



City of Portland, Oregon
Bureau of Development Services
Land Use Services

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: February 27, 2015
To: Interested Person
From: Grace Jeffreys, Land Use Services
503-823-7840 / Grace.Jeffreys@portlandoregon.gov

NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has **approved** a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision, 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.

CASE FILE NUMBER: LU 15-101618 HR RESIDENTIAL REMODEL AND NEW WINDOWS

GENERAL INFORMATION

Applicant: Kathryn W Bash, Architect
3205 NE 18th Ave / Portland OR 97212

Owners: Celeste Baskett & Jeffrey Bennett
2604 NE 20th Ave / Portland OR 97212

Site Address: 2604 NE 20TH AVE

Legal Description: BLOCK 24 LOT 16, IRVINGTON
Tax Account No.: R420405260
State ID No.: 1N1E26AD 19600
Quarter Section: 2732
Neighborhood: Irvington, contact Dean Gisvold at 503-284-3885.
Business District: North-Northeast Business Assoc, contact Joice Taylor at 503-841-5032.

District Coalition: Northeast Coalition of Neighborhoods, contact info@necoalition.org
Plan District: None
Other Designations: Contributing Resource in the Irvington Historic District
Zoning: R5 – Single-Dwelling Residential 5,000 base zone with Historic Resource Protection overlay.

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

Proposal:
The applicant seeks Historic Resource Review approval for exterior alterations to the Otto J. Johnson House, constructed in 1915 in the Craftsman style and listed as a contributing

FROM CONCEPT TO CONSTRUCTION

resource in the Irvington Historic District. The proposed work includes replacing structurally deteriorated foundation walls, adding two drywells in the front yard, removal of a secondary (rear service) chimney, finishing interior space in the basement, and remodeling the kitchen.

Work subject to design review includes the following:

- New painted iron railings to the front steps;
- Side (North) Elevation: The addition of a new egress well from the basement and the replacement of one existing basement window with a taller window. New fiberglass clad windows to be detailed and installed to match existing.
- Side (South) Elevation: The removal of two first floor non-original stained glass windows. The addition of a new egress well from the basement, the replacement of one existing basement window with a taller window, and the addition of one new basement window. New fiberglass clad windows to be detailed and installed to match existing.
- Rear (East) Elevation: Three new wood windows replacing a non-original window assembly, and two new wood windows replacing one original window. New windows to be detailed and installed to match existing windows.

Because the proposal is for non-exempt exterior alterations to an existing building in a designated Historic District, Historic Resource Review is required prior to the issuance of building permits.

Relevant Approval Criteria:

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

- 33.846 Historic Resource Review
- 33.846.060.G Other Approval Criteria

ANALYSIS

Site and Vicinity: The subject resource is identified in the National Register documentation as the Otto J. Johnson House, and was constructed in 1915 in the Craftsman style. It is a two and one-half story house with a large front porch and detached garage. Many of the original features of the house remain intact, but there are indications a rear porch in the Southeast corner of the house has been filled in. The house sits on a 5,000 SF lot on NE 20th Avenue, in the middle of the block between NE Brazee Street and NE Knott Street. The Portland Transportation System Plan designates NE 20th Avenue as a Local Service Walkway, Bikeway, Traffic and Transit Street. The site is not within a Pedestrian District.

Platted in the late Nineteenth Century, today's Irvington Historic District represents the first additions to Portland that employed restrictive covenants from the outset. These included the exclusion of most non-residential uses from the interior of the neighborhood, and where non-residential uses were allowed, such as the fire station and the telephone exchange, the buildings were purposely disguised to appear more residential in character. Other deed restrictions excluded minority groups, established uniform front setbacks, and required minimum expenditure on new buildings. The area developed generally from southwest to northeast and its growth was greatly influenced by the installation of streetcar lines that introduced an easy commuting option to downtown.

The contributing resources in Irvington range in design character from expressions of the late Victorian Era styles, especially Queen Anne, through the many Period Revival modes of the early decades of the Twentieth Century, to a few early modernist examples. There is also a wide diversity in the sizes of lots and houses. In terms of the streetscape, the numbered north-south avenues in Irvington vary dramatically in width, and they mostly form rather long block faces which the houses generally face. The named east-west street block faces are more consistent in length, almost all being traditional 200' Portland blocks. All are lined with mature street trees. Original development in many cases included garages or other accessory structures, typically facing side streets on corner lots and accessed by a variety of driveway types on mid-block

sites. Garages that were added after original construction, but still within the historic period, were sometimes built at the sidewalk and/or out of architectural character with the house.

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 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 indicate there are no prior land use reviews for this property.

Work not subject to historic review: Additional exterior work is proposed that is not subject to historic review under *33.445 - Historic Resource Overlay Zone*, therefore findings below are not required to address this work. However, a description of part of this work is provided here to provide a full scope of exterior work to be undertaken.

The house sits on a basement foundation, of which a band of approximately 2'-7" shows between grade and a wide trim band at the lower edge of the wood siding. The basement foundation is severely cracked and is too crumbly in many places to tie reinforcement into. Therefore the proposal is to replace the foundation and at the same time increase its depth below grade by 1'-2". The above grade portion will have the same profile and will be finished in the same way as the existing foundation. Additionally, two new drywells are being added to the front yard to dispose of storm water, and a second (rear service) chimney is being removed.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **January 29, 2015**. The following Bureaus have responded with no issues or concerns:

- Bureau of Development- Life Safety

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on January 29, 2015. Two written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

1. Dean Gisvold, ICA Land Use Chair, February 18, 2015 – no objections.
2. Jim Brown, ANA, Land Use Chair, February 1, 2015 – comment regarding incorrect date of construction shown on Notice. According to the Oregon Historic Site Record, Exhibit G.2, the primary date of construction is 1915, and the proposal description has been revised accordingly.

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 within the Irvington Historic District and the proposal is for non-exempt treatment. Therefore Historic Resource Review approval is required. The approval criteria are those listed in *33.846.060 G – Other Approval Criteria*.

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

Chapter 33.846.060 G - Other Approval Criteria

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

Findings: While the Irvington Historic District is the designated resource, the contributing house is also considered a resource within the larger Historic District ensemble.

- On the front (west) elevation new painted iron railings are proposed to the front steps. These are designed to be visually minimal and will not detract from the original front porch, an important architectural feature of the house.
- On the side (north and south) elevations, two new egress wells from the basement are proposed, one on each side of the house. The egress wells are below grade and will not detract from the historical character of the house. Existing basement windows are to be replaced with taller fiberglass casement windows, in the same location, head height and width as existing windows. One additional new basement egress window is proposed on the south side to match these other two. Fiberglass is an appropriate and compatible type of window to use at a basement level due to weather exposure, and is a quality material that can be painted and constructed with casings to match existing.
- On the side (south) elevation, two stained glass windows are being removed; these appear to be part of a later porch enclosure and do not match original stained glass windows elsewhere on the house.
- On the rear (east) facade, one non-original window and one original window are being replaced with five new replica wood windows that have the proportions, scale, trim and detailing that maintains the overall character of the original design.

The features that substantially contribute to the character of this home, specifically the wide corner boards, narrow reveal horizontal siding, deep barge boards and craftsman porch columns will all be retained. All new material will match existing material on the house in profile, detail, and finish, and will be complimentary to the style of the existing house. *This criterion is therefore met.*

2. Record of its time. The historic resource will remain a physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings will be avoided.

Findings: The proposed alterations do not affect the resource's physical record of its time, place and use as it will remain a single-family home in the Craftsman style. Original window openings on the front (west) and side (north and south) facades will remain a record of its original design pattern. The new rear replacement windows will complement existing details on the house and are not conjectural additions of elements from other buildings. *This criterion is therefore met.*

3. Historic changes. Most properties change over time. Those changes that have acquired historic significance will be preserved.

Findings: The existing walls, roof lines, porch, doors, and the rear porch infill, as well as the majority of windows and finish materials are being retained. The front and side

views of the house will maintain their overall historic character as seen from the streets. *The criterion is therefore 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 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.

Findings: No historic deteriorated features are being removed. *This criterion is not applicable.*

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 or physical treatments are 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 significant archaeological resources are anticipated to be affected by the ground disturbance created by the proposed two new drywells. No new resources are expected to be found on this site. *This criterion is therefore 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: Proposed new materials will match existing materials in profile and finish but will be fabricated out of new material, giving them a less weathered appearance. This will help differentiate them from older elements on the building. The house will still be recognizable as a Craftsman house with the proposed basement egress wells, replacement basement egress windows and rear window replacement/additions. *This criterion is therefore 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.

Findings: The new egress wells will be discreet because they occur below grade. The new replacement basement windows will occur in the same locations and width as existing ones, and the new basement egress window will match existing openings and perimeter detailing. The rear replacement windows will match existing original windows around the house in shape and profile, allowing them to blend into the architectural design. None of the proposed additions or alterations will negatively affect the house as they are all compatible with the resource's massing, size, scale, and architectural features as outlined above. The architectural integrity of the historic resource will remain intact. *This criterion is therefore met.*

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: If the basement egress wells were removed at some point, the house could easily be returned to its original appearance by replacing the basement egress windows with shallower windows. The ease of reverting back to an earlier form means that the essential form and integrity of the contributing house and its environment are unimpaired by this addition. *This criterion is therefore met.*

10. Hierarchy of compatibility. Exterior alterations and additions will be designed to be compatible primarily with the original resource, secondarily with adjacent properties, and finally, if located within a Historic or Conservation District, with the rest of the district. Where practical, compatibility will be pursued on all three levels.

Findings: The proposed new egress wells and new windows will have no adverse effect on the designated resource, which is both the house as well as the Irvington Historic District, due to the replication of materials and finish details present around the building. Proposed new materials will match the existing in form, type, and finish. The new windows are all compatible with the original resource, with adjacent residential properties, and with the rest of the Historic District by matching typical historic profiles, finish treatments, and materials for this 1915 Craftsman-style house. *This criterion 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 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 to the front, rear, and sides of the house do not compromise the character of the Irvington Historic District or the house itself.

This proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of Historic Resource Review for exterior alterations to the Otto J. Johnson House constructed in 1915 in the Craftsman style and listed as a contributing resource in the Irvington Historic District, to include the following:

- Front (West) Elevation: New painted iron railings to the front steps;
- Side (North) Elevation: The addition of a new egress well from the basement and the replacement of one basement window with a taller fiberglass casement window in existing window opening location and width. Frame head level, width and perimeter detailing of new window to match existing;
- Side (South) Elevation: The addition of a new egress well from the basement, the replacement of one basement window with a taller fiberglass casement window in existing window opening head level, location and width, and the addition of one new basement window to match. Frame width and perimeter detailing of these new windows to match existing;
- Side (South) Elevation: The removal of two first floor non-original stained glass windows;
- Rear (East) Elevation: Three new windows replacing a non-original window assembly, and two new windows replacing one original window. New wood windows match similar

style and proportions of existing double hung windows. New windows detailed and installed to match the originals.

Approved per the approved site plans, Exhibits C-1 through C-13 signed and dated February 24, 2015, subject to the following condition:

- 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.13. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 15-101618 HR. No field changes allowed."

Staff Planner: Grace Jeffreys

Decision rendered by: _____  _____ **on February 24, 2015.**

By authority of the Director of the Bureau of Development Services

Decision mailed: February 27, 2015

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 January 6, 2015, and was determined to be complete on **January 23, 2015.**

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 January 6, 2015.

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 waived the 120-day review period by 30 days, as stated with Exhibit A.3. Unless further extended by the applicant, **the 120 days will expire on: June 22, 2015.**

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

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

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

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

Appealing this decision. This decision may be appealed to the Landmarks Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on March 13, 2015** 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 12:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 12:00 pm on Thursdays, appeals must be submitted at the reception desk on the 5th 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.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Landmarks Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Landmarks Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed*, The final decision may be recorded on or after **March 16, 2015 – (the day following the last day to appeal)**. A building or zoning permit will be issued only after the final decision is recorded.

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

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

For further information on recording, please call the County Recorder at 503-988-3034. For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

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

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a

new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

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

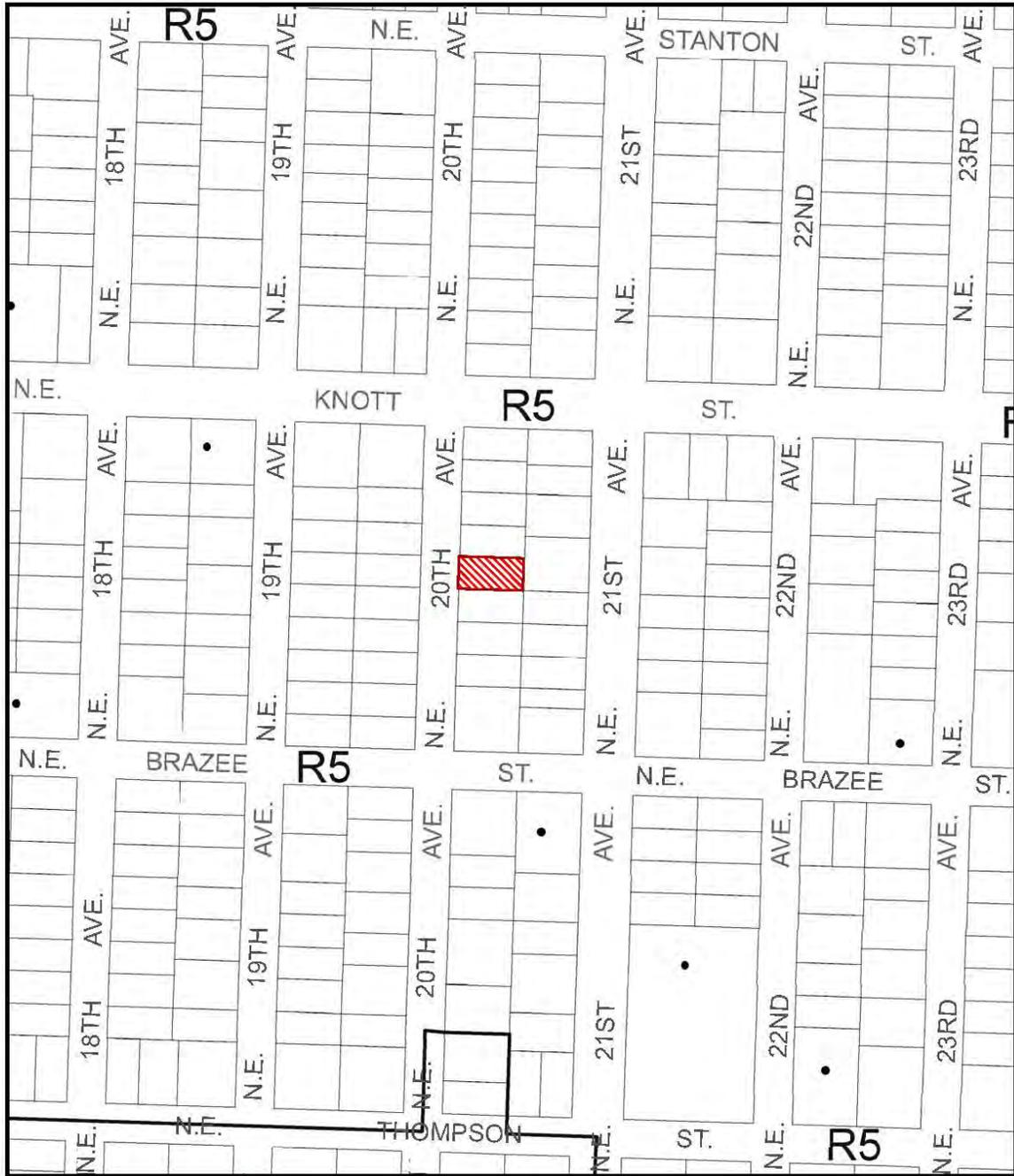
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submittal
 - 1. Applicant's Statement
 - 2. Applicant's Photo Descriptions
 - 3. 120 day request for extension
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Proposed Front (West) Elevation
 - 3. Proposed Side (South) Elevation (attached)
 - 4. Proposed Rear (East) Elevation (attached)
 - 5. Proposed Side (North) Elevation (attached)
 - 6. Proposed Basement Plan
 - 7. Proposed Main Floor Plan
 - 8. Proposed Second Floor Plan
 - 9. Proposed Window Details
 - 10. Proposed Egress Window Well Detail Section
 - 11. Marvin Product Sections – Double Hung
 - 12. Marvin Product Tech Memos
 - 13. Marvin Product Sections – Casement
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Development Services- Life Safety
- F. Correspondence:
 - 1. Dean Gisvold, ICA Land Use Committee, December 17, 2014 – no objections.
 - 2. Jim Brown, ANA, Land Use Chair, February 1, 2015 – comment regarding incorrect date of construction shown on Notice.
- G. Other:
 - 1. Original LU Application
 - 2. Oregon Historic Site Record

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



ZONING



Site



Historic Landmark



This site lies within the:
IRVINGTON HISTORIC DISTRICT

File No. LU 15-101618 HR
 1/4 Section 2732
 Scale 1 inch = 200 feet
 State_Id 1N1E26AD 19600
 Exhibit B (Jan 07,2015)



KATHRYN BASH, ARCHITECT
 2205 NE 17TH AVE
 PORTLAND, OR 97212
 PHONE: 503.281.1888
 KATHRYN.BASH@GMAIL.COM

BENNETT & BASKETT RESIDENCE
 2604 NE 20TH AVE.
 PORTLAND, OR 97212

DATE 01/06/15
 SHEET HD2 OF 9
 DRAWN KWB

ELEVATION



1 FRONT (WEST) ELEVATION
 18' x 11' 6"

HD2

Portland
 Development Services
 Grace Jeffrey
 2/24/15

LU15-101618HR

EXH. C.2



OFFICE ADDRESS (P&H)
 KATHRYN BASH, ARCHITECT
 1000 NE 11th Ave
 Portland, OR 97212

PORTLAND, OR 97212

ELEVATION

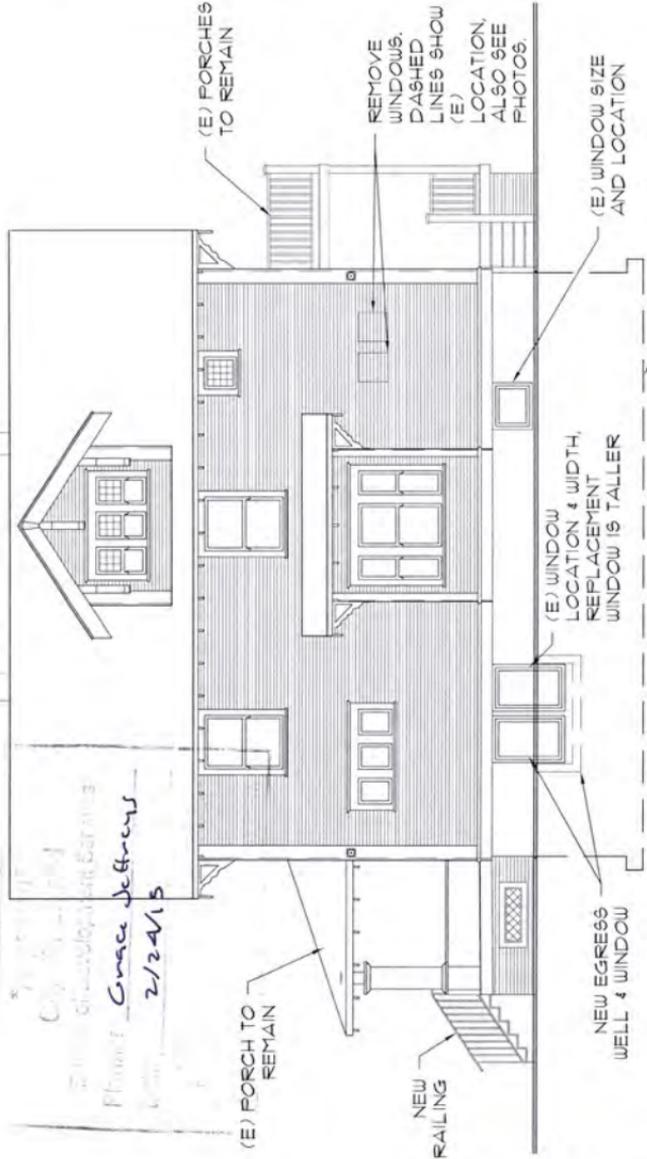
2604 NE 20th Ave.

BENNETT & BASKETT RESIDENCE

DRAWN
KWB
 DATE 01/21/15
 SHEET
 HD3 OF 9

SECONDARY CHIMNEY
TO BE REMOVED

FIREPLACE CHIMNEY
TO REMAIN



Handwritten notes:
 Plan 2 Grace Jeffreys
 2/24/15

1 SIDE (SOUTH) ELEVATION
 1/8"=1'-0"

LV15-101618 HR

EXH. C.3



KATHRYN BASH, ARCHITECT
 2202 NE 12TH AVE
 PORTLAND, OR 97212
 OFFICE: 503-282-1588
 KATHRYN.BASH@BAASH.COM

BENNETT & BASKETT RESIDENCE
 2604 NE 20th AVE
 PORTLAND, OR 97212
 ELEVATION

DRAWN: KWB
 DATE: 01/06/15
 SHEET: HD4 OF 9

REMOVE SECONDARY CHIMNEY (NEW WH WILL BE DIRECT VENT, EXISTING FURNACE IS DIRECT VENT)
 FIREPLACE CHIMNEY TO REMAIN

(E) PORCHES TO REMAIN

BASEMENT FLOOR LOWERED 1'-2" BELOW GRADE

City of Portland
 Bureau of Development Services
 Permit #
 Date 2/24/15
 Project #

5 NEW WINDOWS SHOWN, DASHED LINES REPRESENT (E) WINDOWS, ALSO SEE PHOTOS.

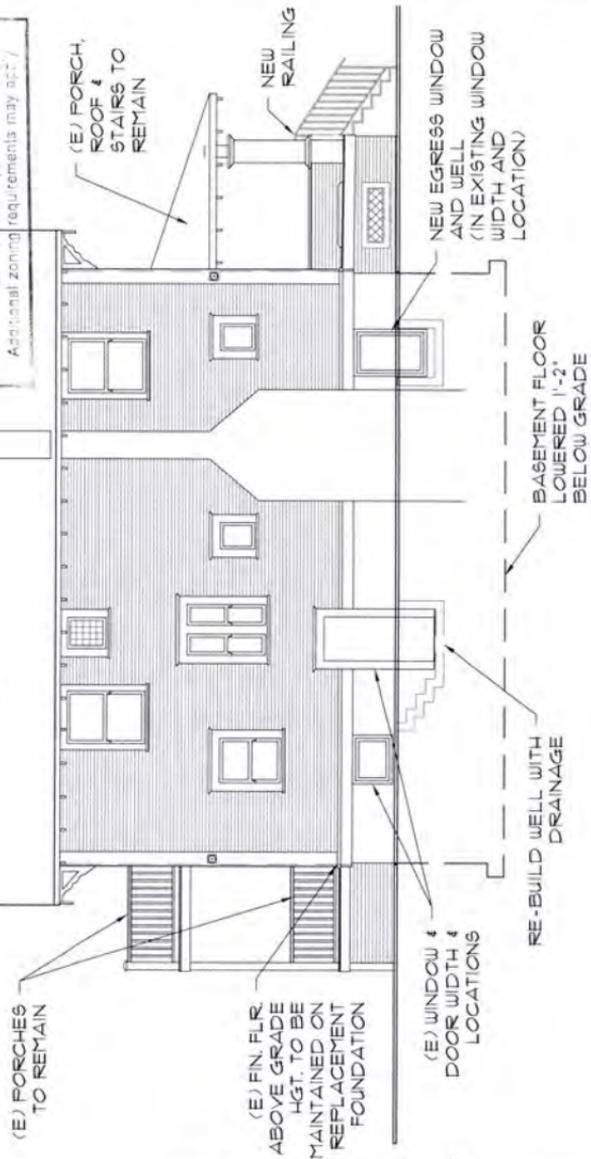
(E) FIN. FLR ABOVE GRADE HGT. TO BE MAINTAINED ON REPLACEMENT FOUNDATION

REPLACEMENT BASEMENT FOUNDATION

1 REAR (EAST) ELEVATION 18'-11'-0"

Approved
 City of Portland
 Bureau of Development Services
 Planner *S. [Signature]*
 Date 2/29/15
 * This approval applies only to the reviews requested and is subject to all conditions of approval.
 Additional zoning requirements may apply.

REMOVE SECONDARY CHIMNEY (NEW IWH WILL BE DIRECT VENT, EXISTING FURNACE IS DIRECT VENT)



1 SIDE (NORTH) ELEVATION
 1/8"=1'-0"

LU15 - 1 01618HR

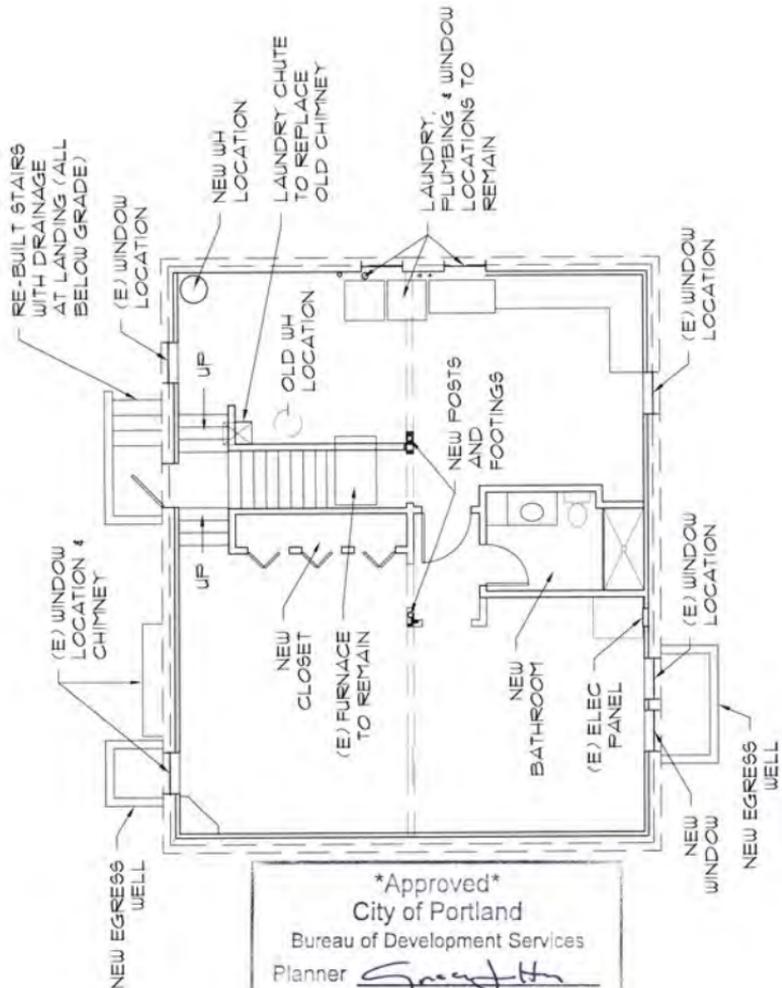
EXH. C.5



KATHRYN BASH, ARCHITECT
 2604 NE 20TH AVE
 PORTLAND, OR 97212
 OFFICE: 503-281-1588
 KATHRYN.BASH@GMAIL.COM

BENNETT & BASKETT RESIDENCE
 2604 NE 20TH AVE.
 PORTLAND, OR 97212
 BASEMENT PLAN

DRAWN: KWB
 DATE: 01/06/15
 SHEET: HD6 OF 9



Approved
City of Portland
 Bureau of Development Services
 Planner *Spencer*
 Date 2/29/15

* This approval applies only to the review requested and is subject to conditions of approval.
 Additional zoning requirements apply.

1 BASEMENT PLAN
 18" x 12"

LV15-101618HR

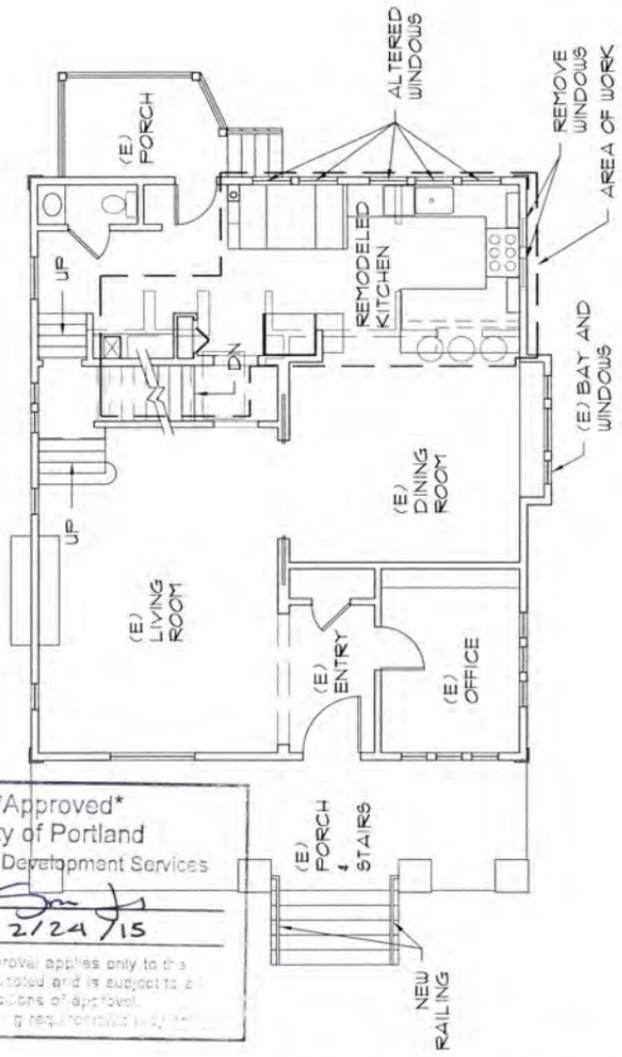
EXH.C.6



KATHRYN BASH, ARCHITECT
 2205 NE 12TH AVE
 PORTLAND, OR 97212
 PHONE: 503-977-1122
 FAX: 503-977-1188

BENNETT & BASKETT RESIDENCE
 2604 NE 20th AVE
 PORTLAND, OR 97212
 MAIN FLOOR PLAN

DRAWN: KWB
 DATE: 01/21/15
 SHEET: HD7 OF 9



Approved
 City of Portland
 Bureau of Development Services
 Planner [Signature]
 Date 2/24/15

* This approval applies only to the work requested and is subject to all conditions of approval.
 All applicable requirements apply.

1 MAIN FLOOR PLAN 1/8" = 1'-0"

LU 15-101618 HR

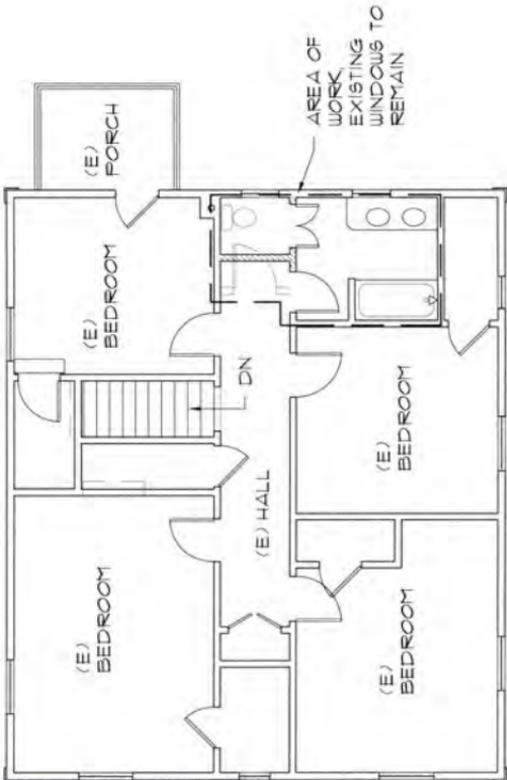
EXH. C.7



KATHRYN BASH, ARCHITECT
 2604 NE 20TH AVE.
 PORTLAND, OR 97212
 PHONE 503-282-1888
 KATHRYN.BASH@MAIL.COM

BENNETT & BASKETT RESIDENCE
 2604 NE 20TH AVE.
 PORTLAND, OR 97212

DRAWN
KWB
 DATE 01/06/15
 SHEET
HD8 OF 9



Approved
 City of Portland
 Bureau of Development Services
 Planner Sara J. H.
 Date 2/24/15

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

1 SECOND FLOOR PLAN
 HD8

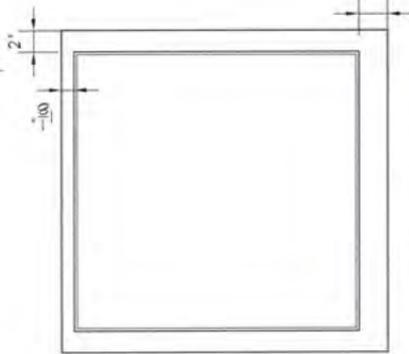
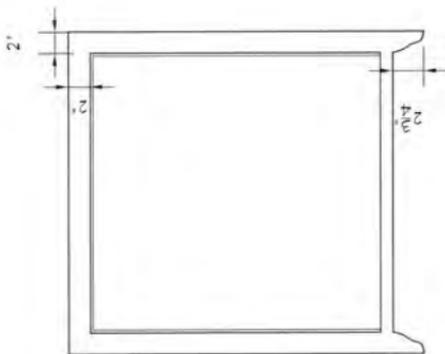
LV15-101618HR EXH.C.8



KATHRYN BASH ARCHITECT
 OFFICE 103220111949
 2220 NE 128th Ave
 Portland, OR 97212

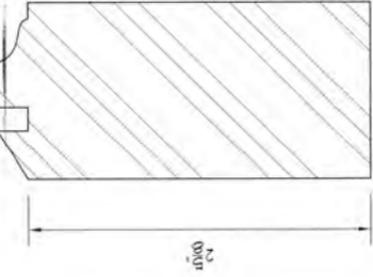
BENNETT & BASKETT RESIDENCE
 2604 NE 20th AVE.
 PORTLAND, OR 97212

WINDOW DETAILS
 DRAWN: KWB
 DATE: 01/06/15
 SHEET: HD9 OF 9



Approved
 City of Portland
 Bureau of Development Services
 Planner *Suzanne Jeffery*
 Date: *2/24/15*

THIS IS FOR PERMITS ONLY!
 IT IS SUBJECT TO PERMITS APPROVAL
 COMMENTS: [unclear]



1 WINDOW FRAME
 HD9

2 WINDOW FRAME DETAIL
 HD9 LOWER RAIL

EXISTING WINDOW DETAILS - REPLACEMENT WINDOWS TO MATCH PROFILES

LV15-101618HR

EXH. C.9



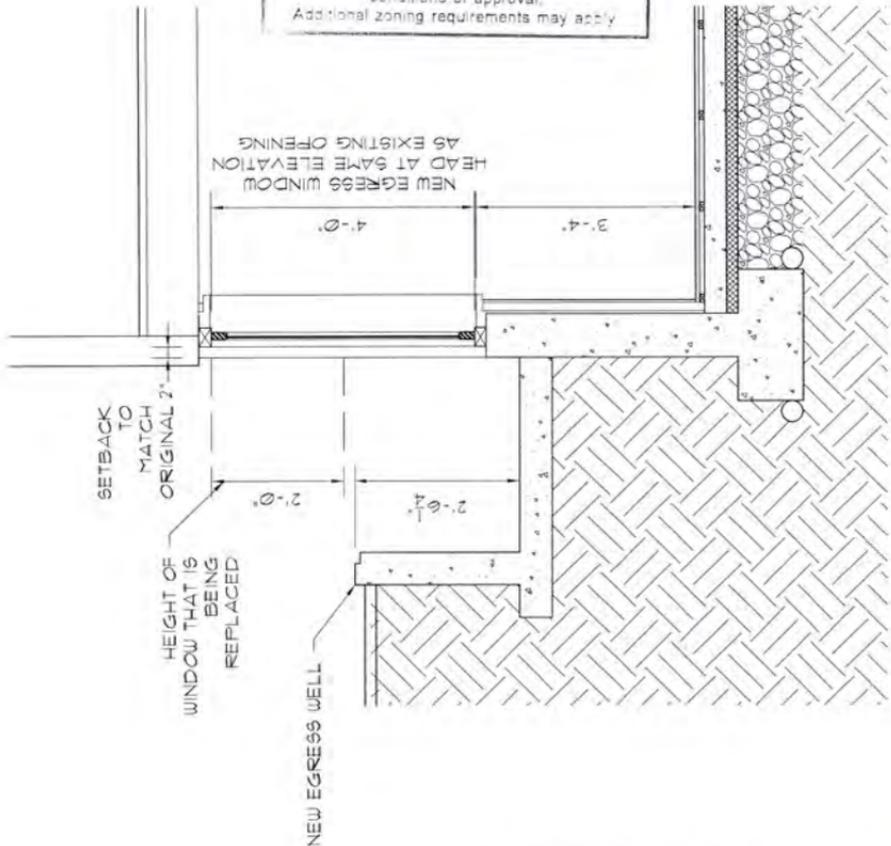
KATHRYN BASH, ARCHITECT
 2604 NE 20th Ave
 Portland, OR 97212
 Office: 503.281.1111
 kash@kasharchitect.com

BENNETT & BASKETT RESIDENCE
 2604 NE 20th Ave
 PORTLAND, OR 97212
 EGRESS WINDOW WELL DETAIL

DRAWN: KWB
 DATE: 02/03/15
 SHEET: HD10 OF 9

Approved
 City of Portland
 Bureau of Development Services
 Planner Grace Jeffrey
 Date 2/24/15

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



SECTION AT WINDOW WELL
 1/2" = 1'-0"

1
 HD10

LU. 15-101618 HR

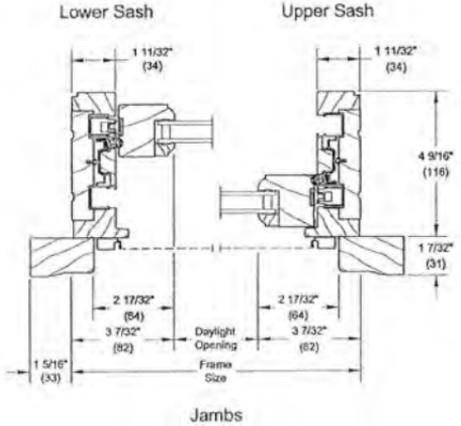
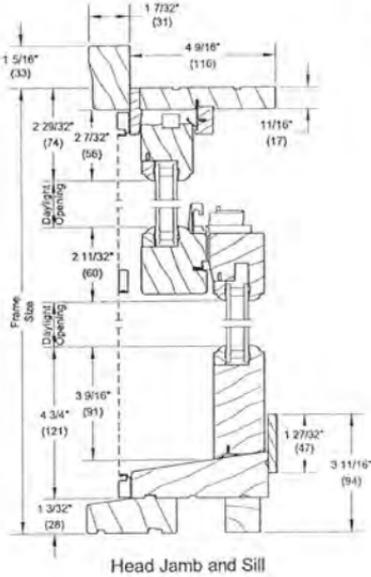
EXH C.10

Wood Ultimate Double Hung

Section Details: Operating

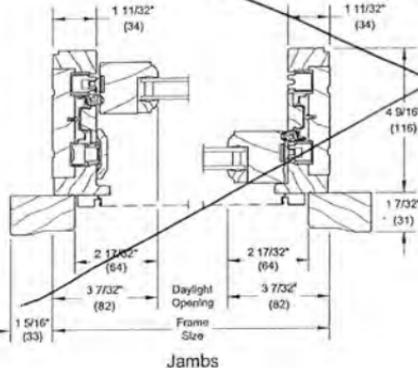
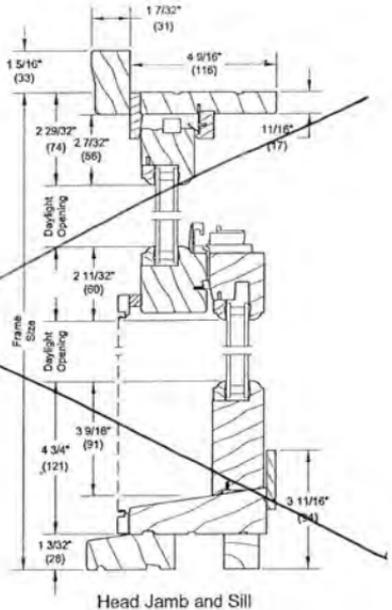
Scale: 3" = 1' 0"

Double Hung



Single Hung

N/A



Date: 10/20/00

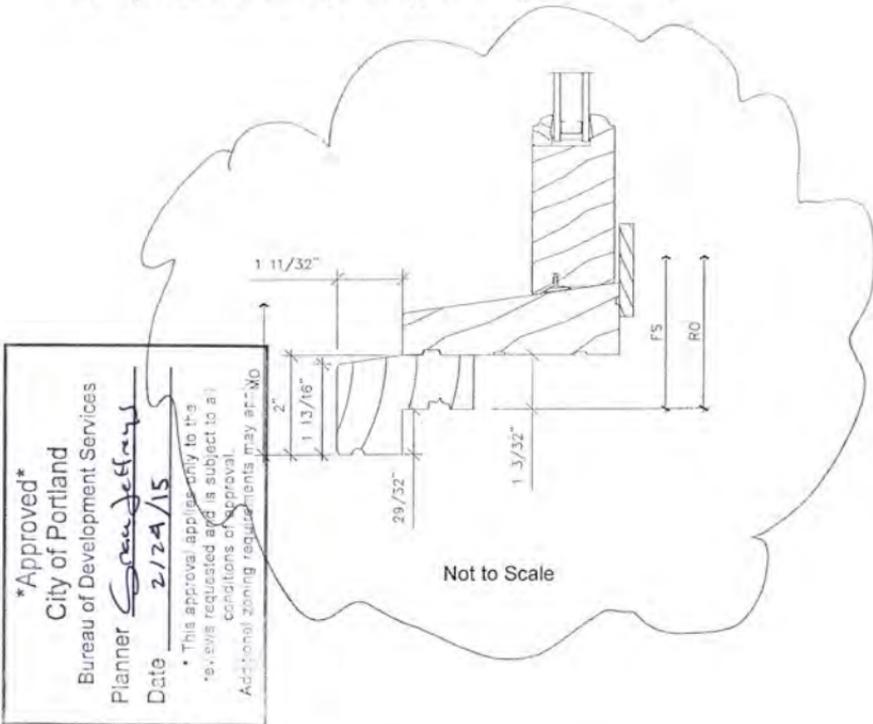
Record: 021018

Title: Simulated Thick Sill for WUDH

Available as an option is the simulated thick sill W2165 where a thicker sill is desired. A one piece subsill is available up to a maximum thickness of 2".

The addition of a simulated thick sill will increase the masonry height by 29/32".

For requests thicker than 2", a field applied casing is recommended.



Information subject to change without notice.

TECHNICAL BULLETIN.

MARVIN
Windows and Doors

Built around you.
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PRICING

Date: 3/15/2011 (Revised)

Record: 021021

Ogee Lugs

Purpose

To show available options for ogee lugs

Technical Information

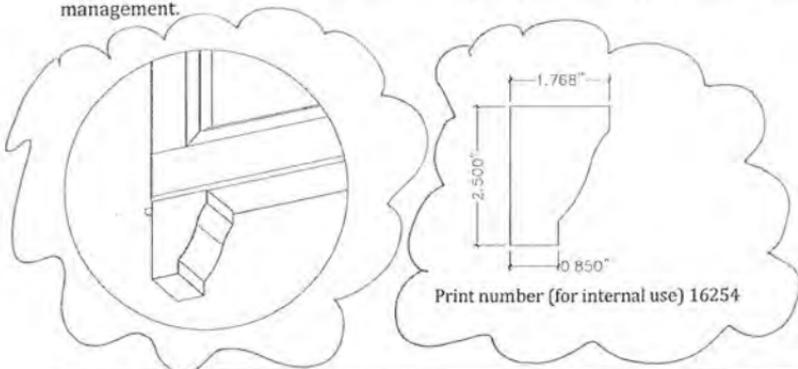
UDH/UDHM

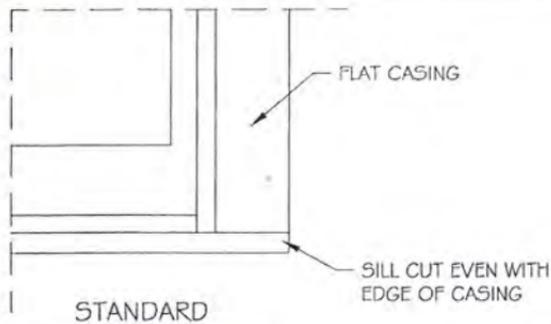
Available as an option for WUDHs and WUDHM is the Valox® ogee lug. This ogee lug is manufactured as a separate part and attaches to the upper checkrail by sliding onto a retainer piece.

The ogee lug is made of Valox®, a composite material, and is shipped with a primed finish which is compatible with exterior window paint. This lug may be factory or field installed.

Note, on WUDHs the top sash will be made stationary with a sash stop to prevent inadvertent tilting of the top sash which would damage the frame. (The sash stop can be removed in the field to regain top sash operation.) The top sash on WUDHM will not automatically be made stationary.

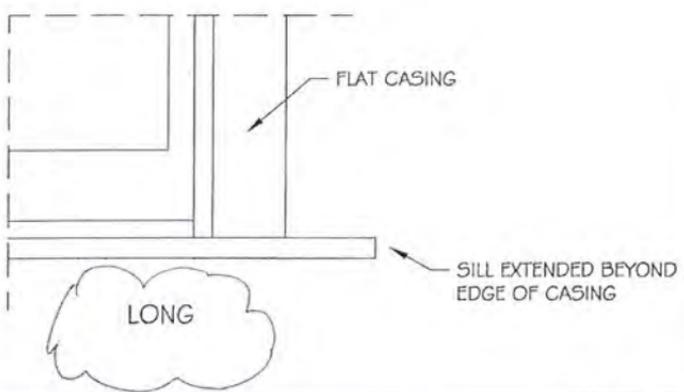
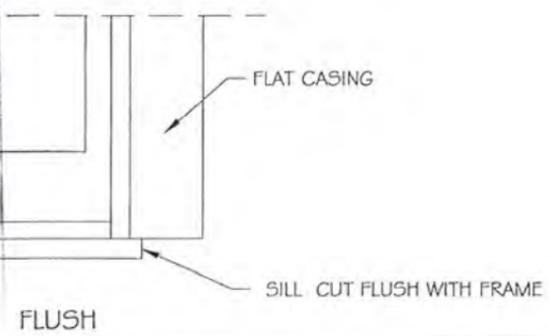
This ogee lug is also available as an interior application, placed on top of the bottom sash. (This is available for both Wood and Clad UDHs and UDHMs.) Note: this application requires project management.





Approved
 City of Portland
 Bureau of Development Services
 Planner Spencer Jeffrey
 Date 2/24/15

This approval applies only to the
 conditions of approval
 requested and is subject to
 any applicable code requirements
 being implemented.



DISTRIBUTOR:
 NUMBER: MOG11151.dwg DATE: 11/15/06
 DRAWN: RWO REV DATE:

WUDH - FLAT CASING
 SILL HORNS

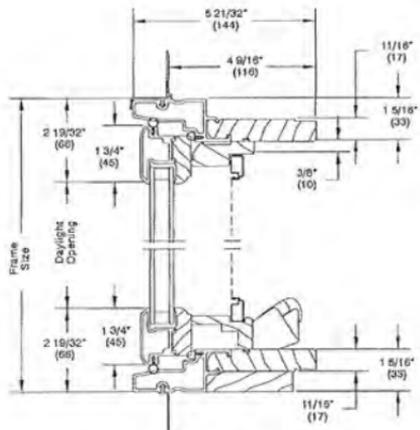
SHEET
 1
 OF



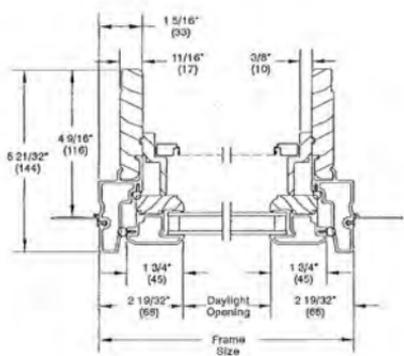
WOOD-ULTREX CASEMENT/AWNING

SECTION DETAILS -- OPERATORS Scale 3" = 1' 0"

CASEMENT/AWNING OPERATING - 4 9/16" (116)

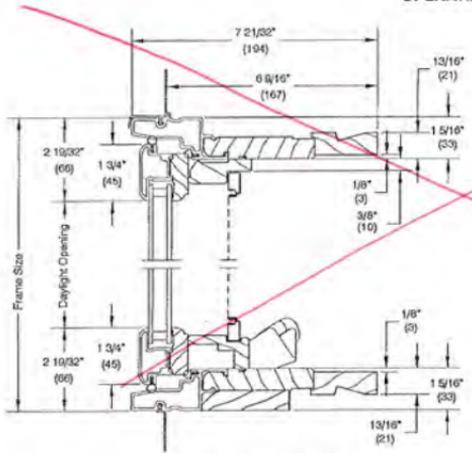


Head Jamb and Sill

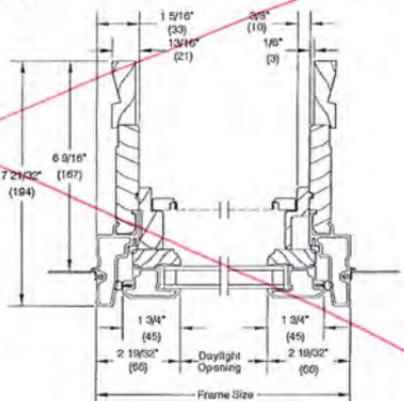


Jamb

OPERATING - 6 9/16" (167)



Head Jamb and Sill



Jamb

N/A

CHECK MARVIN ONLINE DOCS FOR LATEST VERSION Printed On: Feb 02, 2015, 12:29 pm