



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

Amanda Fritz, Commissioner  
Paul L. Scarlett, Director  
Phone: (503) 823-7300  
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TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** October 7, 2014  
**To:** Interested Person  
**From:** Jeffrey Mitchem, Land Use Services  
503-823-7011 / [Jeffrey.Mitchem@portlandoregon.gov](mailto:Jeffrey.Mitchem@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 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 14-201938 HR** **EXTERIOR RENOVATIONS – BRONAUGH APARTMENTS**

#### **GENERAL INFORMATION**

**Applicant/Contact:** Karen Stegemiller / Christine Yun | Carelton Hart Architecture  
322 NW 8th Avenue | Portland, OR 97209 | 503.206.3191/206.3172

**Owner:** Jessica Woodruff | Reach Community Development Corporation  
4150 Moody Avenue | Portland, OR 97239

**Site Address:** 1434 SW Morrison Street

**Legal Description:** BLOCK 310 LOT 7&8 POTENTIAL ADDITIONAL TAX, PORTLAND  
**Tax Account No.:** R667733130  
**State ID No.:** 1N1E33DD 07300  
**Quarter Section:** 3028  
**Neighborhood:** Goose Hollow, contact Greg Wimmer at 503-222-7173.  
**Business District:** Goose Hollow Business Association, contact Angela Crawford at 503-223-6376.

**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.  
**Plan District:** Central City - Goose Hollow  
**Other Designations:** Historic Landmark: Hyland, Olive & Ellsworth Apartments  
**Zoning:** RXd: Central Residential (RX) base zone with design (d) overlay zone;  
Historic Resource Overlay zone

**Case Type:** HR: Historic Resource Review  
**Procedure:** Type II, an administrative decision with appeal to the Landmarks Commission.

#### **Proposal:**

Renovation to an existing 1905 historic landmark apartment building with 51 dwelling units. The scope of the renovation is:

- **Fire Escapes.** Existing iron fire escapes balconies to remain. Removal of outboard ladders from 3<sup>rd</sup> story to roof and removal of rungs only from outboard ladder between the 2<sup>nd</sup> and 3<sup>rd</sup> floors.
- **SW 15<sup>th</sup> Avenue Entry and SW Morrison Street Entry.** Installation of new accessible signage (approximately 6" x 8"), replacement of security system access call-box, installation of new card reader and automated door opener.
- **Roofing.** The roof sheathing, roof membrane, and roof and parapet flashings (installed in 1982 renovation) will be replaced.
- **Parapet.** Seismic upgrades to the existing parapet structure – metal braces added to the interior-facing parapet walls. Will not be visible from the street.
- **Skylights.** Existing skylights installed in 1982 renovation will be replaced with new skylights. Not visible from street.
- **Roof Hatch.** Replace existing roof hatch. Not visible from street.
- **Scuppers, Conductor Heads and Downspouts.** Scupper, conductor head and downspout (not original) to be replaced with new period-appropriate scupper, conductor head and downspout.

Because the scope of work includes exterior and interior alterations to an historic landmark, historic review is required.

#### Relevant Approval Criteria:

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

- Central City Fundamental Design Guidelines
- 33.846, Historic Resource Review
- Goose Hollow Design Guidelines

## ANALYSIS

**Site and Vicinity:** The 10,000 sq. ft. site is located at the northeast corner of SW Morrison Street and SW 15<sup>th</sup> Avenue within the Goose Hollow District of Downtown Portland. The existing building on the site is the historic Bronaugh Apartment Building, a 3-story structure that was constructed in 1904 and consists of red brick walls, decorative sheet metal cladding and ornately detailed bay windows. Originally built as three separate buildings, the now singular structure displays an eclectic mix of architectural styles.

Located in the eastern half of the Goose Hollow district, the project vicinity consists primarily of new and old residential buildings with some low-rise commercial structures. The Bronaugh Apartment Building is three blocks east of PGE Park, two blocks north of Lincoln High School and four blocks west of the Central Library. Additionally, the West End retail district is just to the east of the site.

The site is bound by streets with significant designations. SW Morrison and Yamhill Streets are Regional Transitways (MAX light rail), Community Main Streets and Local Service Bikeways. The site is located within the Downtown Pedestrian District.

**Zoning:** The **RX Zone** is a high density multi-dwelling zone which allows the highest density of dwelling units of the residential zones. Density is not regulated by a maximum number of units per acre. Rather, the maximum size of buildings and intensity of use are regulated by floor area ratio (FAR) limits and other site development standards. Generally the density will be 100 or more units per acre. Allowed housing developments are characterized by a very high percentage of building coverage. The major types of new housing development will be medium and high rise apartments and condominiums, often with allowed retail, institutional, or other service oriented uses. Generally, RX zones will be located near the center of the city where transit is readily available and where commercial and employment opportunities are nearby. RX zones will usually be applied in combination with the Central City plan district.

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

**Land Use History:** City records indicate that prior land use reviews include the following: LUR 82 006251, Type III Historic Review for renovation of Bronaugh Apartments.

**Agency Review:** A “Notice of Proposal in Your Neighborhood” was mailed **September 9, 2014**. The following Bureaus have responded with no issues or concerns:

- **Life/Safety.** A Preliminary Fire Life Safety meeting was scheduled in May, 2014. A Life Safety plans examiner was assigned to the meeting, see 14-150990-BD folder. A separate Building Permit is required for the work proposed and the proposal must be designed to meet all applicable building codes and ordinances.

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on September 9, 2014. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

## **ZONING CODE APPROVAL CRITERIA**

### **1. HISTORIC REVIEWS (33.846)**

#### **Purpose of Historic Design Review**

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

#### **Historic Design Review Approval Criteria**

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

**Findings:** The site is a designated Historic Landmark. Therefore the proposal requires historic design 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 and Goose Hollow Neighborhood, the relevant approval criteria are the Central City Fundamental Design Guidelines and the Goose Hollow Design Guidelines.

#### **G. Approval criteria based on the Standards of the Secretary of the Interior:**

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.

**Findings:** The proposed changes to the historic Bronaugh Apartment Building will not alter or negatively affect the historic significance of the building. The scope of the project does not include the removal or alteration of any features or materials (fire escape ladders and rungs) that contribute to the building's historic character. The proposal includes the removal of non-period features (scuppers, downspouts and conductor heads) and installation of new period-appropriate replacements. *This criterion is 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.

**Findings:** The Bronaugh Apartment Building will remain a physical record of its time. The new features that will be added to the building are restorative and reparative (with period materials) in nature; thus their addition will not create a false sense of history. *This criterion is met.*

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:** Historic materials and features present on the building will not be altered by this proposal. New installations visible from the street (entry lighting, scuppers, downspouts and conductor heads) are period appropriate, replacing non-period fixtures installed in the 1980s. The proposal also includes the repair of original decorative metal panel, brick, and grout on primarily on the building's north and west facades. The brick cladding will be gently cleaned using warm water under 400 psi and a nylon brush, and re-pointed where necessary. *These criteria are met.*

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.

**Findings:** Significant archaeological resources are not affected by this proposal. *This criterion does not apply.*

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 exterior alterations to the building will not destroy historic materials that characterize the building. The new additions and alterations are reparative upgrades which will result in relatively minor aesthetic change. *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:** The proposed alterations respect the historic qualities of the subject building, as well as the surrounding neighborhood. The improvements at the entrances on SW 15<sup>th</sup> Ave and SW Morrison St allow for ADA accessibility with insignificant visual impact to the historical character of the building. The removal of the fire escape roof ladders from the balconies will eliminate an element of visual clutter thereby enhancing the

integrity of the contributing historical cladding detail. All roof-top improvements – new sheathing, parapet bracing, skylight replacements, roof hatch, ventilators, sheet metal coping on cornice tops – are visually compatible with the original resource and are necessary seismic and fire rating upgrades. *These criteria are met.*

### **Goose Hollow District Design Guidelines and Central City Fundamental Design Guidelines**

The Goose Hollow District is envisioned to be a predominantly urban residential, transit-oriented community located on the western edge of the Central City between Washington Park and Downtown Portland. When riding light rail through the West Hills tunnel to the Central City, it is the first neighborhood experienced before entering downtown Portland. The Urban Design Vision celebrates the sense of arrival from the west at Jefferson Street Station and Collins Circle, and from the north at the Civic Stadium Station and Fire Fighter's Park. This is done by integrating the history of the community with its special natural and formal (man-made) characteristics.

The Central City Fundamental Design Guidelines and the Goose Hollow 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.

### **Goose Hollow District Design Goals**

The Goose Hollow District Design Goals are specific to the Goose Hollow District. These urban design goals and objectives are to:

- Enhance mixed-use, transit-oriented development around the light rail stations to make it a pedestrian-friendly station community;
- Provide open spaces to accommodate active public life;
- Strengthen connections to adjacent neighborhoods through light rail, bike and pedestrian access and assure a safe and pleasant bike/pedestrian environment; and
- Preserve and enhance the community's history and architectural character.

### **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:

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

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

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

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

**C2. Promote Quality and Permanence in Development.** Use design principles and building

materials that promote quality and permanence.

**Findings for A4, A6 and C2:** The refurbished entry storefront and new lighting will better accentuate and unify the buildings entrances. The existing windows and sills have been repaired numerous times over the life of the building but are now in a greatly deteriorated state, as documented by staff through a site visit and pictorial evidence. The proposed renovation helps ensure the building's continued viability, and will be undertaken in an architecturally sensitive manner that replicates the building's historic character. The bay window decorative metal cladding will be repaired in-kind and painted to match. By retaining the historic character while fulfilling maintenance requirements, the renovation supports the continued vibrancy of the historic building. *These guidelines are therefore 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.

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

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

**Findings for C3, C4, and C5:** The proposed renovation represents a subtle alteration of the building's appearance. Addition of new materials (limited to lighting within the building's alcove entrances and downspouts on the SW Morrison and SW 15<sup>th</sup> Ave facades) will retain and restore the building's historical character, thus preserving its historical integrity. *These guidelines are therefore met.*

## DEVELOPMENT STANDARDS

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

## CONCLUSIONS

The purpose of the historic design review process is to ensure that exterior alterations to existing buildings protect the integrity of the special characteristics of the historic resources. The proposed alterations to the Bonaugh Apartment Building respect the character and integrity of the original structure and will improve building accessibility. The design proposed meets the approval criteria, and therefore warrants an approval.

## ADMINISTRATIVE DECISION

Approval of exterior alterations to the historic Bonaugh Apartment Building, which includes:

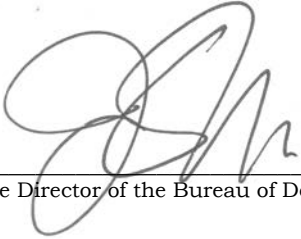
1. **Fire Escapes.** Existing iron fire escapes balconies to remain. Removal of outboard ladders from 3<sup>rd</sup> story to roof and removal of rungs only from outboard ladder between the 2<sup>nd</sup> and 3<sup>rd</sup> floors.
2. **SW 15<sup>th</sup> Avenue Entry and SW Morrison Street Entry.** Installation of new accessible signage (approximately 6" x 8"), replacement of security system access call-box, installation of new card reader and automated door opener.
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6. **Roof Hatch.** Replace existing roof hatch. Not visible from street.
7. **Scuppers, Conductor Heads and Downspouts.** Scupper, conductor head and downspout (not original) to be replaced with new period-appropriate scupper, conductor head and downspout.

Approval per the exhibited plans and drawings (Exhibits C-1 through C-5) signed and dated October 3, 2014, subject to the following conditions:

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1-C.5. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 14-201938 HR. No field changes allowed."

**Staff Planner: Jeffrey Mitchem**

**Decision rendered by:**  **on (October 3, 2014.)**  
By authority of the Director of the Bureau of Development Services

**Decision mailed: October 7, 2014**

**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 August 22, 2014, and was determined to be complete on **September 8, 2014.**

*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 August 22, 2014.

*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: January 6, 2015.**

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

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

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

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term "applicant" includes the applicant for this land use review,

any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

**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 October 21, 2014** at 1900 SW Fourth Ave. Appeals can be filed at the Development Services Center Monday through Wednesday and Fridays between 8:00 am to 3:00 pm and on Thursdays between 8:00 am to 2:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 2:00 pm on Thursdays, appeals must be submitted at the reception desk on the 5<sup>th</sup> floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization's boundaries. The vote to appeal must be in accordance with the organization's bylaws. 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 must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed*, The final decision may be recorded on or after **October 22, 2014 – (the day following the last day to appeal)**.
- A building or zoning permit will be issued only after the final decision is recorded.

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

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

For further information on recording, please call the County Recorder at 503-988-3034



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

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

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

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

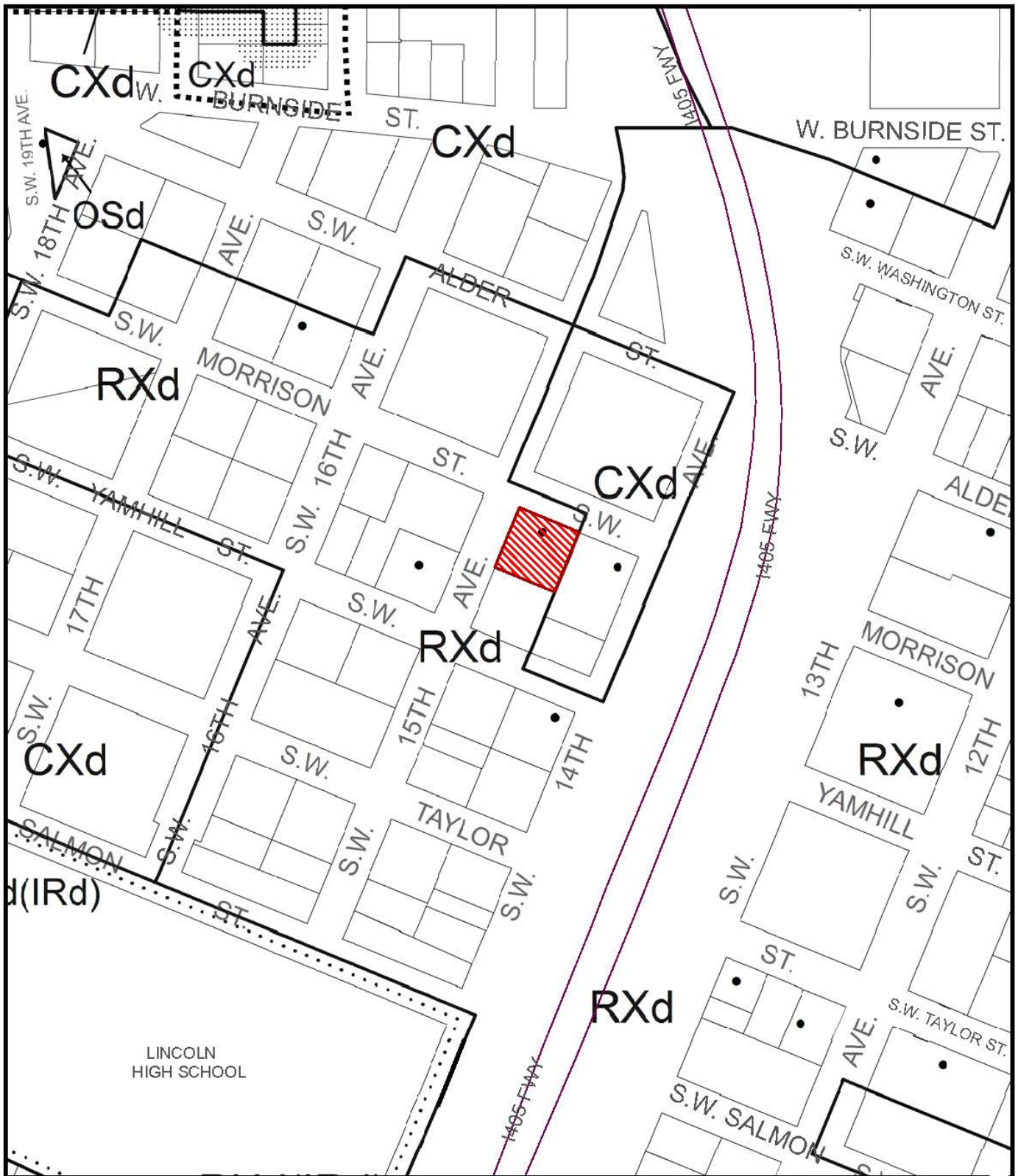
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

#### **EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Site Plan (attached)
  - 2. North Elevation (attached)
  - 3. West Elevation (attached)
  - 4. South Elevation
  - 5. Roof Plan
- D. Notification information:
  - 1. Mailing list
  - 2. Mailed notice
- E. Agency Responses:
  - 1. Life Safety Plans Examiner
- F. Correspondence:
  - None received
- G. Other:
  - 1. Original LU Application

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



# ZONING



Site



Historic Landmark



NORTH

This site lies within the:  
CENTRAL CITY PLAN DISTRICT  
GOOSE HOLLOW

File No. LU 14-201938 HR

1/4 Section 3028

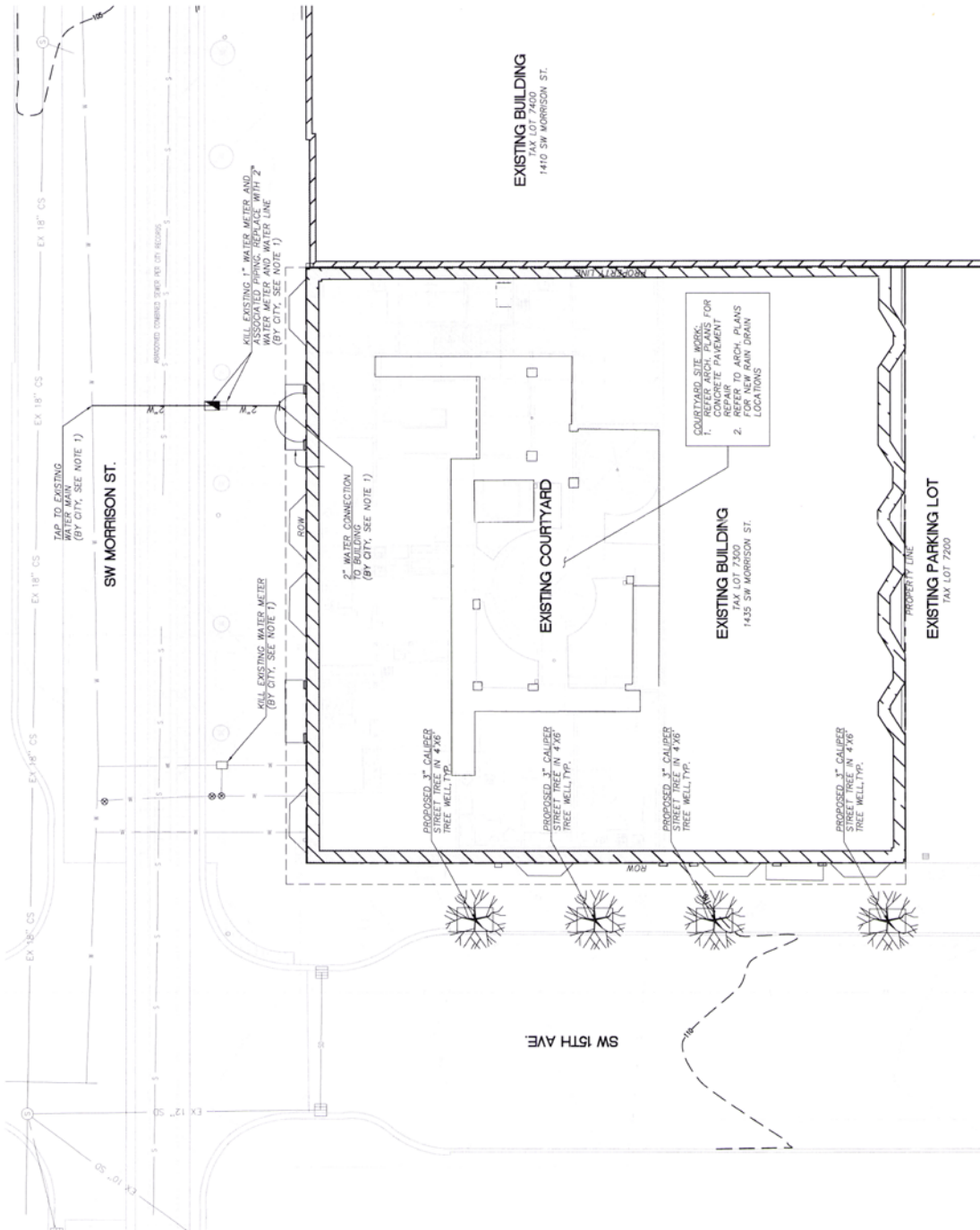
Scale 1 inch = 200 feet

State\_Id 1N1E33DD 7300

Exhibit B (Aug 22, 2014)

# SHEET NOTES

1. ALL DOMESTIC WATER AND FIRE PROTECTION WORK IN THE PUBLIC RIGHT-OF-WAY BY PORTLAND WATER BUREAU. THE CONTRACTOR SHALL VERIFY INVERT ELEVATION AND PIPE SIZE.
2. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY INVERT ELEVATION AND PIPE SIZE.



Planner  
Date 10/3/2014  
City of Portland - Bureau of Development Services  
Approved  
\* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



GRAPHIC SCALE  
1 inch = 20 ft.

CIVIL SITE PLAN  
SCALE: 1"=20'

PLANNING & ENGINEERING



P: 360.750.0399 (WA)  
P: 503.417.8639 (OR)  
F: 360.750.0433  
www.mchassociates.com

BLVD FORMAT IS HALF-SIZE

C1.00

THE BRONAUGH APARTMENTS RENOVATIONS  
REACH COMMUNITY DEVELOPMENT  
1434 SW MORRISON ST, PORTLAND, OR  
HISTORIC RESOURCE REVIEW SET

CARLETON HART ARCHITECTURE  
222 NW 8TH AVENUE PORTLAND, OREGON 97209  
P: 503.243.2252 | F: 503.243.3261 | c@carletonhart.com



PRELIMINARY  
NOT FOR  
CONSTRUCTION

SITE PLAN EXHIBIT C-1 LU14-201938AR

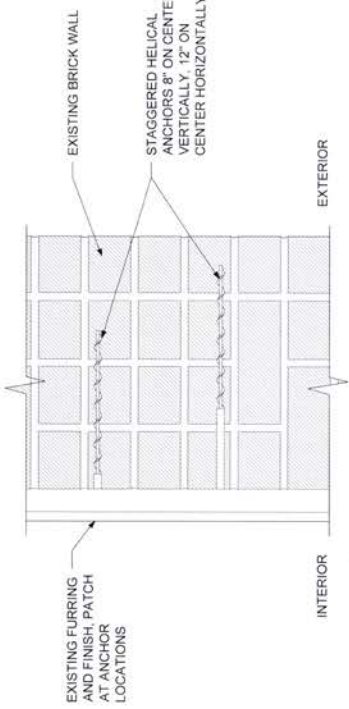




① Damage to exterior brick. Heavily damaged bricks to be removed and replaced with new bricks to match existing. Mortar joints to be repointed where necessary.



② Damage to concrete sill to be patched and repaired. Wood windows to be repaired where necessary and repainted.



③ Detail of helical anchor reinforcement. Anchors to be installed from interior side of wall behind furring and will not be visible from either side.



④ Typical bay window with brackets, recessed panels, embossed motifs, colonettes, and decorative frieze at top.



⑤ Access system, to be replaced in existing location.



⑥ View of the north facade from SW Morrison St

08.22.2014



# BRONAUGH APARTMENTS | PORTLAND, OR

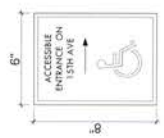
HISTORIC RESOURCE REVIEW SET



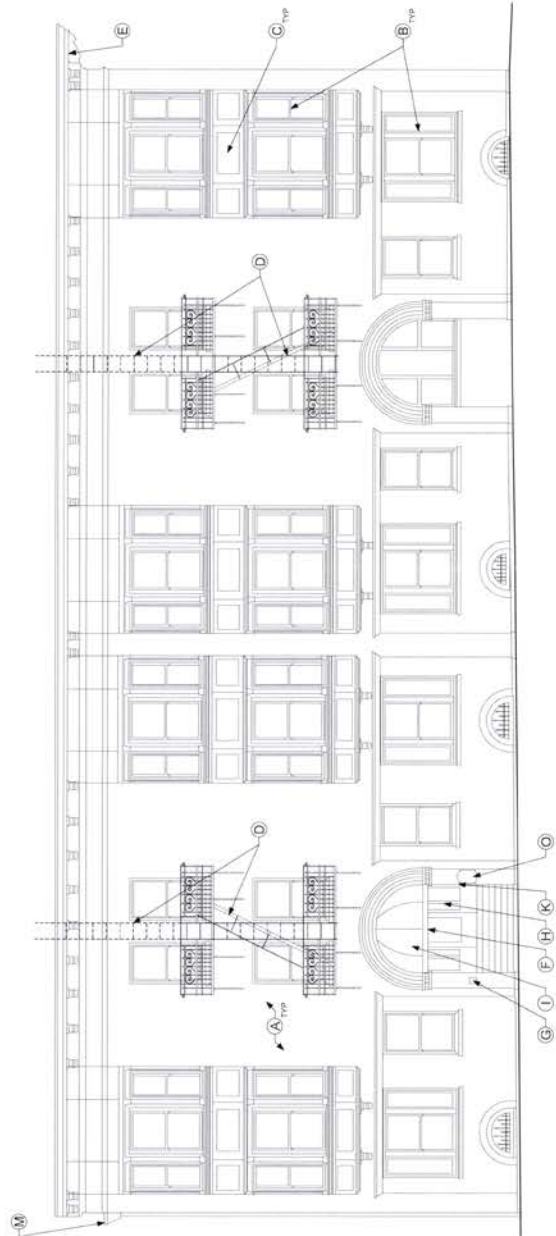
SHEET 3.1

## SCOPE OF WORK:

- A BRICK TO BE GENTLY CLEANED USING WARM WATER UNDER 400 PSI AND NYLON BRUSH, REPOINT TO MATCH EXISTING WHERE NECESSARY
- B ALL WOOD WINDOWS TO BE REPAIRED IN-KIND AND PAINTED
- C BAY WINDOW DECORATIVE METAL CLADDING TO BE REPAIRED IN-KIND AND PAINTED
- D FIRE ESCAPES TO BE DECOMMISSIONED FROM USE, REMOVE VERTICAL LADDERS TO ROOF, REMOVE RUNGS FROM LADDERS BETWEEN BALCONIES WHILE KEEPING RAILS, SEE 6/3.2
- E SHEET METAL CORNICE, PINHOLES AND SMALL DEFECTS TO BE REPAIRED IN-KIND AND REPAINTED, NEW COPING TO MATCH EXISTING PROFILE
- F INSTALL NEW OR REPLACE EXISTING EXTERIOR LIGHTING
- G NEW SIGNAGE NOTING LOCATION OF ACCESSIBLE ENTRY, APPROXIMATELY 6" W x 8" H
- H MAKE REPAIRS TO WOOD STOREFRONT AT ENTRY, RESTAIN AND RESEAL
- I EXISTING FABRIC AWNING TO REMAIN
- J EXISTING METAL GATE AT TRASH ROOM TO REMAIN AND BE REPAIRED
- K REPLACEMENT OF EXISTING CALL BOX ENTRY SYSTEM AT SAME LOCATION
- L NEW ELECTRONIC ACCESS WITH AUTOMATIC DOOR OPENER ON SIDEWALL
- M NEW PERIOD APPROPRIATE SCUPPER, CONDUCTOR HEAD AND DOWNSPOUT
- N REPAIR PARGE COAT & REPAINT
- O EXISTING NATIONAL REGISTER SIGNAGE
- P EXISTING FENCE TO BE REPAINTED



⑦ Accessible signage at north entry



NORTH ELEVATION 3/32" = 1'-0"

Planner  
 Date  
 Approved  
 City of Portland - Bureau of Development Services  
 This approval applies only to the reviews requested and is subject to all applicable zoning requirements and other applicable laws.  
 10/2/2014



① Scupper, conductor head and downspout (not original). To be replaced with new scupper and period appropriate conductor head and downspout.



① Bay window at top, showing colonettes and decorative finials. To be repaired in-kind and repainted.

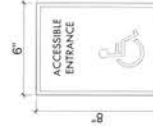


① Fire escape, believed to be original. Existing condition (left) and proposed alterations (right). To be decommissioned by removing top portion of vertical ladder to roof at top of upper railing and removing rungs from diagonal strips ladder and ladder connecting balconies. Cut edges to be ground smooth, all metal parts to be repaired in-kind if necessary and repainted. All fire escapes to include similar scope of work.

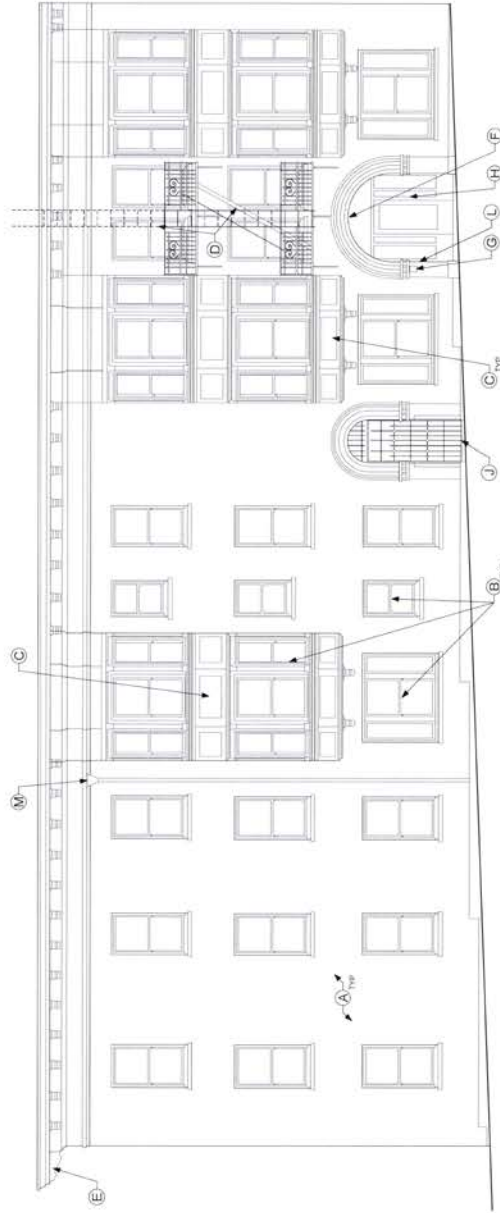


## SCOPE OF WORK:

- ① BRICK TO BE GENTLY CLEANED USING WARM WATER UNDER 400 PSI AND NYLON BRUSH, REPAINT TO MATCH EXISTING WHERE NECESSARY
- ② ALL WOOD WINDOWS TO BE REPAIRED IN-KIND AND PAINTED
- ③ BAY WINDOW DECORATIVE METAL CLADDING TO BE REPAIRED IN-KIND AND PAINTED
- ④ FIRE ESCAPES TO BE DECOMMISSIONED FROM USE, REMOVE VERTICAL LADDERS TO ROOF, REMOVE RUNGS FROM LADDERS BETWEEN BALCONIES WHILE KEEPING RAILS, SEE 6/3.2
- ⑤ SHEET METAL CORNICE, PINHOLES AND SMALL DEFECTS TO BE REPAIRED IN-KIND AND REPAINTED, NEW COPING TO MATCH EXISTING PROFILE
- ⑥ INSTALL NEW OR REPLACE EXISTING EXTERIOR LIGHTING
- ⑦ NEW SIGNAGE NOTING LOCATION OF ACCESSIBLE ENTRY, APPROXIMATELY 6" W x 8" H
- ⑧ MAKE REPAIRS TO WOOD STOREFRONT AT ENTRY, RESTAIN AND RESEAL
- ⑨ EXISTING FABRIC AWNING TO REMAIN
- ⑩ EXISTING METAL GATE AT TRASH ROOM TO REMAIN AND BE REPAINTED
- ⑪ REPLACEMENT OF EXISTING CALL BOX/INTERCOM SYSTEM AT SAME LOCATION
- ⑫ NEW ELECTRONIC ACCESS WITH AUTOMATIC DOOR OPENER ON SIDEWALL
- ⑬ NEW PERIOD APPROPRIATE SCUPPER, CONDUCTOR HEAD AND DOWNSPOUT
- ⑭ REPAIR PARGE COAT & REPAINT
- ⑮ EXISTING NATIONAL REGISTER SIGNAGE
- ⑯ EXISTING FENCE TO BE REPAINTED



⑦ Accessible signage at west entry



WEST ELEVATION 3/32" = 1'-0"



⑦ West entrance with decorative brick arch. Wood storefront with leaded glass is original but modified in 1962 renovation, to be refurbished in-kind. New card reader/automatic door opener on side wall and replacement of exterior light fixture.



① View of west facade from 15th Ave.

08.22.2014



## BRONAUGH APARTMENTS | PORTLAND, OR

HISTORIC RESOURCE REVIEW SET

CARLETON HART  
ARCHITECTURE

SHEET: 3.2

W. ELEVATION EXHIBIT 2-3

LU 14-201938 HR