



City of Portland
Bureau of Development Services
Land Use Services Division

1900 SW Fourth Ave. Suite 5000
Portland, Oregon 97201
Telephone: 503-823-7300
TDD: 503-823-6868
FAX: 503-823-5630
www.portlandonline.com/bds

Date: August 7, 2008 (original mailed July 22, 2008)
To: Interested Person
From: Staci Monroe, Land Use Services
503-823-7870 / Staci.Monroe@ci.portland.or.us

REVISED
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 this notice. If you disagree with the decision, you can appeal it and request a public hearing. Information on how to appeal this decision is listed at the end of this notice.

CASE FILE NUMBER: LU 08-135810 HDZ - HISTORIC DESIGN REVIEW FOR EXTERIOR ALTERATIONS

GENERAL INFORMATION

Applicant: Adam F. & Melissa J. Light (owner)
0110 SW Grover Street
Portland, OR 97239

Representative: Michael Arrington (architect), 503-830-6926
Msa Design
611 NE 43rd Street
Portland, OR 97213

Site Address: 0110 SW GROVER STREET

Legal Description: TL 10300 LOT 7&8 BLOCK 115, CARUTHERS ADD
Tax Account No.: R140910920
State ID No.: 1S1E10BD 10300
Quarter Section: 3329

Neighborhood: South Portland NA., contact Jim Davis at 503-248-9820.
Business District: None
District Coalition: Southwest Neighborhoods Inc., contact Leonard Gard at 503-823-4592.
Plan District: None
Zoning: R2 – Multidwelling Residential 2,000)
Case Type: HDZ – Historic Design Review
Procedure: Type II, an administrative decision with appeal to the Landmarks Commission.

Proposal:

The applicant seeks Historic Design Review for exterior alterations to the existing residence at 0110 SW Grover, a secondary contributing structure in the South Portland Historic District.

This revision to the original decision is for the relocation of two skylights affecting the east elevation. The existing skylight on the east elevation will be relocated to the right and closer to the roof ridge. The existing skylight on the west elevation to be removed in the original proposal will be re-used on the east elevation and located below and left of the aforementioned skylight.

The original proposed changes remain the same and include the following:

- Modify hip roof on front façade with the addition of a gable roof with a 24"x12" window;
- Replace all existing windows on the front and side facades and doors with new wood windows (fixed, casement and double hung) and new wood front, side and rear entry doors;
- Re-roof with asphalt composition shingles; and
- Replace existing skylight on west elevation with two new skylights.

Proposals for exterior alteration to an existing residence in a Historic District (South Portland) require Historic Design Review.

Relevant Approval Criteria:

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

- Lair Hill Historic Conservation District Design Guidelines

ANALYSIS

Site and Vicinity: The 2,222 square foot site is located on the south side of SW Grover Street one lot east of SW Water Street. The site is largely bound SW Front Avenue to the west, I-5 to the east and the Ross Island Bridge off-ramp immediately north.

The property is developed with a 1,981 square foot, one-story house in the Queene Ann vernacular, which is identified as a secondary contributing structure in the South Portland Historic District. The residence has a modified rectilinear floor plan and a combination hip and gable roof with wide projecting eaves. The attic space has been converted to living area and two dormers exist on the south and west elevations. Surrounding development includes mostly single family residences with a few multi-dwelling structures and some ground floor retail spaces along Corbett.

Zoning: The R2 zone allows multi-dwelling residential development up to a maximum density of one unit per 2,000 square feet of site area, and requires a minimum density of one unit per 2,500 square feet of site area. Newly created lots in the R2 zone must be at least 4,000 square feet in area for multi-dwelling development, 1,600 square feet for development with attached or detached houses, and 4,000 square feet for development with duplexes. Minimum lot width and depth standards may apply.

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 **June 19, 2008**. The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services
- Water Bureau
- Fire Bureau
- Site Development Section of BDS
- Bureau of Transportation Engineering
- Bureau of Parks-Forestry Division

The Plan Review Section of BDS responded with the following comment (see Exhibit E-1 for additional details):

1. A separate Building Permit is required for the work proposed and the work must be designed to meet all applicable building codes and ordinances. More information regarding building code requirements can be obtained by visiting the Bureau of Development Services Development Services Center -1900 SW 4th Ave, 1st floor, between the hours of 7:30 AM and 3:00 PM Monday through Friday and also 5:00 PM to 7:30 PM Thursday evening (no appointment necessary.) Building Code information is also available online at: <http://www.portlandonline.com/bds/>, or by calling (503) 823-1456.
2. Exterior wall and opening protection - Exterior walls less than three feet to a property line shall be one-hour fire-rated construction with no openings allowed. Roofs and eaves may project not closer than two feet to a property line. Eaves less than three feet to a property line must be protected on the underside as required for one-hour fire-rated construction. ORSC R302.1

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on June 19, 2008. One written responses was received from a notified property owners in response to the proposal.

- Larry Dean Hart, July 2, 2008, owner of 0104 SW Grover, in agreement with the proposed alterations.

ZONING CODE APPROVAL CRITERIA

Chapter 33.846, Historic Reviews

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 located within the South Portland Historic District. Therefore, the proposal requires historic design review approval. The relevant approval criteria are the Lair Hill Historic Conservation District Design Guidelines.

Lair Hill Historic Conservation District Design Guidelines

Historically, Lair Hill was a neighborhood of residences and small businesses. Many of the businesses, such as the numerous groceries on First Avenue, primarily served the surrounding neighborhood. Lair Hill provided for many of the daily needs of its residents with a library, stores, places of worship, and even a settlement house. Public transportation- first trolleys, then buses- was readily available. The private automobile was not needed as a primary source of transportation. Thus, the streets contained a great deal of pedestrian activity.

The Lair Hill streetscape is full of visual interest. The lively facades, porches, entryways, and even small storefronts are inviting to the passerby. The architecturally rich street facades, with their ornate detailing and celebration of entrances serve to provide the visual cohesiveness and quality of neighborliness characteristic to the district.

A great variety of architectural styles appeared as the neighborhood evolved over a period of time. Yet there remain enough elements in common to create a neighborhood that is visually continuous but that contains highly individualized areas.

Today, the neighborhood is still primarily made up of small-scale residences and businesses. Buildings of worship, the settlement house and a neighborhood grocery still exist. But many of these buildings, and the newer office buildings, now serve people who do not live in the

neighborhood. Yet, the streets still reflect the more leisurely pace of the first part of the century. Neighborhood residents have worked to limit the automobile through-traffic. Many residents still walk to visit neighbors, shop or catch a bus. The intimate relationship between the passerby and the surrounding buildings still exists.

The following guidelines are specific elements to be incorporated into building design. Each guideline relates to goals, which are aims agreed upon by the neighborhood, which will maintain the special historic qualities of Lair Hill in ways appropriate to current times. For an in-depth discussion of each goal and how it relates to the guidelines, see the Lair Hill Historic Conservation District Design Guidelines.

Staff has responded to the following relevant Guidelines:

- 4. Building Shape – Massing.** Buildings that are fifty feet or longer should be divided into modules of twenty-five feet, or less, in length. This modulation can be created by changes in the façade plane. (See “B Architectural Specifics.”)

Findings: The proposed window, door and roof changes will not affect the 11’ wide building modules. However, the new gable on the street-facing façade will break down the mass of the large roof by breaking the hip on the north elevation. The new gable end will include a 24”x12” window and wood shingles providing more detail and articulation on the street-facing façade. The new gable will be smaller and subordinate to the main front-facing gable of the house above the bay window. *This guideline is therefore met.*

- 5. Building Shape – Roof Shape.**

1. Pitched roofs should have a pitch of at least 6:12.
2. Flat roofs should be surrounded by a parapet.

Findings: The new gable will not alter the pitch of the existing roof. The new gable will break the hip by extending the ridge to create a gable end facing the street. The junction where the new gable meets the existing hip will create a more elaborate roof system as well as maintain the pitch of the roof. The gable-on-hip is a common feature on Queene Anne’s when used for attic ventilation and light and when smaller than the dominant front-facing gable. *This guideline is therefore met.*

- 6. Architectural Specifics – Entryways.**

1. All buildings should have a permanently protected entryway. (Awnings are not permanent protection).
2. On corner lots the main entrance should be on the nearest major street.
3. All main entrances should face the street.

Findings: The covered front porch and existing entryways will be maintained under the current proposal. The replacement doors for the front, side and rear entries will all be wood with recessed horizontal panels and a single pane. Although some front doors are often notable with more decorative features like colored glass panes or carvings, the simpler door chosen for this home is more consistent with the modest features on this workingman’s Queene Anne. *This guideline is therefore met.*

- 7. Architectural Specifics – Windows.**

1. Wood sash is the preferred window material.
2. No pane of glass in any window unit should be larger than 30” wide by 84” high.
3. Windows on wood buildings should be surrounded by exterior trim on the top and sides that is 5 ½” minimum width.
4. Glass should be clear or stained.

Findings: The windows to be replaced on the front and side elevations will all be comprised of wood (Marvin windows). The changes to the window sizes and types will be more consistent with the window proportions in this historic neighborhood

and those typical of Queene Anne Victorian homes. The existing double hung on the west elevation will be lengthened to match the proportions of the double hung windows on both sides of the front bay (27"x54"). The center window on the front bay is larger than 30", however there is no evidence of smaller windows within this opening. The bottom will be a fixed pane with a decorative diamond patterned upper transom. The applicant has purchased several original leaded glass patterned windows to be used in the remodel including a similar diamond pattern 24" x 12" east of the main entrance and a stain glass window on the east elevation.

Two new 21" x 57" aluminum skylights are proposed on the west elevation. The two existing skylights on the roof (one on the east and one on the west) will be reused and located on the east elevation. These are also of aluminum construction. Although a different material from the windows, the aluminum skylights are more durable, will blend in with the dark roof. In addition, both pairs of skylights are not on street-facing elevations and thus their visibility from SW Grover is limited.

All trim around the new windows will be 5½" thick. *This guideline is therefore met.*

- 8. Architectural Specifics – Siding.** Horizontal wood siding, brick or stucco should be used for exterior finish. Vertical wood siding may be used in board and batten form. Shingles should only be used in conjunction with horizontal wood siding. The use of rough sawn finishes is discouraged.
- 9. Architectural Specifics – Exterior Finish.**
 - 1.** Wood siding and shingles should be finished with a full-bodied paint, preferably of a semi-gloss finish.
 - 2.** Staining of wood shakes/shingles used for roofing is acceptable. Otherwise staining is not a preferred finish.

Findings: The exterior of the residence is entirely painted wood shingle. The same siding will be used to patch the area on the east elevation for the kitchen window relocation. The shingles will also be used on the new upper gable end differentiating it from the lower dominant gable shingle which is scalloped. The new shingles will be painted the match the house. The entire roof will be resurfaced with asphalt composition roofing similar to the existing material to provide consistency throughout the modified roof. *This guideline is therefore met.*

- 10. Other Building Components.** Where appropriate, new buildings should incorporate architectural detailing from the building components listed [below]:
 - a.** dormers
 - b.** bays
 - c.** bracketing
 - d.** cornice
 - e.** trim

Findings: The proposed changes to the residence are consistent with the important building components that help create texture in this historic neighborhood. The gable-on-hip addition provides more articulation on the front façade as do the decorative patterned windows and period style doors. The new 5½" around all of the new and replaced windows and roof edges on the upper gable further define these building features. *This guideline is 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 exterior alterations are consistent with the decorative features of Queene Anne Victorian homes and complement the spirit of the existing detailing in the district. The proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of exterior alterations include a new gable roof, doors, windows and skylights per the approved site plans, Exhibits C-1 through C-12, signed and dated 8/5/08, 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.12. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 08-135810 HDZ. No field changes allowed."



Decision rendered by: _____ **on August 5, 2008**

By authority of the Director of the Bureau of Development Services

Decision mailed: August 7, 2008

Staff Planner: Staci Monroe

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 10, 2008, and was determined to be complete on June 17, 2008.

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 10, 2008.

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, applicant did not waive or extend the 120-day review period.

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

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

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be

documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term "applicant" includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appealing this decision. This decision may be appealed to the Landmarks Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on August 21, 2008** at 1900 SW Fourth Ave. Appeals can be filed on the first floor in the Development Services Center until 3 p.m. After 3 p.m., appeals must be submitted to the receptionist at the front desk on the fifth 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. Low-income individuals appealing a decision for their personal residence that they own in whole or in part may qualify for an appeal fee waiver. In addition, an appeal fee may be waived for a low income individual if the individual resides within the required notification area for the review, and the individual has resided at that address for at least 60 days. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Fee waivers for low-income individuals must be approved prior to filing the appeal; please allow 3 working days for fee waiver approval. 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 contact the receptionist at 503-823-7967 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.

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 550 Capitol St. NE, Suite 235, Salem, Oregon 97301, 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 **August 22, 2008 – (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. Site Plan (attached)
 - 2. North Building Elevation (attached)
 - 3. West Building Elevation (attached)
 - 4. East Building Elevation (attached)
 - 5. South Building Elevation (attached)
 - 6. Floor Plans
 - 7. Door Detail
 - 8. Window Cross-Sections & Detail
 - 9. Decorative Window Photo
 - 10. Skylight Detail
 - 11. Siding Detail
 - 12. Asphalt Composition Roof Material Detail
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Plan Review Section of BDS

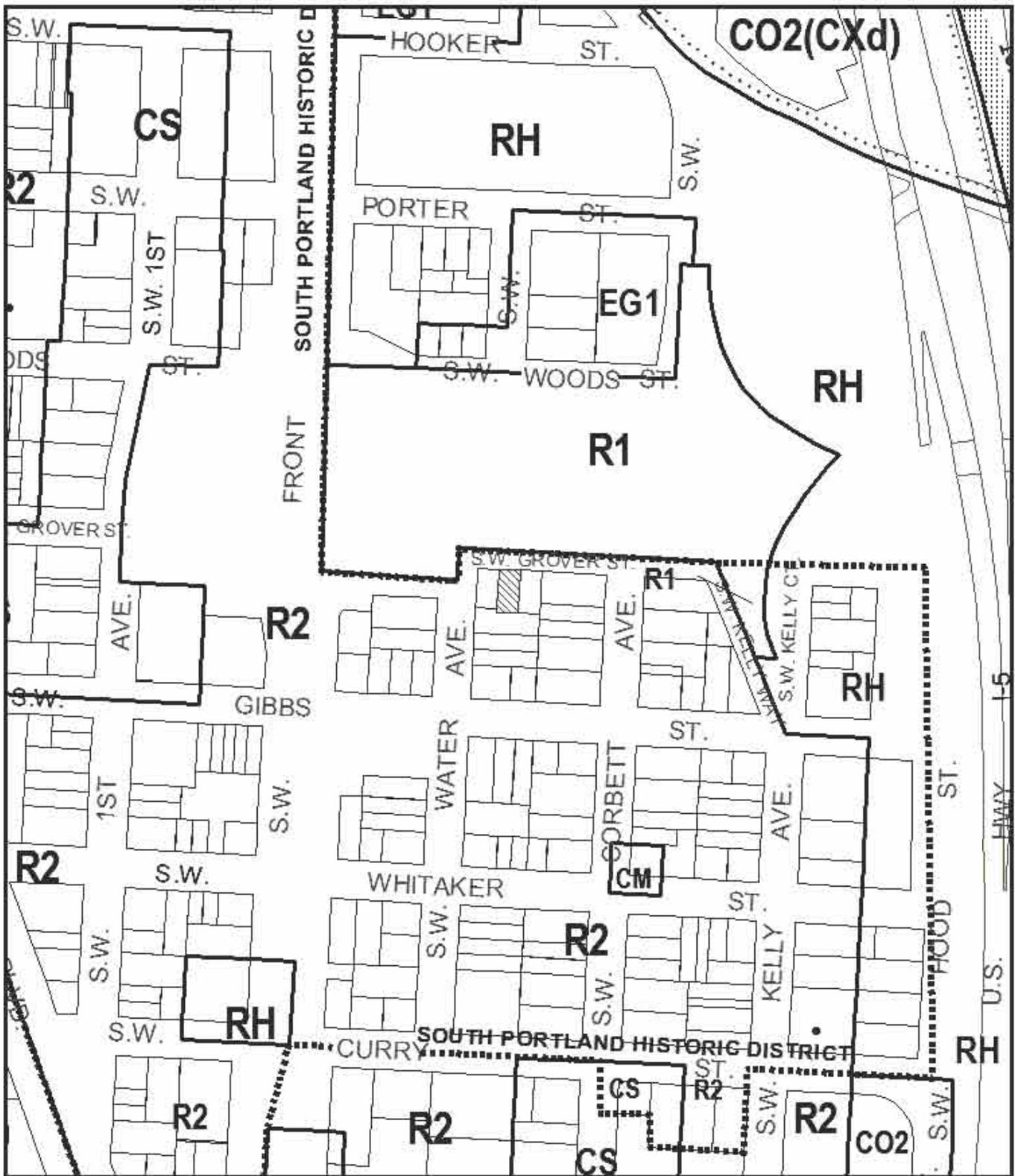
F. Correspondence:

1. Larry Dean Hart, July 2, 2008, owner of 0104 SW Grover, in agreement with the proposed alterations.

G. Other:

1. Original LU Application
2. Site History Research

The Bureau of Development Services is committed to providing equal access to information and hearings. If you need special accommodations, please call 503-823-0625 (TTY 503-823-6868).



ZONING

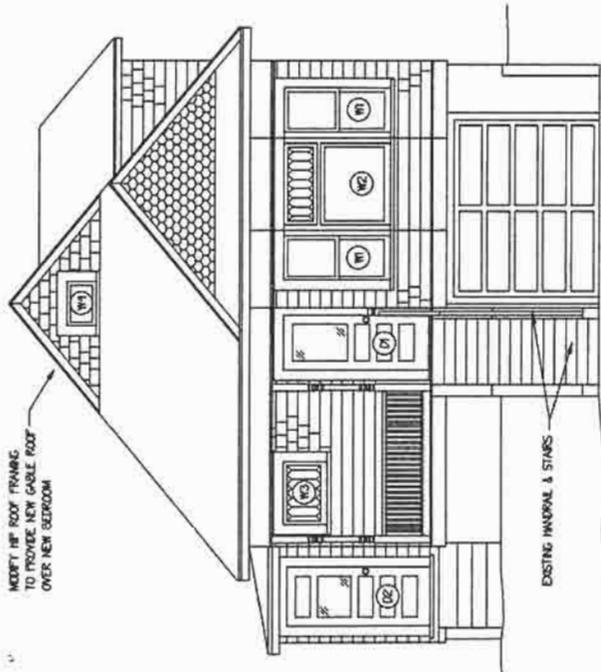
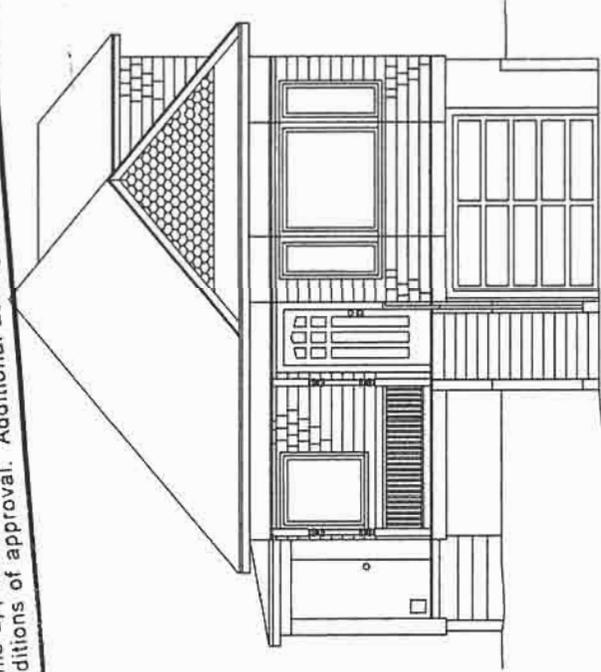
 Site



This site lies within the:
SOUTH PORTLAND HISTORIC DISTRICT

File No.	LU 08-135810 HDZ
1/4 Section	3329
Scale	1 inch = 200 feet
State Id	1S1E10BD 10300
Exhibit	B (Jun 11, 2008)

Approved
 City of Portland - Bureau of Development Services
 Planner SM Date 8/5/08
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



1 FRONT (NORTH) ELEV. - EXISTING
 1/4" = 1' - 0"

2 FRONT (NORTH) ELEV. - PROPOSED
 1/4" = 1' - 0"

WINDOW & DOOR SCHEDULE	DESCRIPTION	NOTES
W1	MASON WIDENGS WOOD DOUBLE HING.	U = 0.34
W2	CUSTOM WOOD FIXED WINDOW W/ LEADED GLASS & STORM PANEL	U = 0.34
W3	CUSTOM WOOD FIXED WINDOW W/ LEADED GLASS & STORM PANEL	U = 0.34
W4	MARVIN WIDENGS WOOD TRANSOM WINDOW	U = 0.34
D1	SIMPSON 787 WOOD EXTERIOR DOOR W/ GLASS PANEL	U = 0.20
D2	SIMPSON 787 WOOD EXTERIOR DOOR W/ GLASS PANEL	U = 0.20

SCOPE OF PROPOSED EXTERIOR ALTERATIONS

1. MODIFY EXISTING HP ROOF FRAMING TO PROVIDE NEW GABLE ROOF AT PROPOSED UPSTAIRS BEDROOM - INSTALL NEW INSULATED MARVIN WOOD TRANSOM WINDOW
2. MATCH EAVE OVERHANGS, TRIM DETAILS AND SCALLOPED SING TO EXISTING GABLE OVER BAY WINDOW
3. REPLACE EXISTING CONTEMPORARY BAY WINDOW UNIT WITH NEW MARVIN INSULATED WOOD DOUBLE HING WINDOWS AND NEW FIXED CENTER UNIT WITH LEADED GLASS PANEL IN ORIGINAL BAY WINDOW OPENING
4. REPLACE EXISTING CONTEMPORARY WINDOW AT FRONT PORCH WITH NEW INSULATED MARVIN FIXED WOOD WINDOW WITH DIVIDED LIGHTS
5. REPLACE EXISTING ENTRY DOOR AT FRONT PORCH WITH NEW EXTERIOR RATED WOOD DOOR WITH GLASS PANEL - USE SIMPSON STYLE 787 OR EQUIVALENT
6. REPLACE EXISTING DOOR AT SIDE ENTRANCE WITH NEW EXTERIOR RATED WOOD DOOR WITH - USE SIMPSON STYLE 787 OR EQUIVALENT
7. INSTALL NEW PAINTED CEDAR WOOD TRIM AT ALL NEW DOORS AND WINDOWS WITH MINIMUM 5 1/2" WIDTH FOR A MORE HISTORICALLY APPROPRIATE APPEARANCE
8. INSTALL NEW COMPOSITION SINGLE ROOFING AT ALL ROOF SURFACES

CASE NO. 08-135810-402
 EXHIBIT C-2

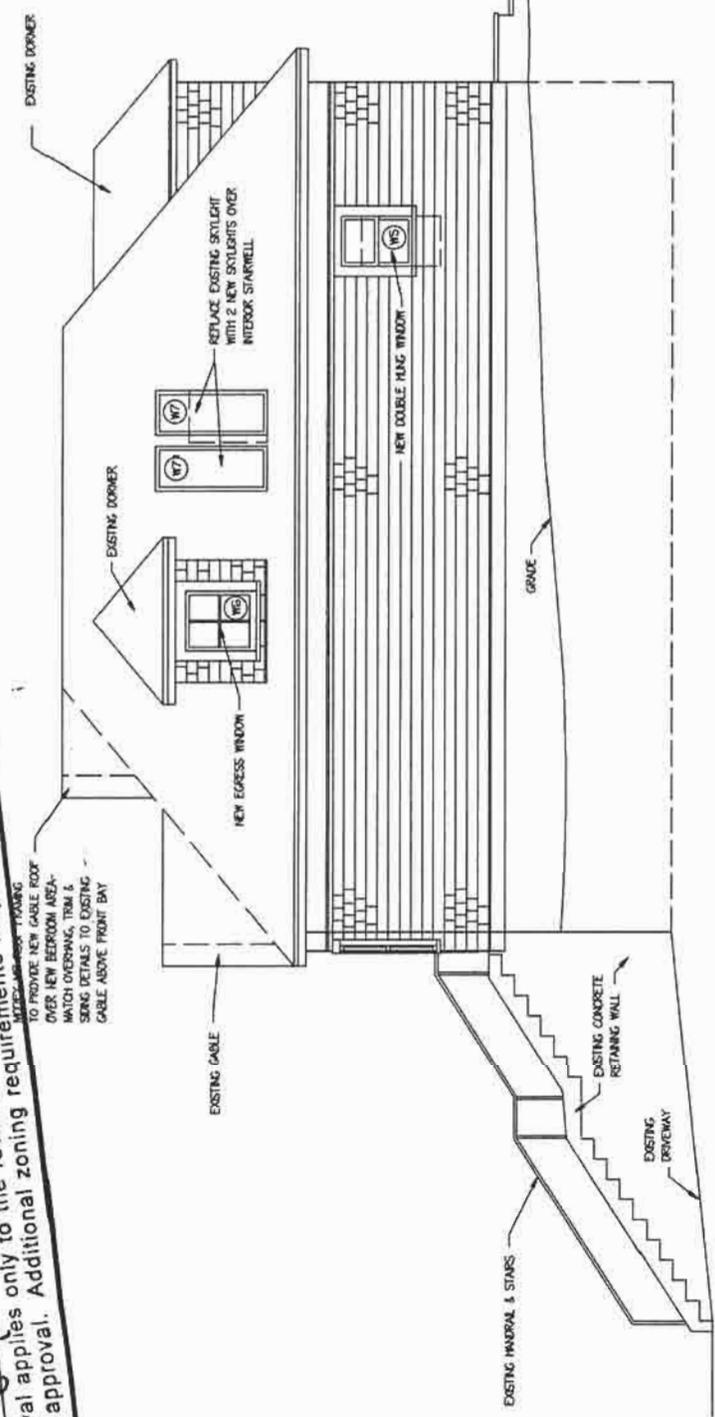
NORTH ELEVATION
 CLIENT NAME
 LIGHT RESIDENCE
 0110 SW GROVER ST.
 PORTLAND, OR

MSA DESIGN
 VOICE / FAX - (503) 231-0339

REV.	DATE
1	7/10/08
2	7/14/08

DATE	SHEET
6/06/08	A3
DRAWN BY	
MSA	
JOB #	

* Approved*
 City of Portland - Bureau of Development Services
 Planner Sule Date 8/5/08
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



1 SIDE (WEST) ELEV. - PROPOSED
 1/4" = 1' - 0"

SCOPE OF PROPOSED EXTERIOR ALTERATIONS

1. MODIFY EXISTING 1/2" ROOF FRAMING TO PROVIDE NEW CABLE ROOF AT PROPOSED UPSTAIRS BEDROOM
2. MATCH EAVE OVERHANGS, TRIM DETAILS AND SCALLOPED SOING TO EXISTING CABLE OVER DAY WINDOW
3. REPLACE EXISTING CONTEMPORARY WINDOW UNIT AT CORNER WITH NEW NEW HARVYN INSULATED WOOD CASHEMENT WINDOW FOR EGRESS
4. REPLACE EXISTING CONTEMPORARY WINDOW UNIT WITH NEW NEW HARVYN INSULATED WOOD DOUBLE HUNG WINDOW - FACE TO STAIRWELL
5. REPLACE EXISTING SKYLIGHT NEW INSULATED VELUX SKYLIGHT OVER INTERIOR STAIRWELL
6. INSTALL NEW PAINTED CEDAR WOOD TRIM AT ALL NEW WINDOWS WITH MINIMUM 5/2" WIDTH FOR A MORE HISTORICALLY APPROPRIATE APPEARANCE
7. INSTALL NEW COMPOSITION SINGLE ROOFING AT ALL ROOF SURFACES

WINDOW & DOOR SCHEDULE	NOTES
(N5) HARVYN WOOD 2/4" WOOD DOUBLE HUNG	U = 0.34
(N6) HARVYN WOOD 3/4" WOOD CASHEMENT W/ DIVIDED LIGHTS	U = 0.34
(N7) VELUX F532 SKYLIGHT	U = 0.34

CASE NO. 08-135810-100Z
 EXHIBIT C-3

WEST ELEVATION-PROPOSED
 CLIENT NAME
 LIGHT RESIDENCE
 0110 SW GROVER ST.
 PORTLAND, OR

MSA DESIGN
 VOICE / FAX - (503) 231-0339

REV.	DATE
1	7/10/08
2	7/14/08

DATE 6/06/08
 DRAWN BY MISA
 JOB # A4

