



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

Amanda Fritz, Commissioner  
 Paul L. Scarlett, Director  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** August 11, 2014  
**To:** Interested Person  
**From:** Hillary Adam, Land Use Services  
 503-823-3581 / [Hillary.Adam@portlandoregon.gov](mailto:Hillary.Adam@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 14-170349 HR- HARRISON COURT APARTMENTS ROOF REHABILITATION**

**GENERAL INFORMATION**

**Applicant:** Kathy Johnson / Hennebery Eddy Architects, Inc.  
 921 SW Washington St, Suite 250 / Portland, OR 97205

**Owner:** Harrison Court LLC  
 333 S State St Ste V-249 / Lake Oswego, OR 97034

**Representative:** Wendy Robertson, Owner Representative / 831 NW 24th Ave LLC  
 6312 SW Capitol Hwy #505 / Portland, OR 97239

**Site Address:** 1834 SW 5TH AVE

**Legal Description:** BLOCK 153 LOT 5 S 15' OF LOT 6 HISTORIC PROPERTY 15 YR 2006; POTENTIAL ADDITIONAL TAX, PORTLAND

**Tax Account No.:** R667715410

**State ID No.:** 1S1E03CB 02700

**Quarter Section:** 3229

**Neighborhood:** Portland Downtown, contact Rani Boyle at 503-725-9979

**Business District:** None

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

**Plan District:** Central City - University District

**Other Designations:** Portland Historic Landmark, individually listed on the National Register of Historic Places on October 19, 2005.

**Zoning:** RXd – Central residential with Design overlay

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

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

**Proposal:**  
 The applicant proposes to replace the existing built-up roof with a new TPO roof, including new roofing and flashing at the projecting cornice and new coping and siding at the parapet to match the building below. Existing cable supports at the cornice will be replaced with internal

bracing. Other proposed alterations include: replacement of the existing roof hatch, reconstruction of the existing chimney with addition of a new cap, and removal of the existing plastic lightwell caps. Also proposed is the installation of a 42” high guardrail at the attic access hatch near the rear parapet, which was not included in the Notice of Proposal. The applicant also seeks approval for a 2<sup>nd</sup> phase of alterations to install vented skylights over the lightwells.

Historic Resource Review is required because the proposal is for non-exempt exterior alterations on a Historic Landmark.

**Relevant Approval Criteria:**

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

- Central City Fundamental Design Guidelines
- 33.846.060.G *Other approval criteria*

## ANALYSIS

**Site and Vicinity:** The subject property is located at the northeast corner of SW 5<sup>th</sup> Avenue and SW Harrison Street. The City’s Transportation Plan has designated SW 5<sup>th</sup> Avenue a Regional Transitway and Major Transit Priority Street, a City Walkway, and SW Harrison as a Traffic Access Street, a City Bikeway, and City Walkway. SW 5<sup>th</sup> Avenue is the south-bound half of the Bus Mall couplet. Although now primarily surrounded by Portland State University buildings, surface parking lots, scattered small scale commercial buildings, and high rise apartment buildings, at the time of the building’s construction the neighborhood consisted of smaller scale residential properties, school buildings, and religious institutions. The Church of St. Michael the Archangel, one block to the north, is one of the only other remaining buildings from this era in the vicinity. The property is located toward the far north end of South Portland, a neighborhood that developed primarily as a hub for Jewish, Russian, and Italian immigrants. Much of the neighborhood was demolished through transportation infrastructure projects and urban renewal between the 1930s and 1960s.

According to the National Register nomination, the Harrison Court Apartments is a “rare example of an early-20<sup>th</sup>-century, wood-frame apartment building representing the transition from single-room occupancy hotels and boarding and rooming houses, to multi-family apartment buildings in Portland.” A unique feature of the building is that it was designed to have separate entrances, one facing each street, for male and female residents, as at the time of its construction, apartment buildings were thought to incite immoral behavior and vice. The 3-story apartment building was designed in the Colonial style by an unknown architect and features weatherboard siding, restored divided-light wood casement and one-over-one sash windows, and deep bracketed dropped cornice on all sides.

**Zoning:** The Central Residential (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 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 “d” overlay promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to existing development are subject to design review. This is achieved through the creation of design

districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review. In addition, design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

The Historic Resource Protection overlay is comprised of Historic and Conservation Districts, as well as Historic and Conservation Landmarks and protects certain historic resources in the region and preserves significant parts of the region's heritage. The regulations implement Portland's Comprehensive Plan policies that address historic preservation. These policies recognize the role historic resources have in promoting the education and enjoyment of those living in and visiting the region. The regulations foster pride among the region's citizens in their city and its heritage. Historic preservation beautifies the city, promotes the city's economic health, and helps to preserve and enhance the value of historic properties.

**Land Use History:** City records do not indicate any relevant prior land use reviews.

**Agency Review:** A "Notice of Proposal in Your Neighborhood" was mailed **July 8, 2014**. The following Bureaus have responded with no issues or concerns:

The **Life Safety Division of BDS** responded, noting that a 42" high guardrail is required around the roof hatch located within 10'0" of the roof edge. Please see Exhibit E-1 for additional details.

*Staff Response:* As a result of this comment, the applicant is now proposing a 42" high guardrail around the roof hatch near the northeast corner of the building, as noted under "Proposal".

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on July 8, 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

### **Chapter 33.846, Historic Reviews**

#### **Purpose of Historic Resource Review**

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

#### **Historic Resource Review Approval Criteria**

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

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

#### **G. Other Approval Criteria:**

- 1. Historic character.** The historic character of the property will be retained and preserved. Removal of historic materials or alteration of features and spaces that contribute to the property's historic significance will be avoided.
- 2. Record of its time.** The historic resource will remain a physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings will be avoided.
- 3. Historic changes.** Most properties change over time. Those changes that have acquired historic significance will be preserved.

4. **Historic features.** Generally, deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and other visual qualities and, where practical, in materials. Replacement of missing features must be substantiated by documentary, physical, or pictorial evidence.
9. **Preserve the form and integrity of historic resources.** New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic resource and its environment would be unimpaired.

**Findings:** The essential form and integrity of the historic resource is to be retained. The primary physical changes proposed are replacement of the asphalt shingle and metal panel siding on the parapet with horizontal wood lap siding to match the siding below, removal of the cable supports for the projecting cornice, installation of guardrail at the north side of the roof, and installation of vented skylights over the lightwells. Staff notes that the existing metal siding and asphalt shingles at the parapet are not original nor are they historically significant and it is likely that the proposed treatment for the parapet is akin to what was originally constructed. The cornice supports are also not likely original and will be moved to the interior of the structure. The guardrail is a necessity required by today's Building Code and will not be visible from the two primary street-facing elevations. The proposed vented skylights, are more in keeping with the historic character of the building than the existing corrugated plastic covers and will help keep rain and debris out of the lightwells.

Staff also notes that restoration of the brick chimney and addition of a metal chimney cap, as well as replacement of the existing built up roof at the building and the cornice, is intended to preserve the overall life of the historic building. *These criteria are met.*

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:** No chemical treatments are proposed. The historic materials will be preserved. *This criterion is 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:** No site work is proposed. Therefore no archaeological resources will be affected. *This criterion is 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:** Staff notes that the proposed alterations are minimally visible from the public way, with some not visible at all. They are intended to restore and preserve historic features and will be primarily differentiated by this record. Other alterations such as the replacement roofing, guardrail, and vented skylights will be differentiated by contemporary construction methods and technologies. *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.
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:** As noted above, the proposed alterations are in keeping with the historic character of the resource. The proposed lap siding at the parapet will match the siding below in material, profile, exposure, and color. The proposed vented skylights are in keeping with the Colonial style of the resource, while other features are more utilitarian in style and designed to be as minimally visible as possible from the public way. The historic resource is not located within a historic district, nor is it near many other historic properties. As many of the nearby buildings are relatively modern, the few modern alterations are in keeping with those adjacent properties. *These criteria are met.*

### **Central City Fundamental Design Guidelines**

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

The Central City Fundamental Design Guidelines and the River District Design Guidelines focus on four general categories. **(A) Portland Personality**, addresses design issues and elements that reinforce and enhance Portland's character. **(B) Pedestrian Emphasis**, addresses design issues and elements that contribute to a successful pedestrian environment. **(C) Project Design**, addresses specific building characteristics and their relationships to the public environment. **(D) Special Areas**, provides design guidelines for the four special areas of the Central City.

### **Central City Plan Design Goals**

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

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

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

- 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.
- C3. Respect Architectural Integrity.** Respect the original character of an existing building when modifying its exterior. Develop vertical and horizontal additions that are compatible with the existing building, to enhance the overall proposal's architectural integrity.
- C5. Design for Coherency.** Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.

**Findings:** Through rehabilitation of the roof, the portion of the building which sustains the most abuse from Oregon's weather, the proposed alterations are intended to extend the life of this historic Landmark by ensuring its continued protection. As such, the building's continued preservation promotes the concepts of quality and

permanence. Staff notes that the majority of the building will remain untouched with the proposed alterations, with the most visible alteration, installation of wood siding on the parapet to match the siding below, an example of an alteration that respects architectural integrity and maintains coherency. *These guidelines are met.*

## DEVELOPMENT STANDARDS

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

## CONCLUSIONS

The proposed alterations to rehabilitate the roof of this historic Landmark, through replacement of built-up roofing, reinforcement of the cornice, installation of wood lap siding on the parapet, replacement of roof hatches and skylight cap, and restoration of the chimney are intended to ensure the continued preservation of the building. The proposed alterations are minimally visible from the public way and will have an overall positive impact on the historic resource. The purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. This proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

## ADMINISTRATIVE DECISION

Approval of exterior alterations to a Historic Landmark in the Central City Plan District, including:

- Replacement of the existing built-up roof with a new TPO roof, including new roofing and flashing at the projecting cornice and new coping and siding at the parapet to match the building below;
- Replacement of existing cable supports at the cornice with internal bracing;
- Replacement of the existing roof hatch;
- Reconstruction of the existing chimney with addition of a new cap;
- Removal of the existing plastic lightwell caps and installation of vented skylights over the lightwells; and
- Installation of a 42" high guardrail at the attic access hatch near the rear parapet.

This approval is per the approved site plans, Exhibits C-1 through C-13, signed and dated July 31, 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 through C-13. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 14-170349 HR. No field changes allowed."

**Staff Planner: Hillary Adam**

**Decision rendered by:**  **on July 31, 2014**  
By authority of the Director of the Bureau of Development Services

**Decision mailed: August 11, 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 June 17, 2014, and was determined to be complete on **July 2, 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 June 17, 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: October 29, 2014.**

**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 Historic Landmarks Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on August 25, 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 Historic 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 Historic 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 **August 26, 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.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

**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:

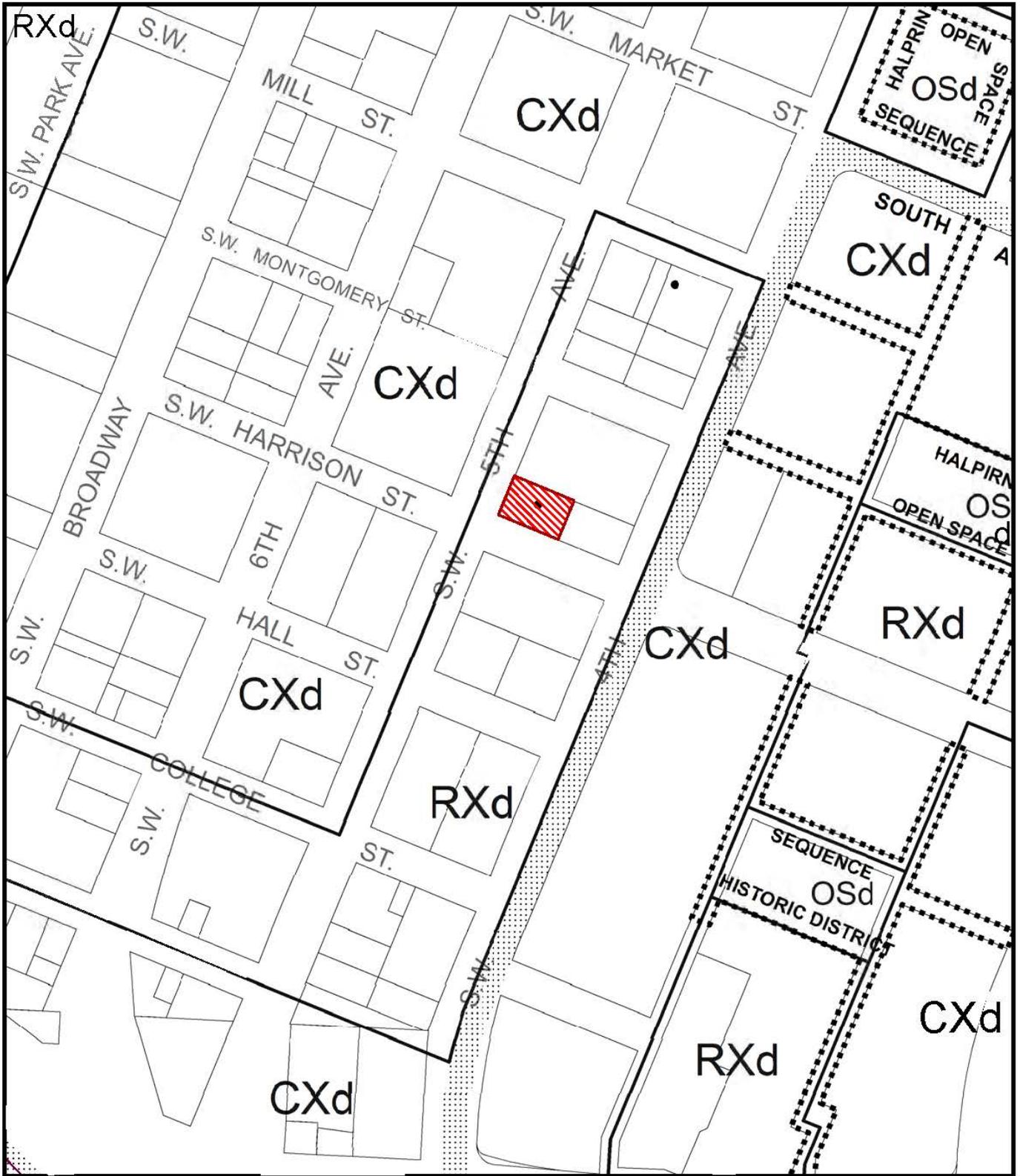
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

**EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Project Description
  - 2. Existing Site Plan (attached)
  - 3. Existing Roof Plan
  - 4. Site Photos
  - 5. Existing Exterior/Roof Conditions/Parapet/Cornice Photos
  - 6. Existing Exterior/Roof Conditions/Chimney Photos
  - 7. Existing Exterior/ Roof Conditions/Lightwells Photos
  - 8. Proposed Roof Plan Phase 1 (attached)
  - 9. Proposed Roof Details Phase 1
  - 10. Proposed Products Phase 1
  - 11. Phase 2 Roof Plan – Proposed Lightwell Skylights (attached)
  - 12. Phase 2 Site Line Sketches – Proposed Skylights
  - 13. Roof Hatch Guardrail Sitelines
- D. Notification information:
  - 1. Mailing list
  - 2. Mailed notice
- E. Agency Responses:
  - 1. Life Safety Division of BDS
- F. Correspondence: none
- 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

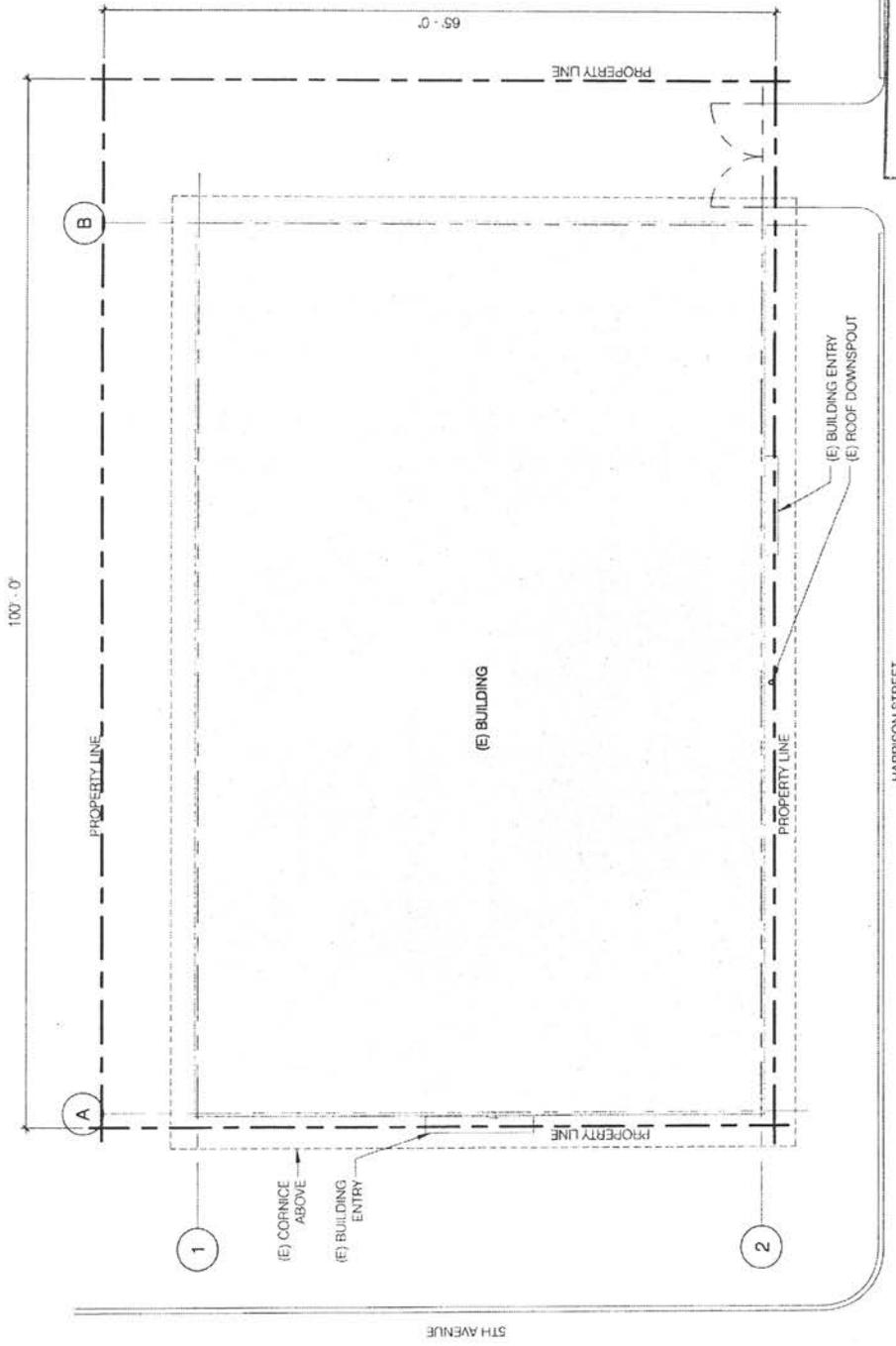


Site



This site lies within the:  
**CENTRAL CITY PLAN DISTRICT**

File No.	LU 14-170349 HR
1/4 Section	3229
Scale	1 inch = 200 feet
State_Id	1S1E03CB 2700
Exhibit	B (Jun 19,2014)



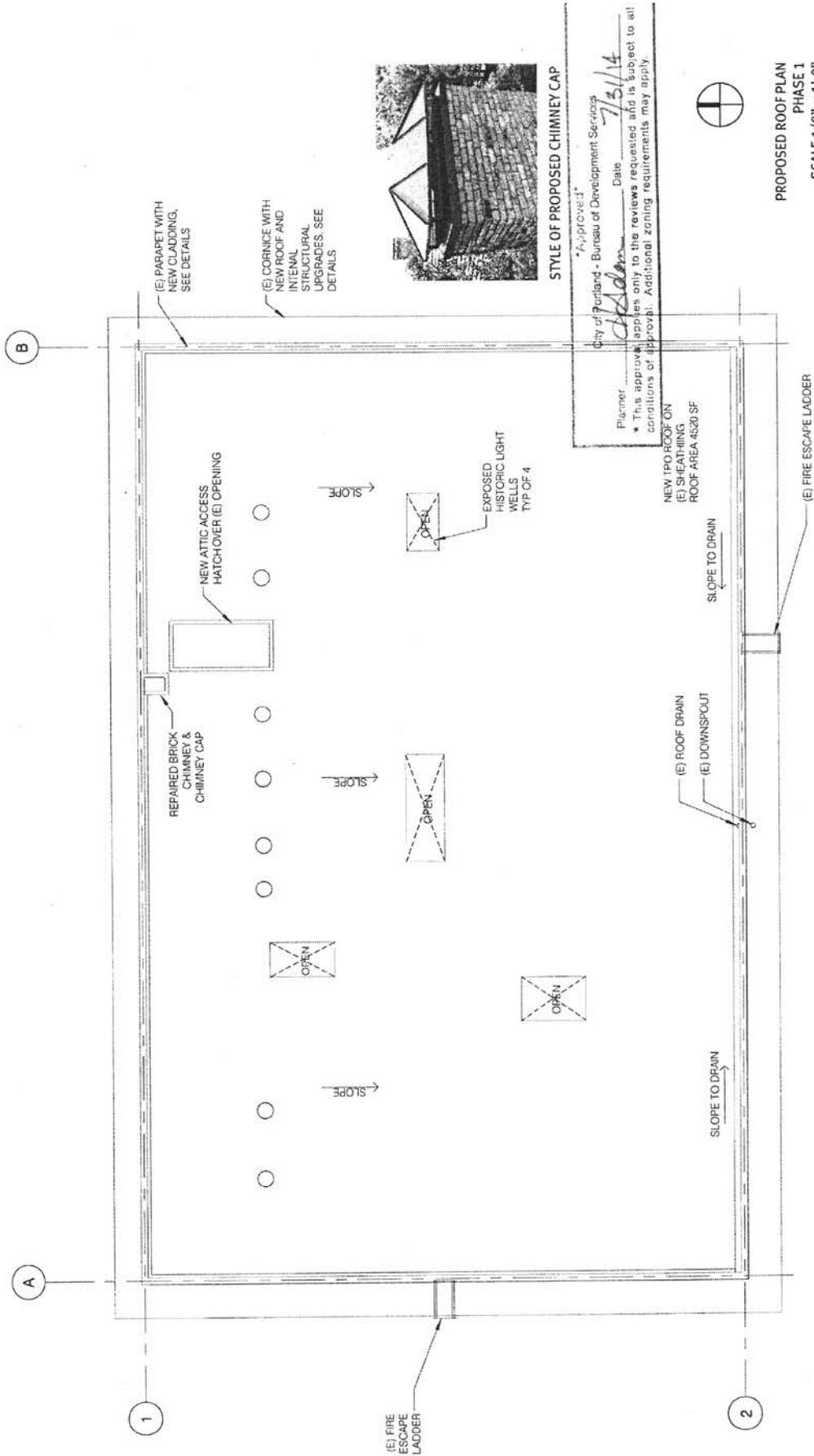
City of Portland - Bureau of Development Services  
 Planner: *[Signature]* Date: 7/31/14  
 \* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.  
**EXISTING SITE PLAN**  
 SCALE 3/32" = 1'-0"

**Harrison Court Apartments**  
 1834 SW Fifth Avenue, Portland, OR  
 12 June 2014

Henssberry Liddy  
**Architects**

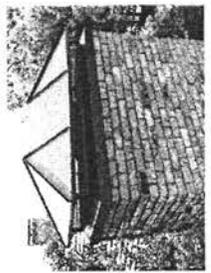
**A1**

LU 14-170349 HR C-2



(E) PARAPET WITH NEW CLADDING. SEE DETAILS

(E) CORNICE WITH NEW ROOF AND INTERNAL STRUCTURAL UPGRADES. SEE DETAILS



STYLE OF PROPOSED CHIMNEY CAP

City of Portland - Bureau of Development Services  
 Approved: *[Signature]* Date: 7/31/14  
 Planner: *[Signature]*  
 \* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

NEW TPO ROOF ON (E) SHEATHING. ROOF AREA 4520 SF

(E) ROOF DRAIN (E) DOWNSPOUT

PROPOSED ROOF PLAN  
 PHASE 1  
 SCALE 1/8" = 1'-0"

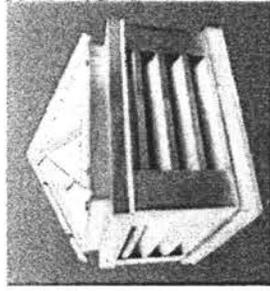
Harrison Court Apartments  
 1834 SW Fifth Avenue, Portland, OR  
 12 June 2014

Remington Eddy Architects

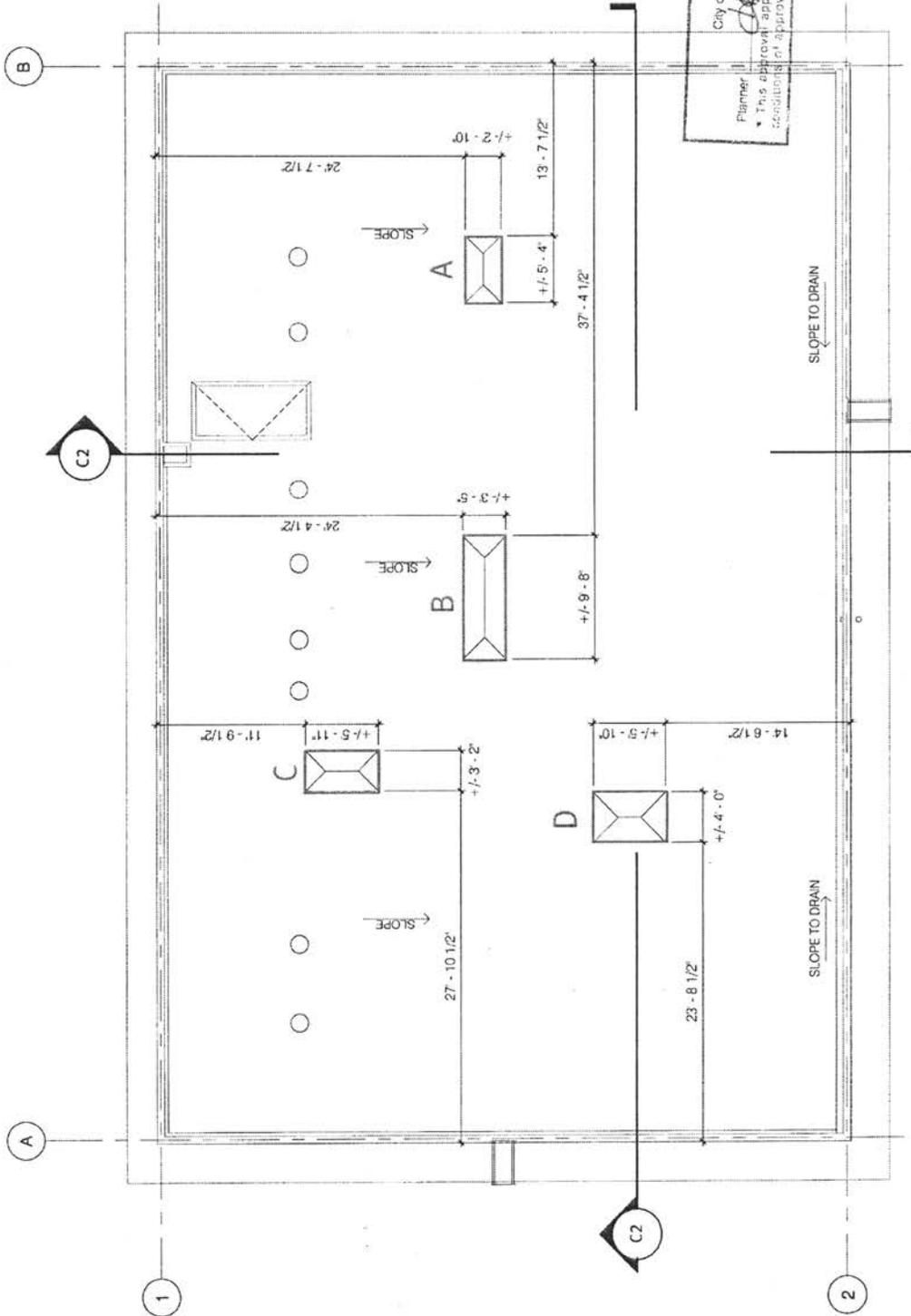
B1

LU 14-170349HR C-8

PHASE 2 (OPTIONAL):  
 VENTED SKYLIGHTS OVER EXISTING  
 HISTORIC LIGHT WELLS.  
 FACTORY FINISHED METAL



STYLE OF PROPOSED SKYLIGHT



City of Portland - Bureau of Development Services  
 Planner: *Adrian* Date: *7/3/14*  
 \*Approved\*  
 This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



PHASE 2 (OPTIONAL)  
 ROOF PLAN - PROPOSED LIGHT WELL SKYLIGHTS  
 SCALE 1/8" = 1'-0"

Harrison Court Apartments  
 1834 SW Fifth Avenue, Portland, OR

12 June 2014

Henribery Eddy  
 Architects

C1

14-170349 HR C-11