



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

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

**Date:** August 16, 2018  
**To:** Interested Person  
**From:** Jill DeCoursey, Land Use Services  
503-823-7314 / [Jill.DeCoursey@portlandoregon.gov](mailto:Jill.DeCoursey@portlandoregon.gov)

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

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

## **CASE FILE NUMBER: LU 18-175254 HR – NEW SIGNS & LIGHTING**

### **GENERAL INFORMATION**

**Applicant:** Cornell Anderson | Fieldwork Design & Architecture  
601 SE Hawthorne Boulevard | Portland, OR 97214  
[cornell@fieldworkdesign.net](mailto:cornell@fieldworkdesign.net)

**Owner:** Balfour-Guthrie Investment Partners LLC  
1001 SE Water Street #217 | Portland, OR 97214

**Site Address:** **733 SW Oak Street**

**Legal Description:** BLOCK 85 LOT 10-12 EXC E 50' HISTORIC PROPERTY 15 YR 2003  
POTENTIAL ADDITIONAL TAX, PORTLAND

**Tax Account No.:** R667708770  
**State ID No.:** 1N1E34CC 01400  
**Quarter Section:** 3029

**Neighborhood:** Portland Downtown, contact Rani Boyle at 503-725-9979.  
**Business District:** Downtown Retail Council, contact Sandra McDonough at 503-552-6762.  
**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

**Plan District:** Central City - Downtown  
**Other Designations:** Historic Landmark  
**Zoning:** **CXd** – Central Commercial with Design Overlay and Historic Resource Protection Overlay  
**Case Type:** **HR** – Historic Resource Review  
**Procedure:** **Type II**, an administrative decision with appeal to the Landmarks Commission.

**Proposal:**

The applicant is seeking Historic Resource Review approval for alterations to a historic landmark in the Downtown Subdistrict of the Central City Plan District. The proposal includes:

- A new 1'-5" by 6'-0" internally illuminated metal sign located over the primary building entry on the south elevation.
- New façade lighting located above each pilaster capital.
- Painting the existing wood windows, concrete panels between the windows, cornice, and parapet cap. Painting is exempt from Historic Resource Review.

Historic Resource Review is required because the proposal is for non-exempt exterior alterations of a historic landmark.

**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:

- Central City Fundamental Design Guidelines
- Criteria in Section 33.846.060 G of the Portland Zoning Code

**ANALYSIS**

**Site and Vicinity:** The subject property is located in the Central City's downtown core. The irregularly shaped site has frontages on three streets, SW Oak Street, SW Park Avenue, and SW Ankeny Street. The north elevation of the building fronts the south-most block of the North Park Blocks system. The site is fully developed with a two-story masonry structure, built in 1913. The Historic Landmark property was known historically as the Balfour-Guthrie Building. The building is in the 20<sup>th</sup> Century American Renaissance style, with a regular façade organization and classical details including decorative pilasters, a dentil cornice, and a tall parapet.

**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.

The Central City Plan District implements the Central City Plan and other plans applicable to the Central City area. These other plans include the Downtown Plan, the River District Plan, the University District Plan, and the Central City Transportation Management Plan. The Central City plan district implements portions of these plans by adding code provisions which

address special circumstances existing in the Central City area. The site is within the Downtown Subdistrict of this plan district.

The Historic Landmark designation protects certain Portland historic resources and preserves signification 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:

- **LU 01-00738 DZ:** Design Review approval for a new entrance at the Oak Street elevation.

**Agency Review:** A “Notice of Proposal in Your Neighborhood” was mailed **July 5, 2018**. The following Bureaus have responded with no issues or concerns:

- Life Safety Section of BDS (Exhibit E-1)
- Site Development Section of BDS
- Fire Bureau

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on July 5, 2018. 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 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.
- 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.

**6. Archaeological resources.** Significant archaeological resources affected by a proposal will be protected and preserved to the extent practical. When such resources are disturbed, mitigation measures will be undertaken.

**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.

**Findings for Criteria 1, 3, 4, 5, 6, and 9:** The scope of this proposal is limited to the installation of new exterior lighting above each pilaster capital and a new sign at the primary (south) building entrance. No significant historic features are to be damaged or removed. There is no proposal for cleaning or otherwise disturbing the original building materials. No archaeological resources are anticipated to be affected.

Although the new lighting will be mounted to the original sandstone façade, the attachment area will be limited, with only one anchor per fixture. Conduit for each light will run directly from the building interior to the exterior fixture; no conduit will run on the building exterior. Should the fixtures be removed, the penetrations to the stone would be partially blocked from view by the projection of the pilaster capitals below. The overall profile of the light fixtures will be minimal and will not obscure or detract from significant historic features of the façade. Adding lighting will facilitate the appreciation of this historic façade at night.

The proposed new sign will be mounted to the existing non-original wood storefront system at the main entry of the building. In this location, the sign will not damage, obscure, or detract from the original historic features of the façade.

*Therefore, these criteria are met.*

**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.

**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.

**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 Criteria 2, 7, 8, and 10:** Both the new lighting and the new sign will be modern in appearance and will not be confused with the original landmark building. The proposed lighting is minimal in size and design. The lighting will be painted to match the color of the sandstone façade and will be partially concealed by the projection of the pilaster capitals. The new sign will also have a minimal profile. The internally lit, laser-cut metal plate sign is simple and restrained in character and will not compete or conflict with the classical character of the historic building. The scale of sign follows the established proportions of the building by matching the width of the entry doors and transom window. The location of the sign above the main building entry is appropriate for a building in this style.

*Therefore, these criteria 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.*

- A2. Emphasize Portland Themes.** When provided, integrate Portland-related themes with the development’s overall design concept.
- 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.
- A6. Reuse/Rehabilitate/Restore Buildings.** Where practical, reuse, rehabilitate, and restore buildings and/or building elements.
- 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.
- C4. Complement the Context of Existing Buildings.** Complement the context of existing buildings by using and adding to the local design vocabulary.
- D1. Park Blocks.** Orient building entrances, lobbies, balconies, terraces, windows, and active use areas to the Park Blocks. In the South Park Blocks, strengthen the area’s emphasis on history, education, and the arts by integrating special building elements, such as water features or public art. In the Midtown Park Blocks, strengthen the connection between the North and South Park Blocks by using a related system of right-of-way elements, materials, and patterns. In the North Park Blocks, strengthen the area’s role as a binding element between New China/Japantown and the Pearl District.

**Findings:** While limited in scope, the proposed new lighting and signage will support the continued use of a historic landmark building. The Balfour Guthrie Building contributes to the rich architectural heritage of Portland’s downtown and serves as an elegant bookend to the North Park Blocks. Adding façade lighting will improve the visibility and appreciation of this historic façade at night. Lighting the façade will also promote pedestrian comfort and safety. *Therefore, these guidelines are met.*

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

**Findings:** The proposed lighting and signage have been designed to have a minimal impact on the historic landmark building. By preserving the historic façade and not unnecessarily compromising the building’s quality historic materials, the proposal promotes the permanence of this property. *Therefore, this guideline is met.*

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

**Findings:** Both the new lighting and the new sign will be modern in appearance and will not be confused with the original landmark building. The proposed lighting is minimal in size and design. The lighting will be painted to match the color of the sandstone façade and will be partially concealed by the projection of the pilaster capitals. The new sign will also have a minimal profile. The internally lit, laser-cut metal plate sign is simple and restrained in character and will not compete or conflict with the classical character of the historic building. The scale of sign follows the established proportions of the building by matching the width of the entry doors and transom window. The location of the sign above the main building entry is appropriate for a building in this style. *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 requirements of Title 11 can be met, and 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

While limited in scope, the proposed new lighting and signage will promote the continued use of a historic landmark building without compromising the building’s historic façade. The purpose of the Historic Resource Review process is to ensure that additions, new construction, and


exterior alterations to historic resources do not compromise their ability to convey historic significance. This proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

## ADMINISTRATIVE DECISION

Approval of the new exterior lighting and sign, per the approved site plans, Exhibits C-1 through C-4, signed and dated 8/13/18, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through C) must be noted on each of the 4 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 18-175254 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.

**Staff Planner: Jill DeCoursey**

**Decision rendered by:**  \_\_\_\_\_ **on (August 13, 2018)**  
By authority of the Director of the Bureau of Development Services

**Decision mailed: August 16, 2018**

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

**Procedural Information.** The application for this land use review was submitted on May 22, 2018 and was determined to be complete on June 28, 2018.

*Zoning Code Section 33.700.080* states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore, this application was reviewed against the Zoning Code in effect on May 22, 2018.

*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: October 26, 2018.**

**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 August 30, 2018** at 1900 SW Fourth Ave. Appeals can be filed at the 5<sup>th</sup> floor reception desk of 1900 SW 4<sup>th</sup> Avenue Monday through Friday between 8:00 am and 4:30 pm. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at [www.portlandonline.com](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 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

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

**Recording the final decision.**

If this Land Use Review is approved the final decision will be recorded with the Multnomah County Recorder.

- *Unless appealed*, the final decision will be recorded after **August 31, 2018** by the Bureau of Development Services.

The applicant, builder, or a representative does not need to record the final decision with the Multnomah County Recorder.

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

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

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a



new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

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

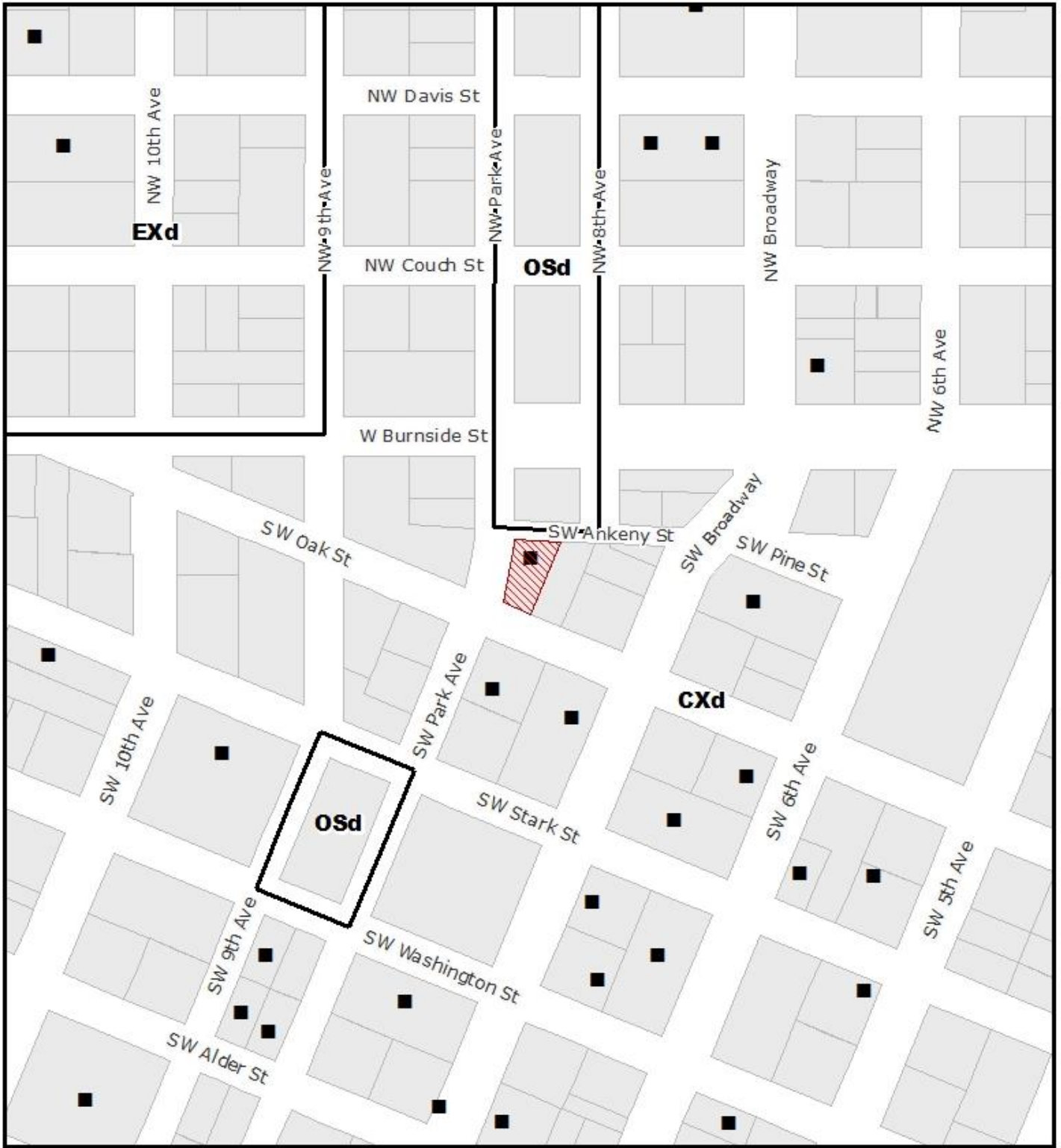
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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


### **EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
  1. Project Narrative
  2. Supporting Exhibits
  3. Revised Project Narrative (received 6/28/18)
  4. Revised Supporting Exhibits (received 6/28/18)
  5. Revised Drawings (received 6/28/18)
  6. Sign Concept Renderings (received 7/12/18)
  7. Revised Drawings (received 8/9/18)
- B. Zoning Map (attached)
- C. Plans/Drawings:
  1. Site Plan (attached)
  2. Exterior Elevations (attached)
  3. Details
  4. Lighting Product Information
- D. Notification information:
  1. Mailing list
  2. Mailed notice
- E. Agency Responses:
  1. Life Safety Review Section of BDS
- F. Correspondence: None received
- G. Other:
  1. Original LU Application
  2. Incomplete letter (sent 6/1/18)
  3. Email correspondence

**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**   
 NORTH

THIS SITE LIES WITHIN THE:  
 CENTRAL CITY PLAN DISTRICT  
 DOWNTOWN SUBDISTRICT

 Site  
 Historic Landmark

File No.	LU 18-175254 HR
1/4 Section	3029
Scale	1 inch = 200 feet
State ID	1N1E34CC 1400
Exhibit	B May 25, 2018

# BALFOUR GUTHRIE

MINOR EXTERIOR ALTERATIONS  
HISTORIC RESOURCE REVIEW | JULY 07, 2018

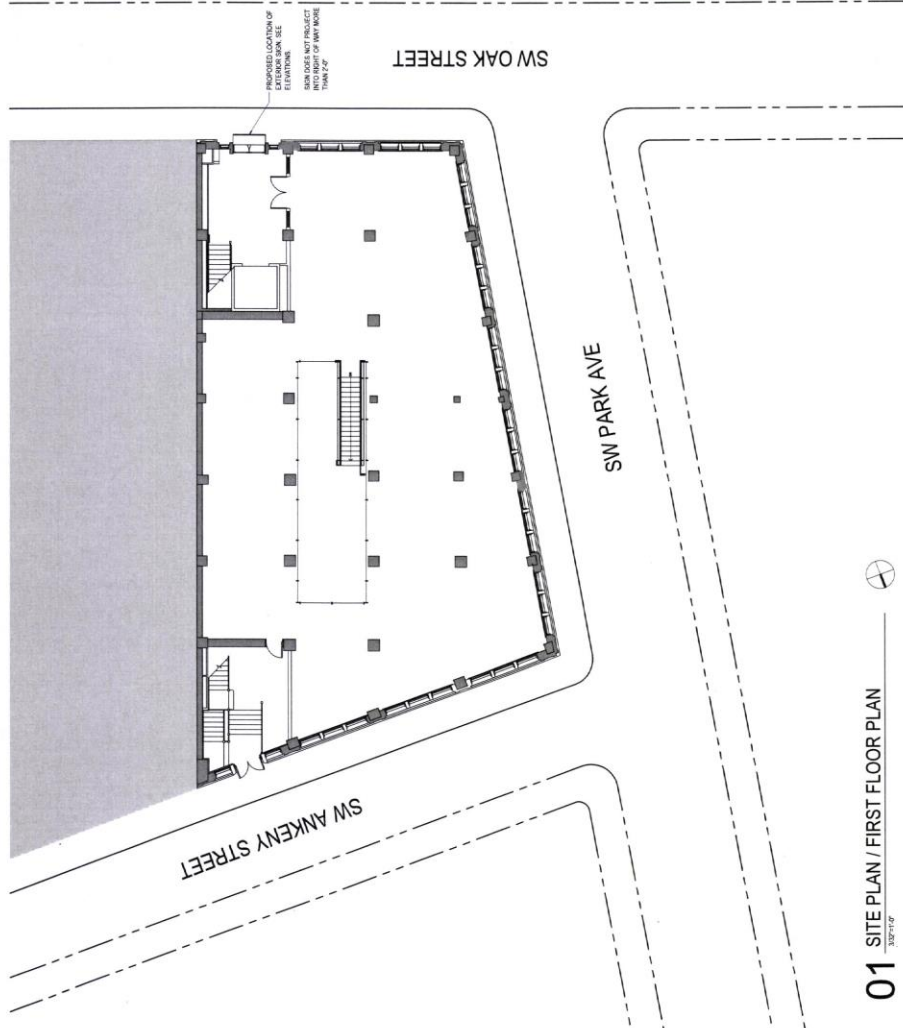
### SCOPE OF WORK

PAINTING THE EXTERIOR BRICK HANDRAILS, CONCRETE FRAMES & BETWEEN THE HANDRAILS  
CORNER DETAIL AND PANNING; CUP METAL BLACK, ADDING EXTENSIVE LIGHT FIXTURES  
REPLACING THE EXISTING METAL SIGN ON THE FACADE OF SW OAK STREET  
NEW EXTERIOR METAL SIGN ON THE FACADE OF SW OAK STREET

### DRAWING INDEX

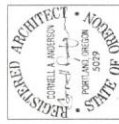
ARCHITECTURAL  
SITE PLAN  
A1.01  
A1.02  
ENLARGED DETAILS

### VICINITY MAP



01 SITE PLAN / FIRST FLOOR PLAN  
3/20/18

BALFOUR  
GUTHRIE  
PORTLAND, OR 97205  
HISTORIC RESOURCE  
REVIEW SUBMITTAL  
DATE: 2018.07.13  
DRAWN BY: JCS  
REVISIONS



SITE PLAN

A1.01

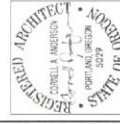
EXHIBIT C-1  
UW 18-175254 HR

\* Approved\*  
City of Portland - Bureau of Development Services  
Planner: *[Signature]* Date: 8/13/18  
\* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

\*Approved\*  
 City of Portland - Bureau of Development Services  
 Planner *[Signature]* Date 8/13/18  
 \* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

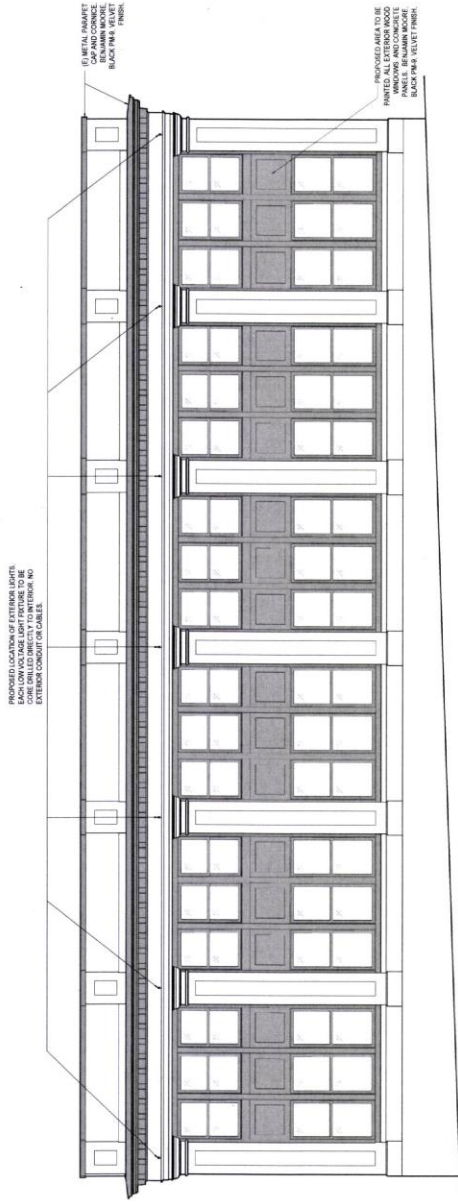
**BALFOUR GUTHRIE**  
 ARCHITECTS  
 2317 AVENUE C  
 PORTLAND, OR 97205

HISTORIC RESOURCE  
 REVIEW SUBMITTAL  
 DATE: 2018.07.13  
 DRAWN BY: CGH  
 REVISIONS:

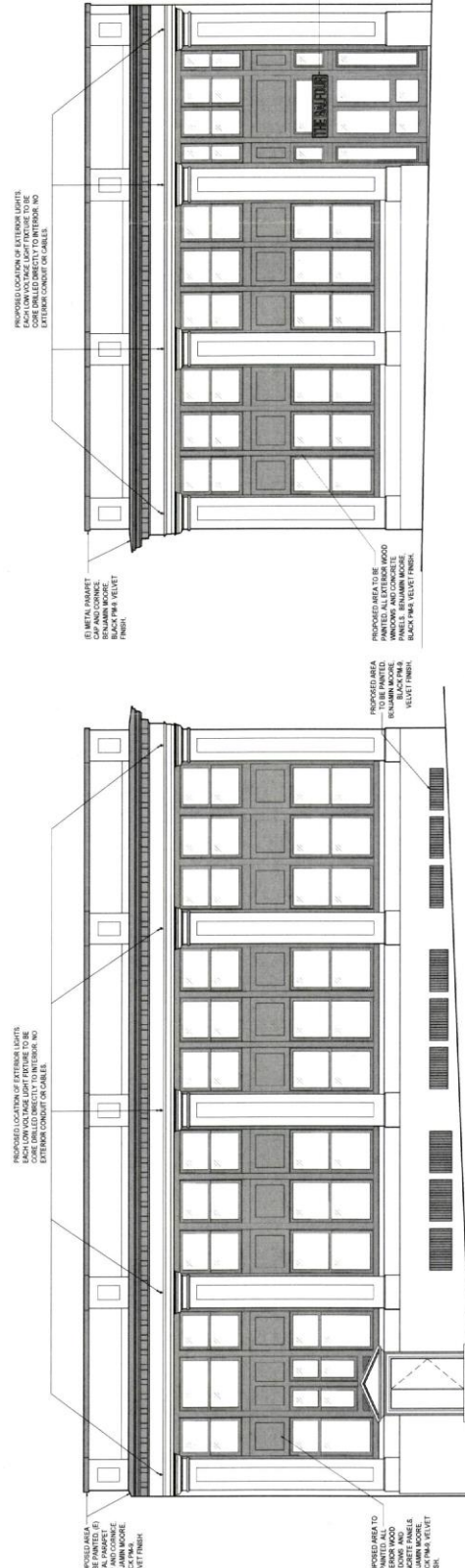


EXTERIOR ELEVATIONS

EXHIBIT C-2 A1.02  
 W18-175254 HE



**03 EAST ELEVATION**  
 3/8/17-CF



**02 NORTH ELEVATION**  
 3/8/17-CF

**01 SOUTH ELEVATION**  
 3/8/17-CF