLS OF RELATED COMMISSION UNIT



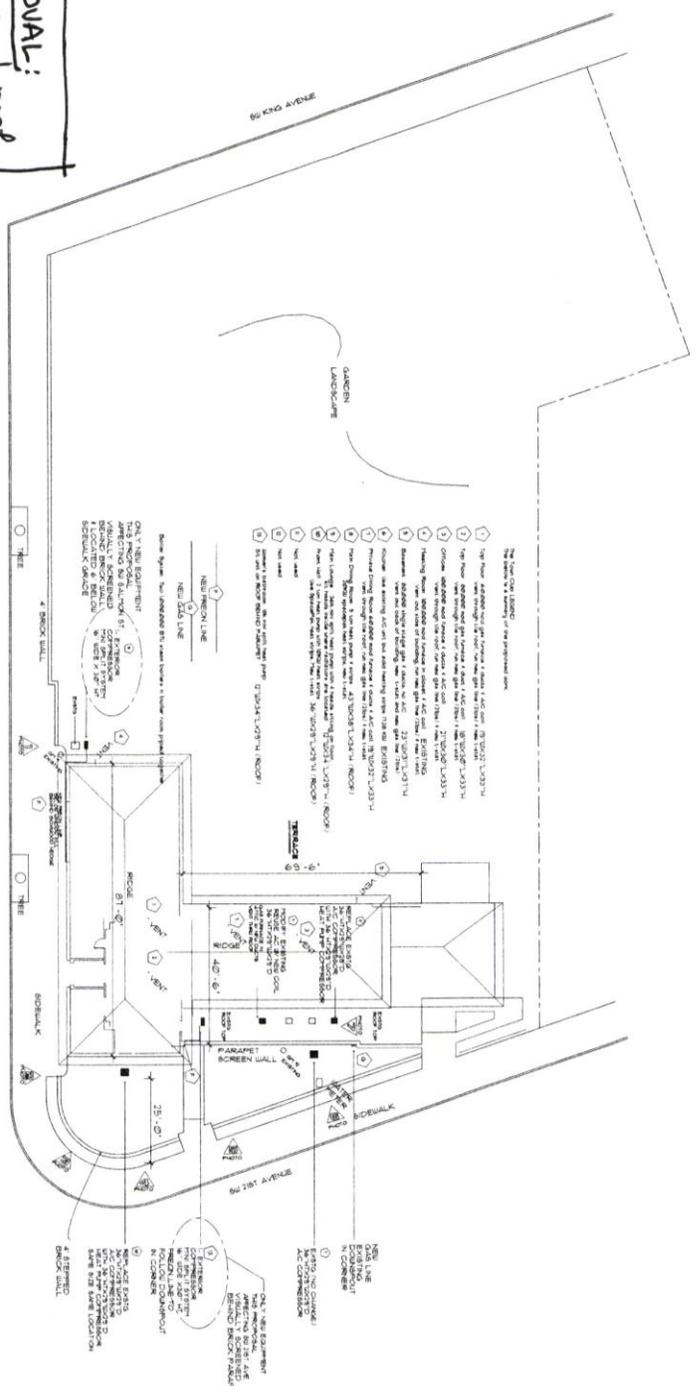
DAVID L. CARLSON  
 ENGINEER  
 No. 1724  
 State of Oregon

PROPOSED SITE PLAN

HVAC ALTERATION  
 FOR THE TOWN CLUB  
 215 6th SALMON STREET PORTLAND, OREGON 97205



DAVID L. CARLSON  
 ENGINEER  
 No. 1724  
 State of Oregon



- THE FOLLOWING LISTED  
 THE NUMBER & LOCATION OF THE PROPOSED WORK
1. New exterior wall on 6th Street, 10' x 10' x 10'.
  2. New exterior wall on 6th Street, 10' x 10' x 10'.
  3. New exterior wall on 6th Street, 10' x 10' x 10'.
  4. New exterior wall on 6th Street, 10' x 10' x 10'.
  5. New exterior wall on 6th Street, 10' x 10' x 10'.
  6. New exterior wall on 6th Street, 10' x 10' x 10'.
  7. New exterior wall on 6th Street, 10' x 10' x 10'.
  8. New exterior wall on 6th Street, 10' x 10' x 10'.
  9. New exterior wall on 6th Street, 10' x 10' x 10'.
  10. New exterior wall on 6th Street, 10' x 10' x 10'.
  11. New exterior wall on 6th Street, 10' x 10' x 10'.
  12. New exterior wall on 6th Street, 10' x 10' x 10'.
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  14. New exterior wall on 6th Street, 10' x 10' x 10'.
  15. New exterior wall on 6th Street, 10' x 10' x 10'.
  16. New exterior wall on 6th Street, 10' x 10' x 10'.
  17. New exterior wall on 6th Street, 10' x 10' x 10'.
  18. New exterior wall on 6th Street, 10' x 10' x 10'.
  19. New exterior wall on 6th Street, 10' x 10' x 10'.
  20. New exterior wall on 6th Street, 10' x 10' x 10'.

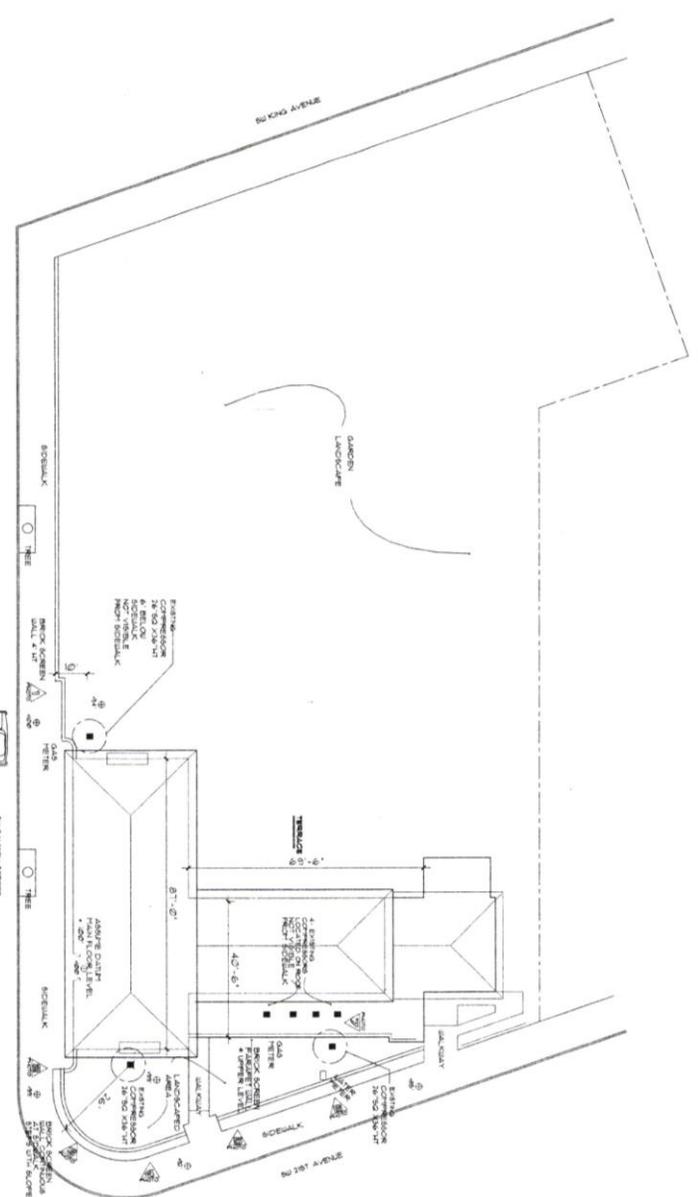
**CONDITION OF APPROVAL:**  
 D. From, gas lines, and roof  
 vents to be painted to  
 match color of adjacent  
 historic building material

Planner Morgan Roshak Date April 19, 2017  
 City of Portland - Bureau of Development Services  
 Approved\*  
 \* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

EXH.C.1

LU16-278549HR

Condition of Approval:  
 D. Freon, gaslines, and roof vents are to be painted to match color of adjacent historic building material



1 EXISTING SITE PLAN  
 SCALE 1/8" = 1'-0"

\* Approved\*  
 City of Portland - Bureau of Development Services  
 Planner Mervin Kahali Date April 10 2017  
 \* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

	<b>HVAC ALTERATION          FOR THE TOWN CLUB</b> 2115 SE SALMON STREET PORTLAND, OREGON 97205	<b>EXISTING SITE PLAN</b>
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EXH.C.2

LV16-278549HR

