



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

Ted Wheeler, Mayor  
Rebecca Esau, Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** April 23, 2019  
**To:** Interested Person  
**From:** Megan Sita Walker, Land Use Services  
503-823-7294 / [MeganSita.Walker@portlandoregon.gov](mailto:MeganSita.Walker@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 18-255157 HR – SMITH BLOCK ENCLOSURE, MECHANICAL, AND AWNINGS**

#### **GENERAL INFORMATION**

**Applicant:** Sara Ruzomberka | Scott Edwards Architecture  
2525 E Burnside Street | Portland, OR 97214

**Owner:** Smith Block Enterprises LLC  
2455 NW 133rd Pl  
Portland, OR 97229-4559

**Owner's Representative:** Jeff Leuthold  
Po Box 1847 | Woodland, WA 98674

**Site Address:** **111-113 SW Front Avenue**

**Legal Description:** BLOCK 27 LOT 1-3&7 TL 1600 HISTORIC PROPERTY 15 YR 2007  
POTENTIAL ADDITIONAL TAX, PORTLAND

**Tax Account No.:** R667704050  
**State ID No.:** 1N1E34DC 01600  
**Quarter Section:** 3030

**Neighborhood:** Old Town Community Association, contact Peter Englander at [treasurer@oldtownchinatown.org](mailto:treasurer@oldtownchinatown.org) or Will Naito at [planning@pdxoldtown.org](mailto:planning@pdxoldtown.org)

**Business District:** Downtown Retail Council, contact at [lfrisch@portlandalliance.com](mailto:lfrisch@portlandalliance.com), Old Town Community Association, contact at [chair@oldtownchinatown.org](mailto:chair@oldtownchinatown.org).

**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

**Plan District:** Central City - Old Town/Chinatown  
**Other Designations:** Conservation Landmark and Contributing Resource in the Skidmore/Old Town Historic District

**Zoning:** CXd – Central Commercial zone with Design and Historic Resource Protection Overlays

**Case Type:** HR – Historic Resource Review

**Procedure:** Type II, an administrative decision with appeal to the Landmarks Commission.

**Proposal:**

The applicant proposes exterior alterations within the boundary of the Landmark Smith Block Building property. The Smith Block Building, constructed in 1872, is a Local Landmark and contributing resource in the Skidmore/ Old Town Historic District. The proposed alterations include the following:

- Installation of a new uncovered enclosure immediately south of the Landmark building on a portion of the lot formerly used for surface parking. The proposed uncovered free standing enclosure consists of brick piers and decorative metal fencing and a pair of recessed decorative steel gates on the east (front) elevation, and a brick bulkhead and decorative metal fencing along the south property line.
- Installation of a covered trash and recycling area measuring approximately 230 SF located at the property line at the southwest corner of the site. The proposed trash and recycling enclosure consists of “structural masonry”, and painted steel frame, and 16-gauge painted metal panels with a prefinished sloped standing seam metal roof.
- Installation of an uncovered walk-in cooler located at the rear of the site along the south elevation of the Smith Block building, to be screened from the street with solid prefinished metal panels.
- Installation of prefinished metal panels and a gate along the west property line; and
- Installation of steel framed fabric awnings over existing openings in the south elevation of the Smith Block building.

Historic Resource Review is required because the proposal is for non-exempt alterations to a Conservation Landmark within a 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:

- *PZC, 33.846.060.G Other approval criteria*
- *Skidmore Old Town Historic District Design Guidelines*
- *Central City Fundamental Design Guidelines*
- *Oregon Statewide Planning Goals*

**ANALYSIS**

**Site and Vicinity:** The 10,000 square foot lot is located immediately west of the Waterfront Park fronting onto SW Naito Pkwy (formerly Front Street) in the northeast quadrant of a block bound by SW Ash and SW Pine Streets to the north and south and SW 1<sup>st</sup> Avenue to the West. The subject site contains the 2-story Smith Block building, constructed in 1872 and a narrow strip of surface parking adjacent to the south wall of the building. The subject property is a Local Landmark and contributing property in the Skidmore/Old Town Historic District. All buildings on the block are listed as contributing resources with the one also directly behind the subject site also listed as a Local Landmark. From north to south on the west, they include: a 2-story contributing retail building, the Railway Building, constructed in 1872; and a 3-story contributing retail building, the historically named the Oregon & Washington Trust Investment Co Building, constructed in 1887.

The Italianate style Smith Block building is comprised of brick with cast iron work in an intricate pattern on the front facade is comprised of three, 25’ wide storefront modules, a common characteristic seen in the District, as well as a wood cornice.

The Skidmore/Old Town Historic District is nationally significant for its association with the initial phase of commercial development of Portland. In addition to listing in the National Register of Historic Places, the District is recognized as a National Historic Landmark (one of only sixteen in Oregon and two in Portland) because of the importance of Portland in the development of commerce and transportation in the western United States, from the mid-nineteenth century through the early twentieth century. The area is especially rich in Italianate commercial buildings with elaborate cast iron facades, set against a background of less spectacular but nonetheless significant brick buildings.

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

The Design (“d”) overlay 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.

The Historic Resource Protection overlay is comprised of Historic and Conservation Districts, as well as Historic and Conservation Landmarks. The regulations that pertain to these properties protect certain historic resources in the region and preserve significant parts of the region's heritage. Historic preservation beautifies the city, promotes the city's economic health, and helps to preserve and enhance the value of historic properties.

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.

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

- **HL 37-78:** Approval of a 1978 Historic Landmark Review for building renovation.
- **HL 33-79:** Approval of 1979 Historic Landmark Review for a facade restoration.
- **HL 49-82:** Approval of 1982 Historic Landmark Review for a penthouse addition.
- **HL 10-82:** Discussion of a 1982 Historic Landmark Review for design modifications.
- **HL 20-83:** Approval of 1983 Historic Landmark Review for the restoration of the 3 bay façade.
- **HL 45-83:** Denial of a 1983 Historic Landmark Review for a modification to building color scheme.
- **HL 75-83:** Discussion of a 1983 Historic Landmark Review for a rooftop addition.
- **HL 28-84:** Conceptual approval of 1984 Historic Landmark Review for building renovations.
- **HL 69-86:** Approval of a 1986 Historic Landmark Review for signage.
- **HL 2-87:** Discussion of 1987 Historic Landmark Review with the City Engineer for a proposed display within the right-of-way.
- **LUR 91-00477 CU, AD:** Approval of 1991 Conditional Use Review for new retail and residential uses and an Adjustment Review for a reduction in parking from 8 to 0 spaces.
- **LUR 91-00478 HL:** Approval of a 1997 Historic Landmark Review for conceptual building renovation associated with new retail and residential uses including a penthouse, deck and parking.
- **LUR 91-00743 HL:** Approval of a 1991 Historic Landmark Review for the addition of 3 windows on the first floor of the south elevation and a 4-foot door.
- **LUR 95-00618 DZ:** Approval of 1995 Design Review for the installation of two new windows and wall surface repair on the rear façade.
- **LUR 06-185300 HDZ:** Approval of 2006 Historic Design Review for a storefront remodel, stairwell and equipment enclosure on the roof, shearwall, windows and doors on south elevation, and trash enclosure and screen wall.

- **LUR 07-184708 HDZ:** Approval of 2007 Historic Design Review to modify a previously approved roof screen and enclosure.
- **LUR 08-161279 HDZ:** Approval of 2007 Historic Design Review for the temporary infill of door openings on the south elevation and installation of three wood slider doors and a trash enclosure screen.
- **LUR 16-228830 HR:** Approval of 2017 Historic Resource Review for the following:
  - Construction of a new 24'-10" wide by 101'-1" long uncovered patio enclosure immediately south of the Landmark building on an existing paved area;
  - Optional installation of two (2) light fixtures on the front façade of the patio enclosure;
  - Installation of 12" tall precast raised planter beds internal to the patio;
  - Installation of fixed power coated steel railings; and
  - Installation of pavers on top of existing asphalt.Note: This scope of work was never completed.

**Summary of Applicant's Statement:** The following is taken directly from page 1 of the Applicant's narrative (see Exhibit A-3):

*The scope of the proposal is entirely within the open part of the lot at the south end of the existing Smiths' Block building. The proposal includes adding opaque screening and a canopy to screen and protect the trash/recycling and mechanical equipment, as well as canvas awnings to protect the wooden doors and single door along the south facade of the existing building. The proposal also includes an 8' high transparent steel fence along the south edge of the courtyard, and a 15' high transparent steel gate/fence with brick piers at each side along the east edge of the courtyard. The east facing gateway will hold the street way at the right-of-way on Naito Parkway, with an alignment to the adjacent building. At the east end fence, (2) gates with panic hardware will be provided to allow safe building egress through the egress court, as well as trash/recycling containers to be wheeled to the street on Naito Parkway.*

*The area created within the fenced area is to strictly be a non-occupied egress court. The western enclosure will screen the new mechanical equipment and the trash bins from site, but otherwise is to remain unoccupied.*

**Agency Review:** A "Notice of Proposal in Your Neighborhood" was mailed **March 8, 2019**. The following Bureaus have responded with no issues or concerns:

The following Bureaus have responded with comments:

- Bureau of Environmental Services (See Exhibit E-1)
- Fire Bureau (Exhibit E-2)
- Life safety Division of BDS (Exhibit E-3)

The following Bureaus have responded with no issues or concerns:

- Site Development Section of BDS (Exhibit E-4)
- Water Bureau (Exhibit E-5)
- Urban Forestry (Exhibit E-6)

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on March 8, 2019. 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 Skidmore/Old Town Historic District and the Central City Plan District, the relevant approval criteria are the Skidmore/Old Town Historic District Design Guidelines and the Central City Fundamental Design Guidelines.

*Each of the three sets of approval criteria is addressed separately below. Staff has considered all of the criteria and has addressed only those considered applicable to this proposal.*

#### **I. 33.846.060.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 subject property consists of the 1872 Smith Block Building which is a local Landmark and contributing resource in the Skidmore/ Old Town Historic District and an approximately 25' wide paved area, formerly used as a surface parking lot. The Landmark building occupies the northern three-quarters of the site and includes an existing trash enclosure at the southwest corner of the property. The applicant seeks Historic Resource Review approval for an uncovered free standing enclosure, a mechanical unit and screening, a covered trash and recycling enclosure on the southern portion of the site, and awnings over existing openings on the south façade of the resource. While the proposal includes alterations and additions to a Landmark property and therefore requires review, all alterations with the exception of the steel framed awnings and the point of connection of the mechanical unit, are free standing elements that do not alter historic material. As a result, the proposal will not impact historic materials or features or the ability of the Landmark to remain a physical record of its time, place, and use. As the majority of the walls and the entirety of the primary façade will remain unchanged, the essential historic character, features, form, and integrity of the building will remain intact. No physical or chemical treatments are proposed. *These criteria 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.

**Findings:** The proposed uncovered freestanding enclosure, mechanical unit and screening, covered trash and recycling are, and awnings will be differentiated from the historic Landmark building through the details of the contemporary construction methods. The proposed uncovered enclosure and the proposed covered trash and

recycling area are freestanding and will not destroy historic materials. The point of connection to the proposed mechanical unit is limited and set back from the street, and the proposed steel framed awnings with fabric covers over existing openings are lightweight and will not destroy historic features that characterize the property.

*This criterion is met.*

- 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 8, 9, and 10:** The proposed enclosure is designed to relate to the location, height, and horizontal datums of the storefront of the Landmark while reinterpreting this expression for an open-air enclosure fronting onto SW Naito Parkway, a primary thoroughfare. The proposed uncovered freestanding enclosure measures 15'-0" tall at the street (East facade) and maintains the street edge. The front (east) face and a majority of the side (south) face of the proposed uncovered freestanding structure will be constructed of brick with precast concrete elements and decorative steel fence panels, and a pair of decorative gates. To ensure that the proposed brick maintains typical proportions seen on the resource and within the District, staff has added Condition of Approval "D" that all proposed brick shall be of a standard modular brick dimension to ensure compatibility with the subject resource and the District. The proposed uncovered freestanding structure remains light while continuing to reinforce the existing pattern of how structures relate to the street in the District. The south and west facades of the proposed trash enclosure are also brick. The remaining facades of the trash enclosure (north and east), as well as the rear (west) gate, and screening around the proposed mechanical unit will be constructed of a system of painted steel frames and painted 16-gauge steel panels. These utilitarian elements along with the proposed screened mechanical unit are all located a minimum of 68' from the front property line and will not compromise the integrity of the resource.

With the exception of the point of connection to the proposed mechanical unit and the proposed steel framed fabric awnings over existing openings in the south façade, no structures are proposed to attach to the façade of the Landmark. Seeing as the majority of the proposed elements are freestanding, and that the points of attachment to the end wall of the resource are minimal, if the proposed elements are removed in the future, the essential form and integrity of the resource and its environment will be unimpaired.

*With Condition of Approval "D" that that all proposed brick shall be of a standard modular brick dimension, these criteria are met.*

## **II. Skidmore / Old Town Historic District Design Guidelines**

### **General Guidelines**

- A1.a.** Reinforce the Predominant Scale and Massing of the Historic District.
- A1.b.** Reinforce Pedestrian Scale and Orientation in the District.

- A4.** Select Historically Compatible, High Quality Materials with Finishes and Colors that are Appropriate to the District.

**Findings for A1.a, A1.b, and A4:** The proposed uncovered freestanding enclosure is designed to reference the storefront location, height, and horizontal datums of the Landmark while reinterpreting this expression for an open-air egress court fronting onto a primary thoroughfare. The proposed uncovered freestanding enclosure measures 15'-0" tall at the street (East facade), maintaining the street edge and reinforcing the pedestrian orientation in the District. The materials proposed include brick with precast concrete elements, decorative steel fences and gates at the street edge, and thick (16-gauge) metal panel screening located at the rear of the site. To ensure the quality and durability of the proposed metal panel, staff had added Condition of Approval "E" that the proposed metal panel shall be a minimum of 16-gauge in thickness as is proposed by the applicant. Also, to ensure that the proposed brick maintains typical proportions seen on the resource and within the District, staff has added Condition of Approval "D" that all proposed brick be of a standard brick dimension to ensure compatibility with the subject resource and the District. The proposed uncovered freestanding structure remains light while continuing to reinforce the existing pattern of how structures relate to the street in the District. With the added condition of approval, the proposed materials are appropriate for their application/ location on the site.

*With Condition of Approval "D" that that all proposed brick shall be of a standard modular brick dimension; and*

*With Condition of Approval "E" that the proposed metal panel shall be a minimum of 16-gauge in thickness, these criteria are met.*

#### **Guidelines for Alterations**

- B1.** Respect the Building's Historic Period, Style, Materials, and Details in the Design of Alterations.
- B2.** Preserve and Repair Historic Exterior Materials and Distinctive Details. Maintain the Vertical Lines of Columns and Piers, the Horizontal Definition of Spandrels and Cornices, and Other Primary Structural Elements.
- B3.** Respect the Shape, Size, Placement, Rhythm, and Trim of the Historic Openings in the Building.

**Findings for B1, B2, and B3:** Although the majority of the proposed elements are not attached to the resource and historic materials will be protected, the proposal will alter the resource in elevation. The proposed uncovered freestanding enclosure is designed to reference the storefront of the Landmark and maintain the street edge along SW Naito Parkway, a primary thoroughfare, while having a relatively light touch on the site and the resource. Of the elements proposed to attach to the resource, the connection of the proposed mechanical unit and the connections of the proposed steel framed awnings to the south facade (end wall condition) are minimal and do not negatively impact the resource. *These criteria are met.*

#### **Guidelines for Additions**

- C1.** Minimize the Visual Impact of Vertical Additions to Historic Structures.
- C2.** Respect the Scale and Proportion of Traditional Building Styles in Horizontal Additions.
- C3.** Subtly Differentiate Additions from the Historic Building while Maintaining Compatibility and Deference.

**Findings for C1, C2, and C3:** The proposed enclosures are designed to not be attached to the resource. The proposed mechanical unit and awnings have minimal connections to the resource and will have minimal impact on the resource. *These criteria are met.*

### **III. Central City Fundamental Design Guidelines**

The Central City Fundamental 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 all of the 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.

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

**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.

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

**Findings for A1, A8, and C6:** The proposed uncovered freestanding enclosure is located along SW Naito Parkway, facing Waterfront Park at the edge of the Skidmore/Old Town Historic District. While the structure is small and does not exceed one story in height, views toward the river are provided through the relatively open front façade as a result of the façade being composed of open decorative steel fence panels. The proposed uncovered enclosure maintains the street edge which defines a typical transition between private development and public open space seen in the District. *These guidelines are met.*

**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.

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

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

**Findings for A4, A5, A7, and C4:** While open to the elements, essentially designed as a shell, the freestanding structure maintains a sense of urban enclosure by reinforcing the streetscape sidewalk edge with the new façade. The proposed enclosure is designed

to complement the historic character within the district through its use of brick, and decorative steel. *These guidelines are met.*

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

**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.

**Findings for A6 and C3:** In 2006, the Smith Block Building, constructed in 1872, received approval for a rehabilitation of the ground floor storefront to accommodate new retail and restaurant uses on the ground floor. That rehabilitation, later work to include openings in the south facade out to the subject egress court area, and the current scope of work will help ensure the building's continued viability. The proposed alterations to the Landmark building are relatively minimal in scope and will not negatively impact the architectural integrity of the resource. *These guidelines are met.*

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

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

**Findings for B2, and B6:** The proposed mechanical unit is set back from the street edge a minimum of 80' and is proposed to be screened from view. Additionally, this element and the proposed trash and recycling enclosure are consolidated at the rear of the site and screened and will not detract from the pedestrian environment. *These criteria are met.*

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

**Findings:** No alterations to grade or points of access to the building are proposed. *This criterion is not applicable.*

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

**Findings:** No exterior lighting is currently proposed. *This criterion is not applicable.*

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

**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 C2 and C5:** The proposed uncovered freestanding enclosure located adjacent to the street will be constructed of brick with precast concrete elements and will feature a decorative steel fence and decorative steel gates. *These criteria are met.*

#### **IV. Oregon Statewide Planning Goals**

##### **Goal 1: Citizen Involvement**

Goal 1 calls for "the opportunity for citizens to be involved in all phases of the planning process." It requires each city and county to have a citizen involvement program containing six

components specified in the goal. It also requires local governments to have a Committee for Citizen Involvement (CCI) to monitor and encourage public participation in planning.

**Findings:** The City of Portland maintains an extensive citizen involvement program which complies with all relevant aspects of Goal 1, including specific requirements in Zoning Code Chapter 33.730 for public notice of land use review applications that seek public comment on proposals. There are opportunities for the public to testify at a local hearing on land use proposals for Type III land use review applications, and for Type II and Type IIx land use decisions if appealed. For this application, a written notice seeking comments on the proposal was mailed to property-owners and tenants within 100 feet of the site, and to recognized organizations in which the site is located. The public notice requirements for this application have been and will continue to be met, and nothing about this proposal affects the City's ongoing compliance with Goal 1. Therefore, the proposal is consistent with this goal.

### **Goal 2: Land Use Planning**

Goal 2 outlines the basic procedures of Oregon's statewide planning program. It states that land use decisions are to be made in accordance with a comprehensive plan, and that suitable "implementation ordinances" to put the plan's policies into effect must be adopted. It requires that plans be based on "factual information"; that local plans and ordinances be coordinated with those of other jurisdictions and agencies; and that plans be reviewed periodically and amended as needed. Goal 2 also contains standards for taking exceptions to statewide goals. An exception may be taken when a statewide goal cannot or should not be applied to a particular area or situation.

**Findings:** Compliance with Goal 2 is achieved, in part, through the City's comprehensive planning process and land use regulations. For quasi-judicial proposals, Goal 2 requires that the decision be supported by an adequate factual base, which means it must be supported by substantial evidence in the record. *As discussed earlier in the findings that respond to the relevant approval criteria contained in the Portland Zoning Code, the proposal complies with the applicable regulations, as supported by substantial evidence in the record. As a result, the proposal meets Goal 2.*

### **Goal 3: Agricultural Lands**

Goal 3 defines "agricultural lands," and requires counties to inventory such lands and to "preserve and maintain" them through farm zoning. Details on the uses allowed in farm zones are found in ORS Chapter 215 and in Oregon Administrative Rules, Chapter 660, Division 33.

### **Goal 4: Forest Lands**

This goal defines forest lands and requires counties to inventory them and adopt policies and ordinances that will "conserve forest lands for forest uses."

**Findings for Goals 3 and 4:** In 1991, as part of Ordinance No. 164517, the City of Portland took an exception to the agriculture and forestry goals in the manner authorized by state law and Goal 2. Since this review does not change any of the facts or analyses upon which the exception was based, the exception is still valid and Goal 3 and Goal 4 do not apply.

### **Goal 5: Open Spaces, Scenic and Historic Areas and Natural Resources**

Goal 5 relates to the protection of natural and cultural resources. It establishes a process for inventorying the quality, quantity, and location of 12 categories of natural resources. Additionally, Goal 5 encourages but does not require local governments to maintain inventories of historic resources, open spaces, and scenic views and sites.

**Findings:** The City complies with Goal 5 by identifying and protecting natural, scenic, and historic resources in the City's Zoning Map and Zoning Code. Natural and scenic resources are identified by the Environmental Protection ("p"), Environmental Conservation ("c"), and Scenic ("s") overlay zones on the Zoning Map. The Zoning Code imposes special restrictions on development activities within these overlay zones. Historic resources are identified on the Zoning Map either with landmark designations

for individual sites or as Historic Districts or Conservation Districts. *Staff finds the proposal is consistent with Goal 5.*

**Goal 6: Air, Water and Land Resources Quality**

Goal 6 requires local comprehensive plans and implementing measures to be consistent with state and federal regulations on matters such as groundwater pollution.

**Findings:** Compliance with Goal 6 is achieved through the implementation of development regulations such as the City's Stormwater Management Manual at the time of building permit review, and through the City's continued compliance with Oregon Department of Environmental Quality (DEQ) requirements for cities. The Bureau of Environmental Services reviewed the proposal for conformance with sanitary sewer and stormwater management requirements and expressed no objections to approval of the application, as mentioned earlier in this report. *Staff finds the proposal is consistent with Goal 6.*

**Goal 7: Areas Subject to Natural Disasters and Hazards**

Goal 7 requires that jurisdictions adopt development restrictions or safeguards to protect people and property from natural hazards. Under Goal 7, natural hazards include floods, landslides, earthquakes, tsunamis, coastal erosion, and wildfires. Goal 7 requires that local governments adopt inventories, policies, and implementing measures to reduce risks from natural hazards to people and property.

**Findings:** The City complies with Goal 7 by mapping natural hazard areas such as floodplains and potential landslide areas, which can be found in the City's MapWorks geographic information system. The City imposes additional requirements for development in those areas through a variety of regulations in the Zoning Code, such as through special plan districts or land division regulations. *The subject site is not within any mapped floodplain or landslide hazard area, so Goal 7 does not apply.*

**Goal 8: Recreation Needs**

Goal 8 calls for each community to evaluate its areas and facilities for recreation and develop plans to deal with the projected demand for them. It also sets forth detailed standards for expediting siting of destination resorts.

**Findings:** The City maintains compliance with Goal 8 through its comprehensive planning process, which includes long-range planning for parks and recreational facilities. Staff finds the current proposal will not affect existing or proposed parks or recreation facilities in any way that is not anticipated by the zoning for the site, or by the parks and recreation system development charges that are assessed at time of building permit. Furthermore, nothing about the proposal will undermine planning for future facilities. *Therefore, the proposal is consistent with Goal 8.*

**Goal 9: Economy of the State**

Goal 9 calls for diversification and improvement of the economy. Goal 9 requires communities to inventory commercial and industrial lands, project future needs for such lands, and plan and zone enough land to meet those needs.

**Findings:** Land needs for a variety of industrial and commercial uses are identified in the adopted and acknowledged Economic Opportunity Analysis (EOA) (Ordinance 187831). The EOA analyzed adequate growth capacity for a diverse range of employment uses by distinguishing several geographies and conducting a buildable land inventory and capacity analysis in each. In response to the EOA, the City adopted policies and regulations to ensure an adequate supply of sites of suitable size, type, location and service levels in compliance with Goal 9. The City must consider the EOA and Buildable Lands Inventory when updating the City's Zoning Map and Zoning Code. *Because this proposal does not change the supply of industrial or commercial land in the City, the proposal is consistent with Goal 9.*

**Goal 10: Housing**

Goal 10 requires local governments to plan for and accommodate needed housing types. The Goal also requires cities to inventory its buildable residential lands, project future needs for such lands, and plan and zone enough buildable land to meet those needs. It also prohibits local plans from discriminating against needed housing types.

**Findings:** The City complies with Goal 10 through its adopted and acknowledged inventory of buildable residential land (Ordinance 187831), which demonstrates that the City has zoned and designated an adequate supply of housing. For needed housing, the Zoning Code includes clear and objective standards. *Since this proposal is not related to housing or to land zoned for residential use, Goal 10 is not applicable.*

#### **Goal 11: Public Facilities and Services**

Goal 11 calls for efficient planning of public services such as sewers, water, law enforcement, and fire protection. The goal's central concept is that public services should be planned in accordance with a community's needs and capacities rather than be forced to respond to development as it occurs.

**Findings:** The City of Portland maintains an adopted and acknowledged public facilities plan to comply with Goal 11. See Citywide Systems Plan adopted by Ordinance 187831. The public facilities plan is implemented by the City's public services bureaus, and these bureaus review development applications for adequacy of public services. Where existing public services are not adequate for a proposed development, the applicant is required to extend public services at their own expense in a way that conforms to the public facilities plan. *In this case, the City's public services bureaus found that existing public services are adequate to serve the proposal, as discussed earlier in this report.*

#### **Goal 12: Transportation**

Goal 12 seeks to provide and encourage "safe, convenient and economic transportation system." Among other things, Goal 12 requires that transportation plans consider all modes of transportation and be based on inventory of transportation needs.

**Findings:** The City of Portland maintains a Transportation System Plan (TSP) to comply with Goal 12, adopted by Ordinances 187832, 188177 and 188957. The City's TSP aims to "make it more convenient for people to walk, bicycle, use transit, use automobile travel more efficiently, and drive less to meet their daily needs." The extent to which a proposal affects the City's transportation system and the goals of the TSP is evaluated by the Portland Bureau of Transportation (PBOT). *The scope of this project does not warrant transportation review; therefore Goal 12 is not applicable.*

#### **Goal 13: Energy**

Goal 13 seeks to conserve energy and declares that "land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles."

**Findings:** With respect to energy use from transportation, as identified above in response to Goal 12, the City maintains a TSP that aims to "make it more convenient for people to walk, bicycle, use transit, use automobile travel more efficiently, and drive less to meet their daily needs." This is intended to promote energy conservation related to transportation. Additionally, at the time of building permit review and inspection, the City will also implement energy efficiency requirements for the building itself, as required by the current building code. *For these reasons, staff finds the proposal is consistent with Goal 13.*

#### **Goal 14: Urbanization**

This goal requires cities to estimate future growth and needs for land and then plan and zone enough land to meet those needs. It calls for each city to establish an "urban growth boundary" (UGB) to "identify and separate urbanizable land from rural land." It specifies seven factors that

must be considered in drawing up a UGB. It also lists four criteria to be applied when undeveloped land within a UGB is to be converted to urban uses.

**Findings:** In the Portland region, most of the functions required by Goal 14 are administered by the Metro regional government rather than by individual cities. The desired development pattern for the region is articulated in Metro's Regional 2040 Growth Concept, which emphasizes denser development in designated centers and corridors. The Regional 2040 Growth Concept is carried out by Metro's Urban Growth Management Functional Plan, and the City of Portland is required to conform its zoning regulations to this functional plan. *This land use review proposal does not change the UGB surrounding the Portland region and does not affect the Portland Zoning Code's compliance with Metro's Urban Growth Management Functional Plan. Therefore, Goal 14 is not applicable.*

**Goal 15: Willamette Greenway**

Goal 15 sets forth procedures for administering the 300 miles of greenway that protects the Willamette River.

**Findings:** The City of Portland complies with Goal 15 by applying Greenway overlay zones which impose special requirements on development activities near the Willamette River. The subject site for this review is not within a Greenway overlay zone near the Willamette River, so Goal 15 does not apply.

**Goal 16: Estuarine Resources**

This goal requires local governments to classify Oregon's 22 major estuaries in four categories: natural, conservation, shallow-draft development, and deep-draft development. It then describes types of land uses and activities that are permissible in those "management units."

**Goal 17: Coastal Shorelands**

This goal defines a planning area bounded by the ocean beaches on the west and the coast highway (State Route 101) on the east. It specifies how certain types of land and resources there are to be managed: major marshes, for example, are to be protected. Sites best suited for unique coastal land uses (port facilities, for example) are reserved for "water-dependent" or "water-related" uses.

**Goal 18: Beaches and Dunes**

Goal 18 sets planning standards for development on various types of dunes. It prohibits residential development on beaches and active foredunes, but allows some other types of development if they meet key criteria. The goal also deals with dune grading, groundwater drawdown in dunal aquifers, and the breaching of foredunes.

**Goal 19: Ocean Resources**

Goal 19 aims "to conserve the long-term values, benefits, and natural resources of the nearshore ocean and the continental shelf." It deals with matters such as dumping of dredge spoils and discharging of waste products into the open sea. Goal 19's main requirements are for state agencies rather than cities and counties.

**Findings:** *Since Portland is not within Oregon's coastal zone, Goals 16-19 do not apply.*

**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

The proposed alterations to the Landmark Smith Block Building site are relatively minor in scope, and will have limited impact on historic material. The proposed uncovered enclosure is distinctly different from extant historic resources in that it is designed essentially as an enclosure for an egress court; however, the detailing and materials of the structure are designed to be compatible with the resource and the District. The proposed alterations are relatively small in scale and will reinforce the streetscape of the District while minimizing impact of service areas and mechanical on pedestrians. 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. The proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

## ADMINISTRATIVE DECISION

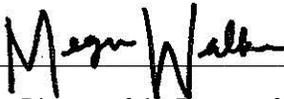
Approval of non-exempt exterior alterations to the Landmark Smith Block Building site, listed as a contributing resource in the Skidmore/ Old Town Historic District, in the Downtown Subdistrict of the Central City Plan District, to include:

- Installation of a new uncovered enclosure immediately south of the Landmark building on a portion of the lot formerly used for surface parking. The proposed uncovered free standing enclosure consists of brick piers and decorative metal fencing and a pair of recessed decorative steel gates on the east (front) elevation, and a brick bulkhead and decorative metal fencing along the south property line.
- Installation of a covered trash and recycling area measuring approximately 230 SF located at the property line at the southwest corner of the site. The proposed trash and recycling enclosure consists of "structural masonry" and painted steel frame and 16-gauge painted metal panels with a prefinished sloped standing seam metal roof.
- Installation of an uncovered walk-in cooler located at the rear of the site along the south elevation of the Smith Block building, to be screened from the street with solid prefinished metal panels.
- Installation of prefinished metal panels and a gate along the west property line; and
- Installation of steel framed fabric awnings over existing openings in the south elevation of the Smith Block building.

Approved per Exhibits C-1 through C-3, signed and dated April 19, 2019, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through E) 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 18-255157 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. All proposed brick shall be of a standard modular brick dimension.
- E. The proposed metal panel shall be a minimum of 16-gauge in thickness.

**Staff Planner: Megan Sita Walker**

**Decision rendered by:**  **on April 19, 2019**  
By authority of the Director of the Bureau of Development Services

**Decision mailed: April 23, 2019**

**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 October 19, 2018, and was determined to be complete on March 5, 2019.

*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 October 19, 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 extended by the applicant, **the 120 days will expire on: July 3, 2019.**

**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 May 7, 2019** 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 **May 8, 2019** 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**

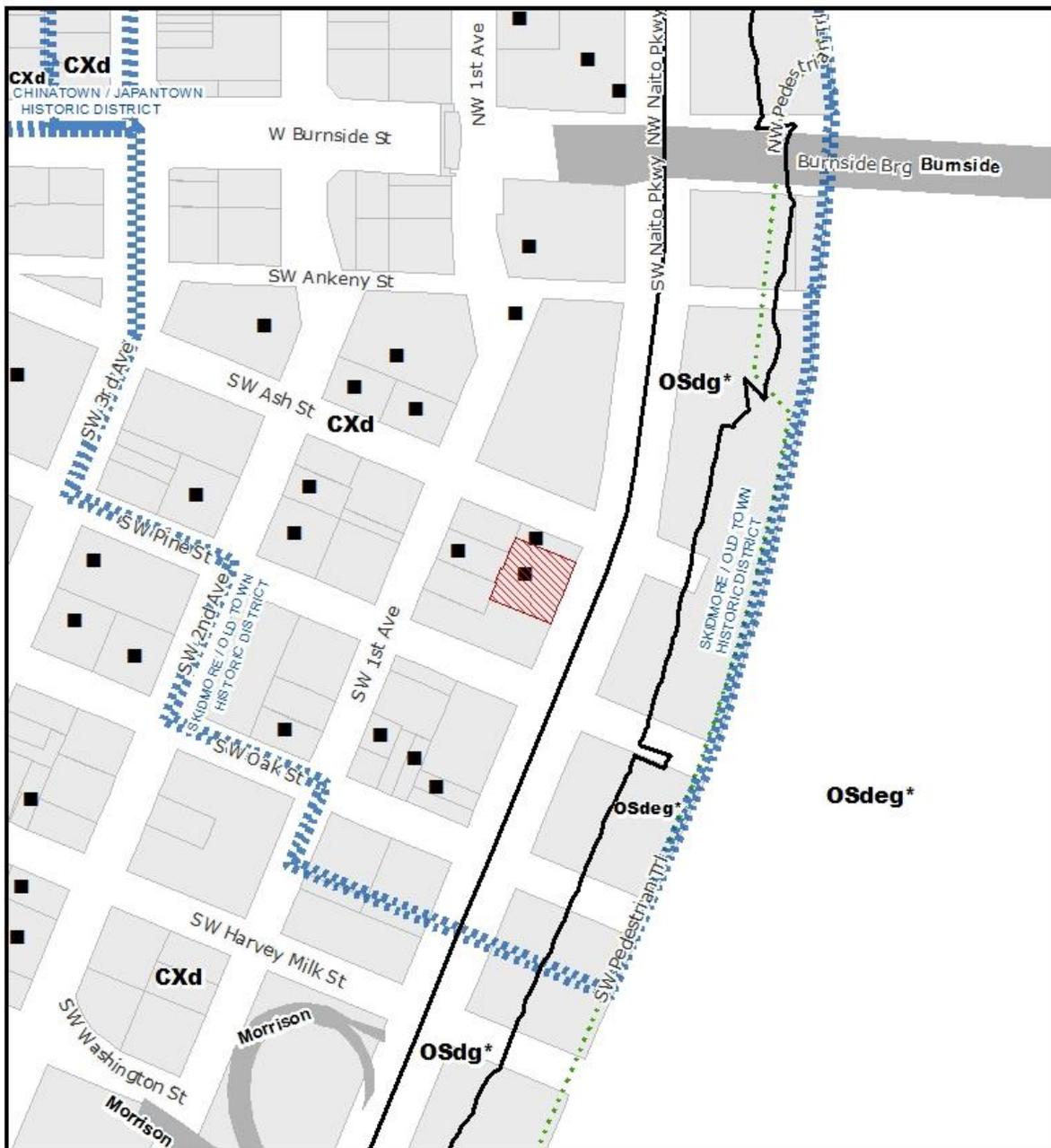
NOT ATTACHED UNLESS INDICATED

A. Applicant's Statement:

1. Original Project Description & Response to Approval Criteria
2. Original Drawing Set – Not Approved/ For Reference Only
3. Original Renderings – For Reference Only
4. Stormwater Report
5. Revised Narrative, Rec'd February 20, 2019
6. Revised Drawings, Rec'd February 20, 2019

7. Revised Renderings – For Reference Only
8. Applicant confirming complete date
- B. Zoning Map (attached)
- C. Plans/Drawings:
  1. Floor Plan (attached)
  2. East Elevation (attached)
  3. South and Interior Elevations (attached)
- D. Notification information:
  1. Mailing list
  2. Mailed notice
- E. Agency Responses:
  1. Bureau of Environmental Services
  2. Fire Bureau
  3. Life safety Division of BDS
  4. Site Development Section of BDS
  5. Water Bureau
  6. Urban Forestry
- F. Correspondence: none
- G. Other:
  1. Original LU Application
  2. Incomplete Letter, November 27, 2018
  3. Email Correspondence between staff and the applicant
  4. Photos of material samples

**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



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

- Site
- Historic Landmark
- Bridge
- Recreational Trails

File No.	LU 18-255157 HR
1/4 Section	3030
Scale	1 inch = 200 feet
State ID	1N1E34DC 1600
Exhibit	B Oct 22, 2018

**S|E|A**  
SOUTH/EAST ARCHITECTURAL LLP  
1115 15TH AVENUE, SUITE 200  
DENVER, CO 80202  
PHONE: 303.733.2837 FAX: 303.733.2838

NOT FOR  
CONSTRUCTION

SMITHS BLOCK  
COURTYARD

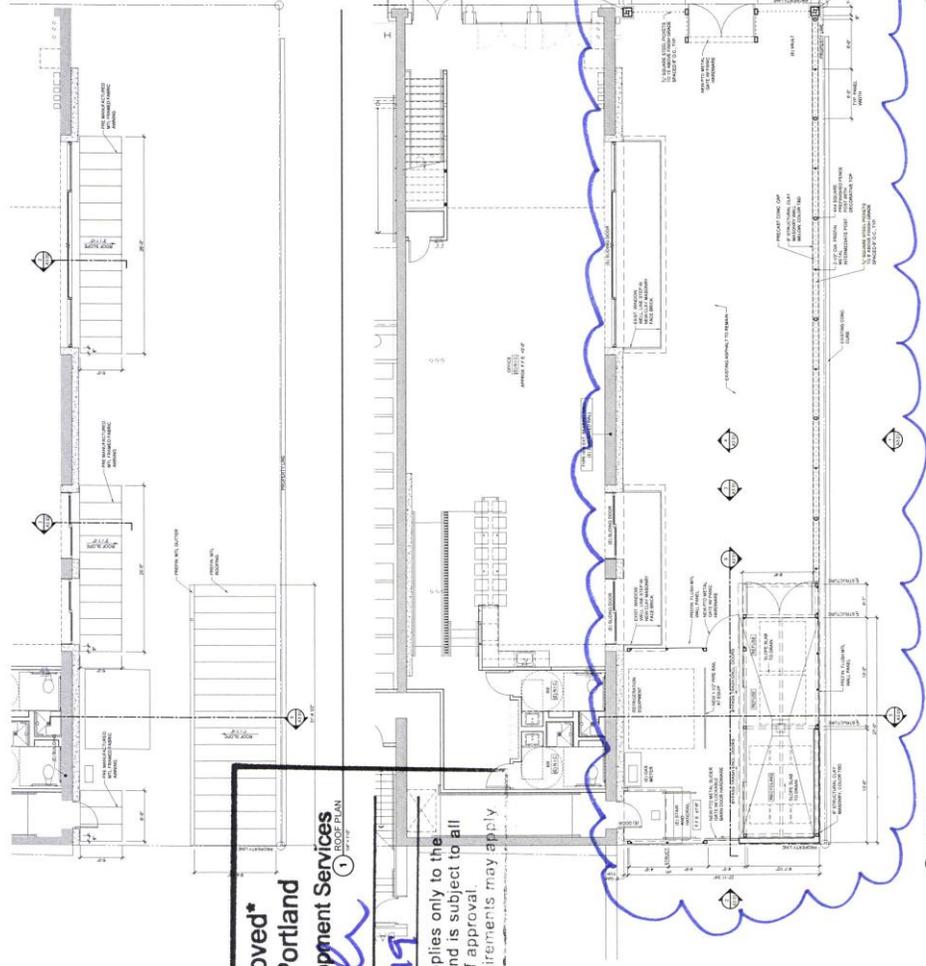
1115 15TH AVENUE, SUITE 200  
DENVER, CO 80202

1115 15TH AVENUE, SUITE 200  
DENVER, CO 80202  
CASE # LU 18-255157 HR  
DRAWING: FLOOR PLAN  
DATE: 4/19/19

18122  
15TH AVENUE  
DENVER, CO 80202  
CHECKED BY: [Signature]  
DATE: [Signature]  
SCALE: AS SHOWN

A2.01

EX4 C-1  
LU 18-255157 HR



**\*Approved\***  
**City of Portland**  
Bureau of Development Services  
Planner *[Signature]*  
Date **4.19.19**  
• This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

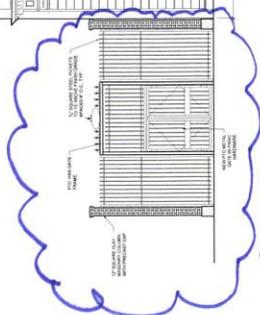
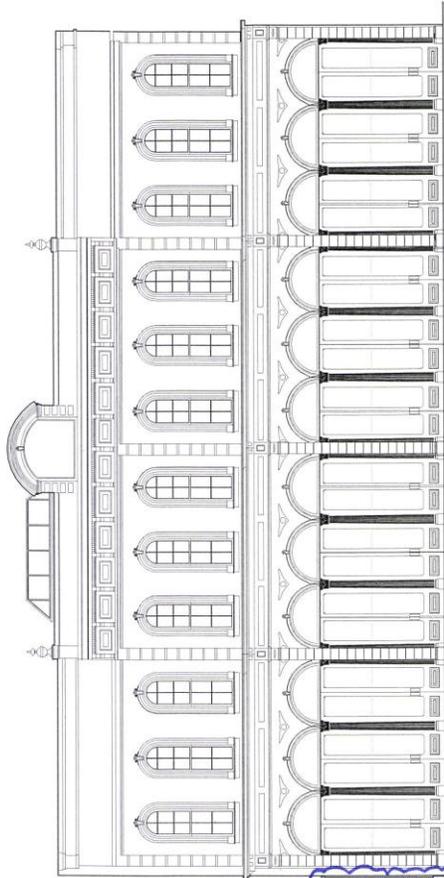
\* APPROVED PER CONDITIONS B-E

**S|E|A**  
SCOTT HERRMAN ARCHITECTURE LLP  
1115 BAYVIEW AVENUE, SUITE 200  
PORTLAND, OREGON 97201  
PHONE: 503.255.8877 WWW.SEA-ARCH.COM

NOT FOR  
CONSTRUCTION

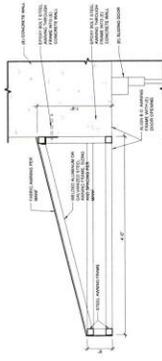
SMITHS BLOCK  
COURTYARD

1115 BAYVIEW AVENUE, SUITE 200  
PORTLAND, OREGON 97201



1 EAST ELEVATION

**\* APPROVED PER CONDITIONS B-E**



2 CANVAS AWNING SECTION

DATE: 04/19/19  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
SCALE: AS SHOWN

DATE: 04/19/19  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
SCALE: AS SHOWN

A3.02

EXH C-2

LU 18-255157 HR

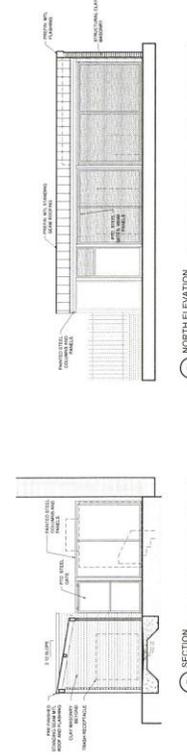
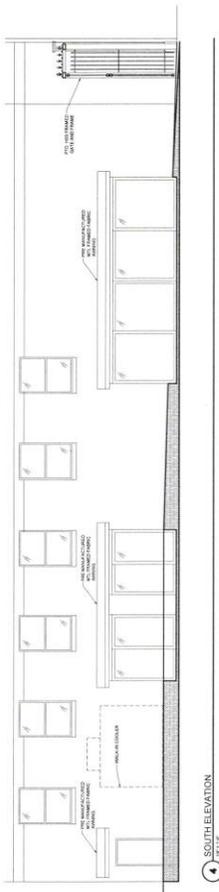
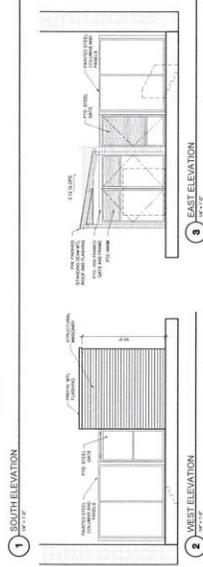
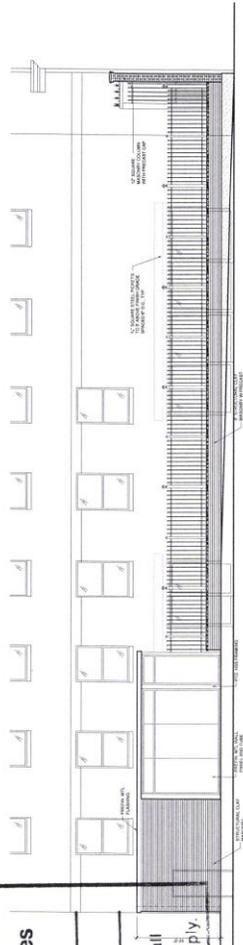
**\*Approved\***  
**City of Portland**  
 Bureau of Development Services  
 Planner [Signature]  
 Date 4.19.19

\* 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 4.17.17  
 • This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

**S|EA**  
 SOUTHERN ARCHITECTURE LLP  
 1115 SW 10TH AVENUE, SUITE 200  
 PORTLAND, OREGON 97205  
 PHONE: 503.228.1111 FAX: 503.228.1112

**NOT FOR CONSTRUCTION**  
**SMITHS BLOCK COURTYARD**  
 1115 SW 10TH AVENUE, PORTLAND, OREGON 97205



DATE COMPLETED: 02/09/16  
 PROJECT NO.: 130700016  
 CLIENT: LU 18-255157 HR  
 DRAWING: EXTERIOR ELEVATIONS

JOB NO.: 18122  
 DATE: 12/09/16  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: 1/8" = 1'-0"

A3.01

\*APPROVED PER CONDITIONS B-E

EXH C-3  
 LU 18-255157 HR