



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

Carmen Rubio, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7310
TTY: (503) 823-6868
www.portland.gov/bds

**FINAL FINDINGS AND DECISION BY THE HISTORIC
LANDMARKS COMMISSION RENDERED ON February
27, 2023**

**CASE FILE NUMBER: LU 22-213205 HR
PC # 21-108718**

Duniway School

BUREAU OF DEVELOPMENT SERVICES STAFF: Hillary Adam 503-823-8953 /
Hillary.Adam@portlandoregon.gov

The Historic Landmarks Commission has **approved** a proposal in your neighborhood. This document is only a summary of the decision. The reasons for the decision, including the written response to the approval criteria and to public comments received on this application, 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.

GENERAL INFORMATION

Applicant: Steve Simonson, ssimonson@pps.net, 503-916-3199
Portland Public Schools
501 N Dixon St
Portland, OR 97227

Owner: School District No 1
PO Box 3107
Portland, OR 97208-3107

Design Consultant: Todd Kimball, todd.kimball@ibigroup.com, 503-827-4422*105
IBI Group
907 SE Harvey Milk
Portland, OR 97205

Historic Resource Consultant: Matthew Davis, mdavis@argcreate.com, 971-256-5320
Architectural Resources Group
720 SW Washington St., Ste 605
Portland, OR 97205

Site Address: 7700 SE REED COLLEGE PL

Legal Description: INC ALL VAC E 34TH ST W OF & ADJ BLOCK 61 BLOCK 62,
EASTMORELAND

Tax Account No.: R231513710
State ID No.: 1S1E24DB 02900

Quarter Section: 3734 & 3834

Neighborhood: Eastmoreland, contact Karissa Dean at karissa@abcoached.com

Business District: NONE

District Coalition: Southeast Uplift, contact Matchu Williams at matchu@seuplift.org

Plan District: Eastmoreland

Other Designations: Historic Landmark, locally listed

Zoning: R5 – Residential 5,000 with Historic Resource overlay

Case Type: HR – Historic Resource Review

Procedure: Type III, with a public hearing before the Historic Landmarks Commission. The decision of the Historic Landmarks Commission can be appealed to City Council.

Proposal:

The applicant proposes exterior alterations to the historic landmark to include the following:

- Replacement of original clay tile roof shingles with new clay tile roof shingles;
- Replacement of original cast stone balustrade with new matching balustrade constructed of glass fiber-reinforced concrete (GFRC);
- Replacement of metal caps, copper ridge hips with same;
- Relocation of existing copper conductor heads to higher location, with new copper downspout extensions and removal of sections of cast stone cornice to allow for conductor head relocation with cornice endcaps constructed of GFRC to match;
- Installation of new copper ladder chutes and new steel ladders at the roof;
- Construction of a metal enclosure for trash receptacles at the northeast paved area;
- Reconfiguration of a ramp at the northeast corner; and
- Replacement of existing security fence with a new no-climb fence at interior courtyard.

Also proposed but not subject to review is reconstruction of portions of the brick and cast stone parapet using existing materials.

Note: The property is also a contributing resource in the Eastmoreland National Register District; however, the property is subject to Historic Resource Review because of its listing as a Historic Landmark.

Approval Criteria:

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

- 33.846.060.G Other historic approval criteria

The Portland Zoning Code is available online at <https://www.portland.gov/code/33>.

ANALYSIS

Site and Vicinity: The Duniway Elementary School in the Eastmoreland neighborhood occupies a full 5.63 acre block bound by SE Reed College Place to the west, SE Lambert Street to the south, SE 35th Avenue to the east, and SE Rex Street to the north. The school is oriented west and features a treed lawn to the west, recreation fields to the south, paved recreation areas to the east and other paved areas to the north. The original building was constructed in 1926 in the Collegiate Gothic style, using brick and cast stone with later additions constructed in 1948 and 1953. The school was designed by Portland-born George Jones when he was the Superintendent of Portland Public Schools (PPS). During his tenure at PPS, Jones designed

about 25 new schools for the district. The building is noted as eligible for listing in the National Register of Historic Places under Criteria A and C.

The surrounding neighborhood is residential with most homes around the same vintage as the school. The Eastmoreland neighborhood was recently added to the National Register of Historic Places, having been determined to meet Criteria A and C.

Zoning: The Residential 5,000 (R5) single-dwelling zone is intended to preserve land for housing and to provide housing opportunities for individual households. The zone implements the comprehensive plan policies and designations for single-dwelling housing. Minimum lot size is 3,000 square feet, with minimum width and depth dimensions of 36 and 50 feet, respectively. Minimum densities are based on lot size and street configuration. Maximum densities are 1 lot per 5,000 square feet of site area.

The regulations of the Laurelhurst/Eastmoreland plan district enforce the special setback requirements of Ordinances 70343 and 70341. This plan district maintains the established character of the Laurelhurst and Eastmoreland areas, characterized by homes with larger than normal building setbacks from the street.

The historic resource overlay zone protects historic resources that have been identified as significant to the history of the city and region. The regulations implement Portland's Comprehensive Plan policies that address historic preservation. These policies recognize the role historic resources have in promoting education and enjoyment for those living in and visiting the region. The regulations foster awareness, memory, and pride among the region's current and future residents in their city and its diverse architecture, culture, and history. Historic preservation recognizes social and cultural history, retains significant architecture, promotes economic and environmental health, and stewards important resources for the use, education, and enjoyment of future generations.

Land Use History: City records indicate there are no prior land use reviews for this site.

Agency Review: A "Notice of proposal in Your Neighborhood" was mailed February 6, 2023. The following bureaus have responded with no concerns:

- Fire Bureau (Exhibit E-1)
- Life Safety Division of BDS (Exhibit E-2)
- Bureau of Transportation Engineering (Exhibit E-3)
- Bureau of Parks-Forestry Division (Exhibit E-4)
- Site Development Section of BDS (Exhibit E-5)
- Bureau of Environmental Services (Exhibit E-6)
- Water Bureau (Exhibit E-6)

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on February 6, 2023.

One written response has been received from either the Neighborhood Association or notified property owners in response to the proposal.

- Rod Merrick, representing the Eastmoreland Neighborhood Association Livability and Land Use Co-Chair, on February 27, 2023, wrote in support of the proposal commending Portland Public Schools for their efforts to maintain the character and historic integrity of the building.

ZONING CODE APPROVAL CRITERIA

Chapter 33.846.060 - Historic Resource Review

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 outside the Central City Plan District and not within in a Historic or Conservation District, and the proposal is for non-exempt treatments. Therefore, the proposal requires Historic Resource Review approval. The approval criteria are those listed in *33.846.060 G – Other Historic Approval Criteria*.

Staff has considered all of the approval criteria and addressed only those applicable to this proposal.

33.846.060 G - Other Historic Approval Criteria

1. Historic character. The historic character of the landmark or contributing resource will be retained and preserved. Removal of historic materials or alteration of features and spaces that contribute to the historic significance of the landmark or contributing resource will be avoided.

Findings: The proposed work includes replacement of some elements that have begun to fail after serving their purpose for nearly 100 years, including the red roof tiles, metal ridge and hip caps, and the stone balustrade along the parapet. Notably, the parapets were already removed pre-emptively as a precautionary measure due to their deterioration. The cast stone balustrade is intended to be recreated out of glass fiber-reinforced concrete to match the historic balustrade. The replacement ridge and hip caps are to be fashioned of 20 gauge copper, also to match the existing. Likewise, the clay tile roof is deteriorating with many tiles missing and/or broken, and the new roof tiles are designed to match the historic as they appear to the viewer, though their actual size and manner of installation will differ from the original.

Other changes include the relocation of scuppers and extension of downspouts which will result in the removal of some cornice details; these cut cornice ends will be finished with GFRC units shaped to be in keeping with the historic character while the proposed changes will ensure better maintenance of the historic building. Likewise, other alterations like the addition of ladders and ladder chutes are modest in their visual impact and intended to help better maintain the building. The changes will help preserve the historic character of the building. *Therefore, this criterion is met.*

2. Record of its time. The landmark or contributing 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 resources change over time. Those changes that have acquired historic significance will be preserved.

Findings: The existing building has changed over time with additions added to the original 1926 building in 1948 and 1953. With consideration of the later additions, the school was found to maintain a high level of integrity on the Site Information form on the Oregon Historic Sites Database. Alterations proposed to the additions include reconfiguration of a concrete ramp at the northeast corner of the building and

replacement of a security gate at the easternmost end of the central courtyard. No conjectural features are proposed as the majority of the work is related to maintenance and addressing failing building elements. The resource will remain a record of its time. *Therefore, these criteria are met.*

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 historic feature 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.

Findings: As is noted above, replacement of building elements including the balustraded parapet sections, roof tiles, and ridge and hip caps is proposed due to failing conditions in these materials. The proposed replacement materials, to a large degree, match the historic materials with regard to their design, material makeup, and visual characteristics. The cast stone balustrade, which was cracking and spalling thus compromising its structural integrity, will be replaced with a glass fiber-reinforced concrete balustrade, and the clay roof tiles roof will be replaced with new clay roofing tiles that will visually match the existing. The existing copper ridge and hip caps will be replaced with new copper ridge and hip caps, shaped to match the existing. *Therefore, this criterion is 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 or sandblasting is proposed. *This criterion is not applicable.*

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 excavation is proposed on this previously disturbed site. *This criterion is not applicable.*

7. Differentiate new from old. New additions, exterior alterations, or related new construction will not destroy historic materials that characterize a landmark or contributing resource. New work may be differentiated from the old if the differentiation does not diminish the character, features, materials, form, or integrity of the landmark or contributing resource and, if in a Historic District, the district as a whole.

Findings: The proposed changes are intended to address failing elements of this historic building; thus, they will not destroy materials that characterize the landmark, but seek to preserve the landmark's structural and visual integrity. The new replacement materials – GFRC balustrades, clay tiles, and copper ridge and hip caps, are constructed of the essentially the same materials as the original, though the masonry elements may be compositionally different at the microscopic level. The clay tiles will also differ from the original in their size, but the visual integrity will remain the same. The new security fence will be distinctly contemporary, however, it is located a couple hundred feet into the site and tucked between two portions of the rear of the building as is therefore relatively hidden from view. Likewise, the trash enclosure is distinctly modern, but designed to be relatively nondescript and utilitarian in its purpose to screen dumpsters.

While this landmark building is located within a National Register District, Eastmoreland is not considered a Historic District as defined in Title 33 and referenced in this criterion. Therefore, alterations to the building, relevant to their impact on the National Register District, are not relevant to this review. However, as they relate to the Landmark itself, the proposed changes are differentiated as well as in keeping with the historic character of the landmark. *Therefore, this criterion is met.*

8. Architectural compatibility. New additions, exterior alterations, or new construction will be compatible with the massing, size, scale, and architectural features of the landmark or contributing resource and, if in a district, the district as a whole. When retrofitting to improve accessibility for persons with disabilities or accommodate seismic improvements, design solutions will not compromise the architectural integrity of the landmark or contributing resource.

Findings: The proposed alterations to the 1926 portion of the building are compatible with the architectural features of the historic building. The proposed security fence at the rear of the building is comparable to the existing and appropriately scaled for its location. The proposed reconfiguration of the ramp at the northeast corner will not compromise the architectural integrity of the landmark as this is a modest change at the rear of the building, and the existing ramp is not inherently significant. During the hearing on February 27, 2023, the Commission added a condition of approval granting the design team greater flexibility with the color of the ladders so that they might blend into the environment a bit more than the proposed terra cotta color. The Commission expressed no preference for any color but wanted to allow such flexibility based on field testing to determine the appropriate color.

Therefore, with the condition that the design team has the discretion to determine the appropriate color of the replacement ladders, this criterion is met.

9. Preserve the form and integrity of historic resources. New additions, exterior alterations, or new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the landmark or contributing resource and, if in a district, the district as a whole would be unimpaired.

Findings: The primary aspects of the proposed alterations replace failing elements on the historic building and, thus, are integral to preserving the form and integrity of the landmark. The relocated scuppers and alterations to the cornice in these locations could be reverted to the original location and the essential form and integrity of the building would be preserved, though this change is intended to address a failure in the original design which has compromised the integrity of the building. The proposed ramp reconfiguration at the northeast corner is external to the main form of the building and could be removed without compromising the integrity of the building. *Therefore, this criterion is met.*

10. Hierarchy of compatibility. New additions, exterior alterations, or new construction will be designed to be compatible primarily with the landmark or contributing resource and, if located within a district, secondarily with contributing resources within 200 feet and, finally, with the rest of the district. Where practical, compatibility in districts will be pursued on all three levels.

Findings: As is noted above, the landmark is located within the Eastmoreland National Register District. The proposed alterations aim to maintain the visual integrity and historic character of the landmark, thus ensuring its compatibility within the greater neighboring context of the surrounding district. The proposed trash enclosure will help organize this area, thus presenting a cleaner and more orderly appearance for the

school's neighbors. While the metal material used for the enclosure is not a primary material used on the site or in the surrounding district, this material will be longer lasting than a wood enclosure, and the dark color will help it to visually recede in the landscape. Overall, the proposed alterations are minimal, visually pleasing, and architecturally compatible with the landmark and surrounding resources. *Therefore, this criterion is 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 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 proposed alterations are intended to rehabilitate deteriorated elements of the building with an aim to preserve the historic building as a whole. This proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

HISTORIC LANDMARKS COMMISSION DECISION

It is the decision of the Historic Landmarks Commission to approve Historic Resource Review for exterior alterations to the historic landmark to include the following:

- Replacement of original clay tile roof shingles with new clay tile roof shingles;
- Replacement of original cast stone balustrade with new matching balustrade constructed of glass fiber-reinforced concrete (GFRC);
- Replacement of metal caps, copper ridge hips with same;
- Relocation of existing copper conductor heads to higher location, with new copper downspout extensions and removal of sections of cast stone cornice to allow for conductor head relocation with cornice endcaps constructed of GFRC to match;
- Installation of new copper ladder chutes and new steel ladders at the roof;
- Construction of a metal enclosure for trash receptacles at the northeast paved area;
- Reconfiguration of a ramp at the northeast corner; and
- Replacement of existing security fence with a new no-climb fence at interior courtyard.

Approvals per Exhibits C-1 through C-35, signed, stamped, and dated February 27, 2023, subject to the following conditions:

- A.** As part of the building permit application submittal, the following development-related conditions (B – D) 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 22-213205 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. The design team has the discretion to determine the appropriate color of the replacement ladders.

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By: 
Andrew Smith, Historic Landmarks Commission Chair

Application Filed: December 20, 2023
Decision Filed: February 28, 2023

Decision Rendered: February 27, 2023
Decision Mailed: March 3, 2023

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 December 20, 2022, and was determined to be complete on January 13, 2023.

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 December 20, 2022.

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. The **120 days expire on: May 13, 2023.**

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. This report is the final decision of the Historic Landmarks Commission with input from other City and public agencies.

Conditions of Approval. This approval 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.

Appeal of this decision. This decision is final unless appealed to City Council, who will hold a public hearing. Appeals must be filed by 4:30 pm on March 17, 2023. The appeal application

form can be accessed at <https://www.portlandoregon.gov/bds/45477>. The completed appeal application form must be e-mailed to BDSLUSTeamTech@portlandoregon.gov and to the planner listed on the first page of this decision. If you do not have access to e-mail, please telephone the planner listed on the front page of this notice about submitting the appeal application.

If you are interested in viewing information in the file, please contact the planner listed on the front of this decision. The planner can provide some information over the phone. Please note only digital copies of material in the file are available for viewing. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at <https://www.portlandoregon.gov/citycode/28197>.

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 City Council is final; any further appeal is to the Oregon Land Use Board of Appeals (LUBA).

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 City Council on that issue. Also, if you do not raise an issue with enough specificity to give City Council an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Who can appeal: You may appeal the decision only if you have written a letter which was received before the close of the record at the hearing or if you testified at the hearing, or if you are the property owner or applicant. Appeals must be filed within 14 days of the decision. **An appeal fee will be charged up to a maximum of \$5,789.00.**

Neighborhood associations may qualify for a waiver of the appeal fee. Additional information on how to file and the deadline for filing an appeal will be included with the decision. Assistance in filing the appeal and information on fee waivers are available from the Bureau of Development Services website: <https://www.portlandoregon.gov/bds/article/411635>. Fee waivers for neighborhood associations require a vote of the authorized body of your association. Please see appeal form for additional information.

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 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.

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

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

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

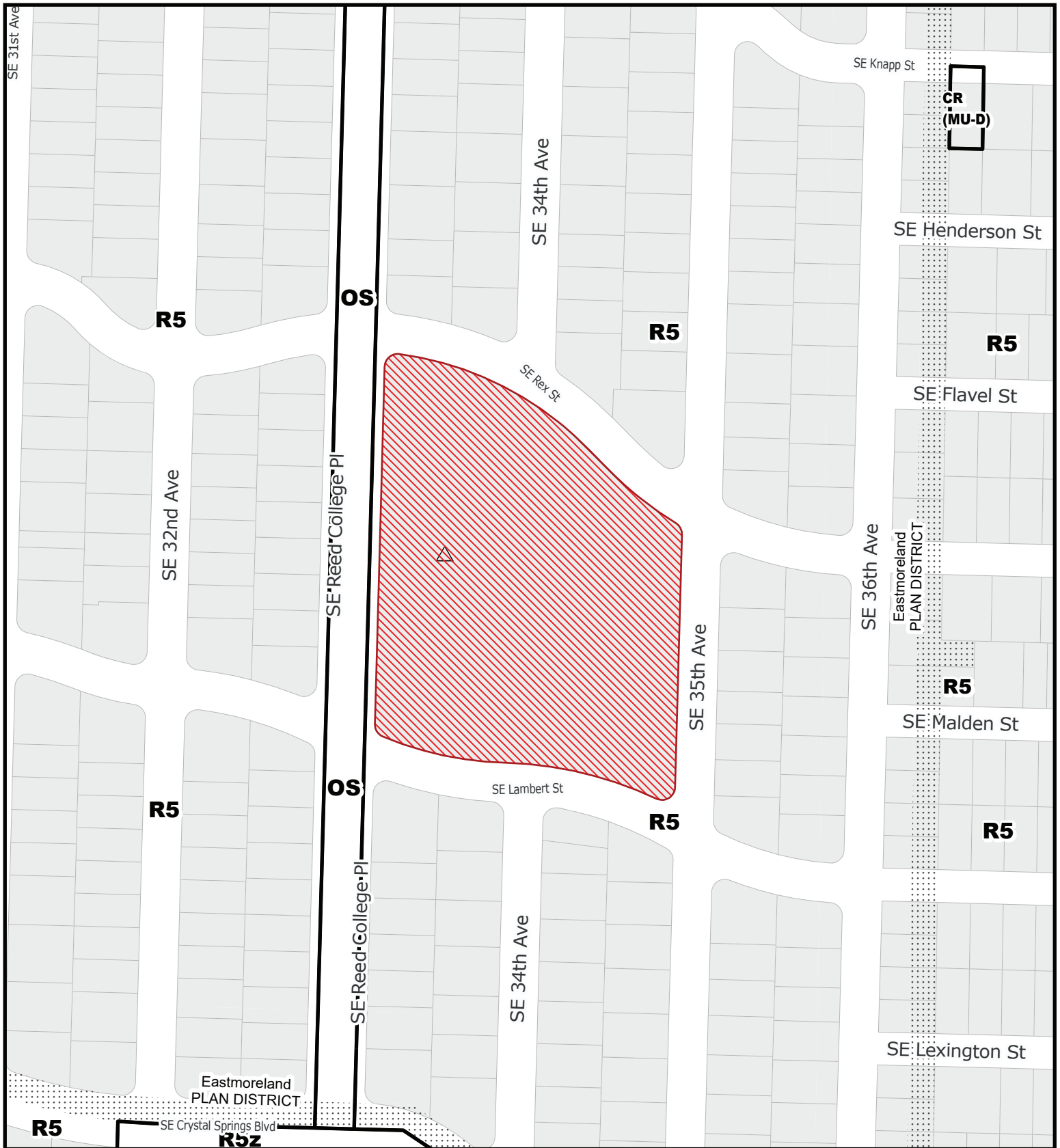
The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

EXHIBITS – NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Narrative
 - 2. Site Plan
 - 3. Original Drawing Packet
 - 4. Completeness Response, date January 13, 2023
 - 5. Revised Drawing Set
- B. Zoning Map (attached)
- C. Plan & Drawings
 - 1. Site Plan (attached)
 - 2. Enlarged Site Plan – Loading and Trash Enclosure
 - 3. Overall Plan with Building Construction Dates
 - 4. Roof Plan (attached)
 - 5. Building Section
 - 6. Full Building Elevations
 - 7. 1926 Building Elevation (attached)
 - 8. 1926 Building Elevation
 - 9. 1926 Building Elevation
 - 10. 1926 Building Elevation
 - 11. Masonry Repair Elevation and Legend
 - 12. Masonry Repair Elevation
 - 13. Masonry Repair Elevation
 - 14. Masonry Repair Elevations
 - 15. Masonry Repair Elevations
 - 16. Masonry Repair Elevation
 - 17. Masonry Repair Elevation
 - 18. Masonry Repair Elevation
 - 19. Masonry Repair Elevation
 - 20. Details
 - 21. Details
 - 22. Details
 - 23. Details
 - 24. Details
 - 25. Details
 - 26. Details
 - 27. Roof Details
 - 28. Roof Detail
 - 29. Roof Detail

30. Roof Detail
31. Roof Detail
32. Roof Details
33. Roof Detail
34. Roof Detail
35. Trash Enclosure
- D. Notification information:
 1. Posting letter sent to applicant
 2. Notice to be posted
 3. Applicant's statement certifying posting
 4. Mailed notice
 5. Mailing list
- E. Agency Responses:
 1. Fire Bureau
 2. Life Safety Division of BDS
 3. Portland Bureau of Transportation Engineering
 4. Urban Forestry Division of Portland Parks and Recreation
 5. Site Development Section of BDS
 6. Bureau of Environmental Services and Portland Water Bureau
- F. Letters:
 1. Rodd Merrick, Eastmoreland Neighborhood Association Livability and Land Use Co-Chair, wrote on February 27, 2023, in support.
- G. Other
 1. Original LUR Application
 2. Incomplete Letter, dated January 10, 2023
 3. Staff Report, dated February 17, 2023
 4. Staff Memo, dated February 17, 2023
 5. Approval Criteria Matrix, dated February 27, 2023
 6. Revised Staff Report, dated February 27, 2023
- H.
 1. Staff Presentation, dated February 27, 2023
 2. Applicant Presentation, presented February 27, 2023




cc: Applicants and Representatives
Neighborhood Associations
Those who testified, orally or in writing
City Auditor's Office



For Zoning Code in Effect Post October 1, 2022

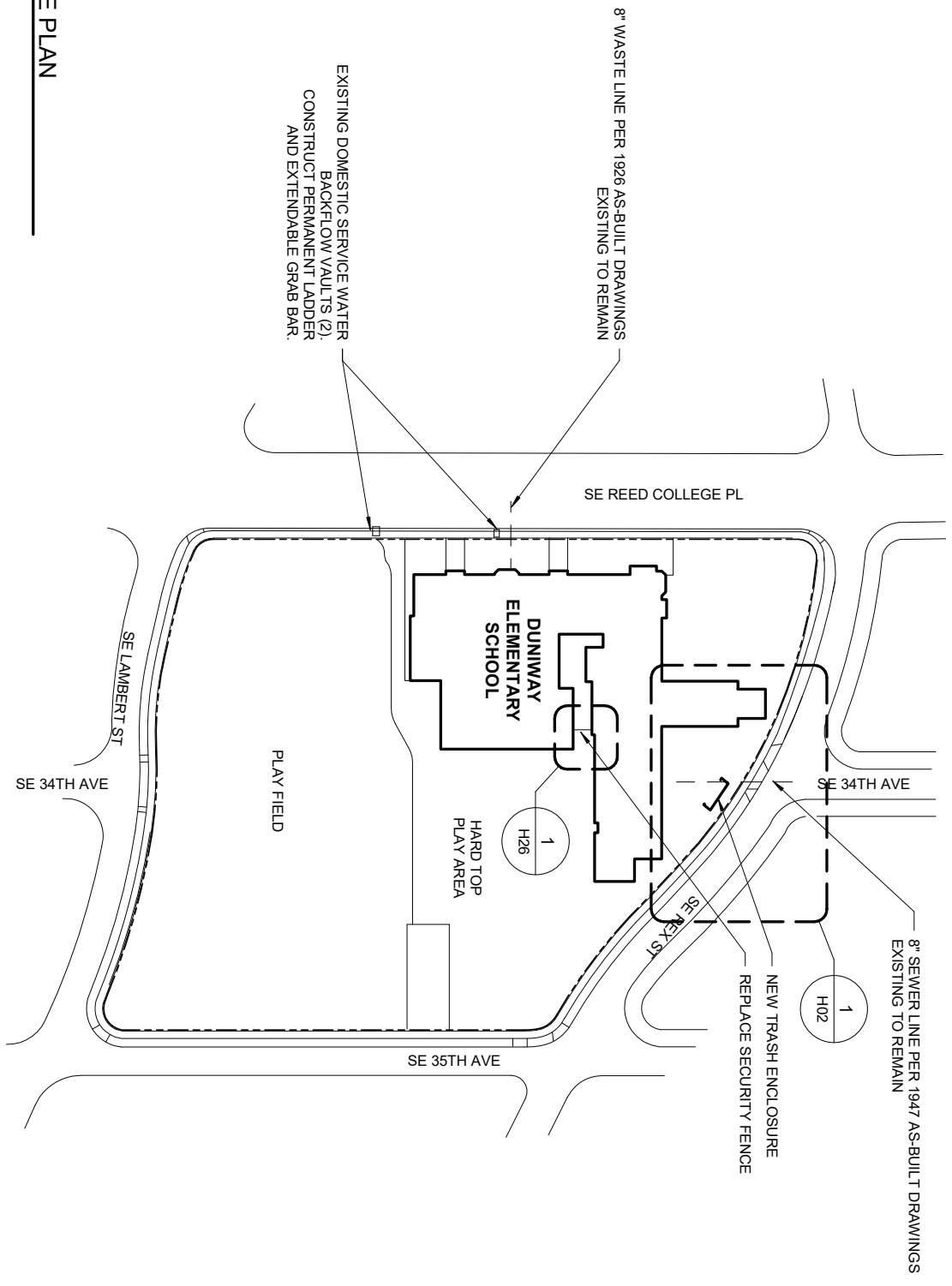
ZONING

THIS SITE LIES WITHIN THE:
EASTMORELAND PLAN DISTRICT

-  Site
-  Plan District
-  Historic Landmark

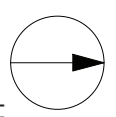
File No.	<u>LU 22 - 213205 HR</u>
1/4 Section	<u>3734,3834</u>
Scale	<u>1 inch = 200 feet</u>
State ID	<u>1S1E24DB 2900</u>
Exhibit	<u>B</u> <u>Dec 21, 2022</u>

1 OVERALL SITE PLAN
 Scale: 1" = 100'-0"



Dunway Elementary School Improvements Phase 2
 LAND USE REVIEW SUBMITTAL
 JANUARY 2023

SITE PLAN

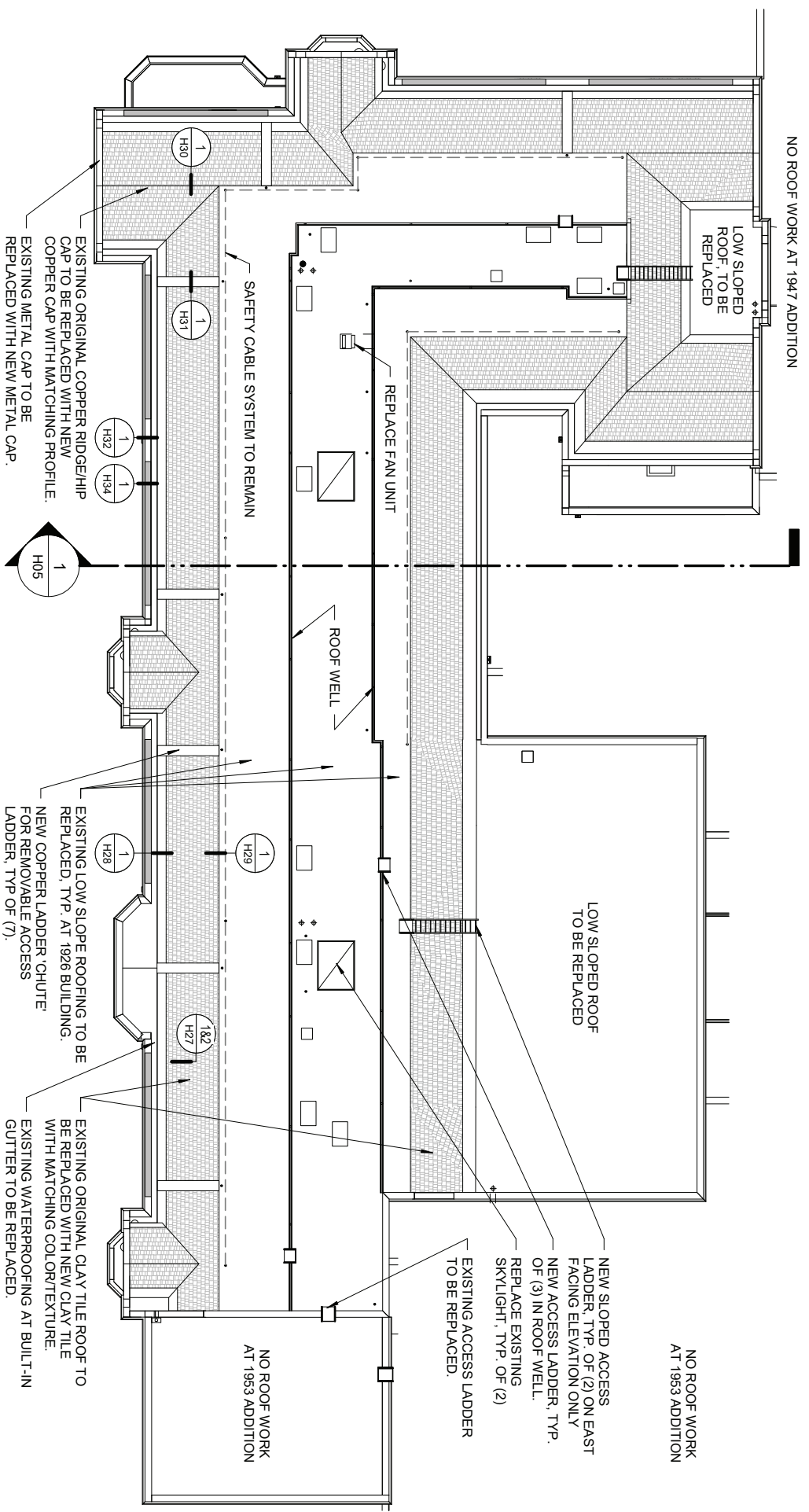


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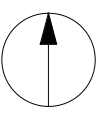
ROOF PLAN - 1926 BUILDING

Scale: 1/16" = 1'-0"



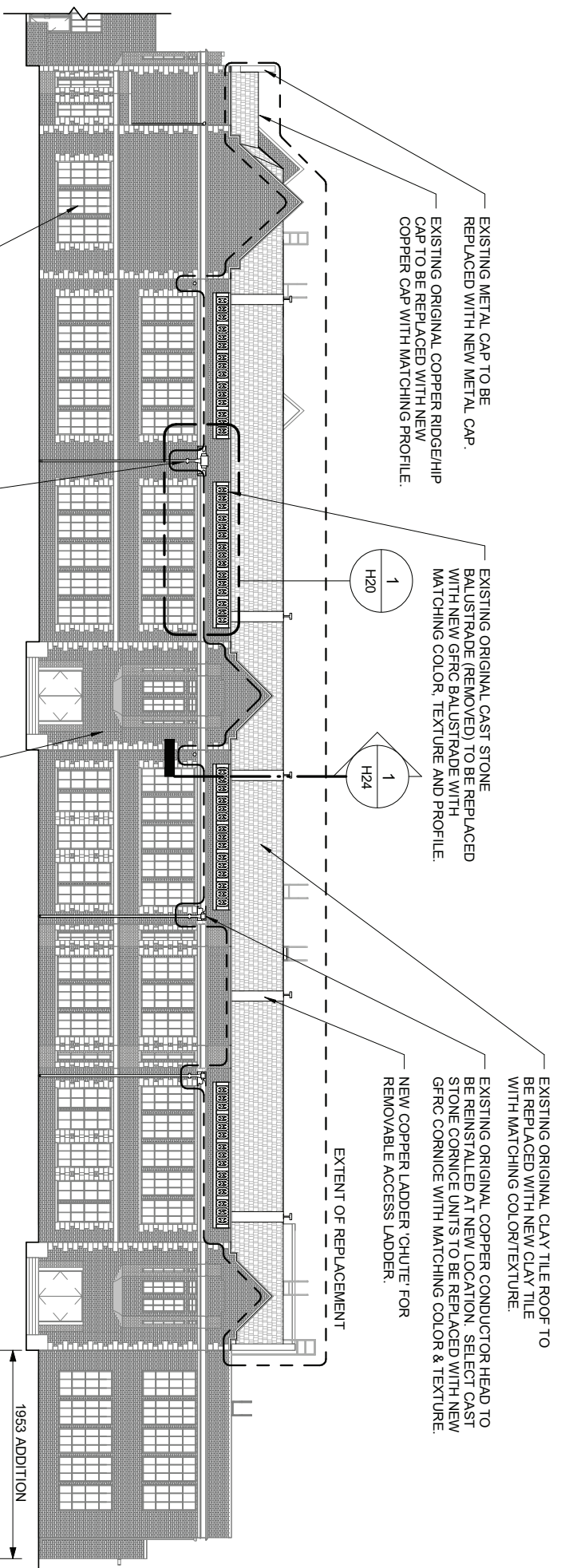
Dunway Elementary School Improvements Phase 2
LAND USE REVIEW SUBMITTAL
DECEMBER 2022

ROOF PLAN



H04

LU 22-213205 HR C-004



1 WEST ELEVATION - 1926 BUILDING
 Scale: 1/16" = 1'-0"



Dunway Elementary School Improvements Phase 2
 LAND USE REVIEW SUBMITTAL
 JANUARY 2023

1926 BUILDING ELEVATION

H07