



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

Amanda Fritz, Commissioner
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Date: March 09, 2015
To: Interested Person
From: Arthur Graves, Land Use Services
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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 15-107995 HR: EXTERIOR ALTERATIONS

GENERAL INFORMATION

Applicant: Donna Wax, Architect | 503.754.7243
3045 NE 9th Avenue | Portland, OR 97212

Owners Catherine C Glavan and Bradford Glavan
2714 NE 18th Avenue | Portland, OR 97212-3314

Site Address: 2714 NE 18th Avenue

Legal Description: BLOCK 39 N 35' OF LOT 12 S 1/2 OF LOT 13, IRVINGTON
Tax Account No.: R420408440
State ID No.: 1N1E26AC 12700
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
Other Designations: Contributing resource in the Irvington Historic District, listed in the National Register of Historic Places on October 22, 2010.

Zoning: R5: Single-Dwelling Residential Zone
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 alterations to a contributing 1940 residence in the Irvington Historic District. The alterations include:

- Kitchen remodel resulting in 18 feet of the current south-east first floor being remodeled and built out approximately 3 feet to the south. This will result in the removal of 3 existing windows on the first floor south elevation and one window on the east elevation. 4 new wood double hung windows of similar size to the existing windows will be replaced in the new exterior walls. Trim to match existing treatment.

- Replacement of the existing east façade exterior door with a new wood door in the same location.
- Replacement of two east elevation windows to be replaced with a single new wood double hung window, in approximately half of the original location. Trim to match existing treatment.

Historic resource review is required for exterior alterations to contributing structures such as this one in the Irvington Historic District.

Relevant Approval Criteria:

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

- 33.846.060.G *Other Approval Criteria*

ANALYSIS

Site and Vicinity:

The subject site is located in the Irvington Historic District one lot north of the NE Knott Street and NE 18th Ave. intersection – on the east side. The subject property, a contributing resource within the Irvington Historic District, was constructed in the Tudor Revival style in 1940 by an unknown architect for A.C. Malmquist (who at the time lived at 2515 NE Knott). Currently, the resident property is listed as the John C. Albright House.

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 address. 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.

Regarding area amenities in proximity to the site, while the structure is located well within the Irvington Neighborhood it is still within a five minute walk (approximately a quarter-mile) of a number of resources. These amenities include a local grocery store, restaurants, cafes and an elementary school.

Regarding transportation, the site is serviced by a number of transportation options. Public bus transit is within a five minute walk from the site, to the east the #17 runs on NE 24th Ave. and frequent service (considered every 15 minutes or better by Trimet) is provided by the #8 two blocks away to the west on NE 15th Ave. NE Knott and NE 15th Ave also serve as city bikeways under the regional transportation service plan (TSP), providing bike infrastructure to the community.

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 site.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **February 9, 2015**. The following Bureaus have responded with no issues or concerns:

- Water Bureau: Terry Wenz: February 18, 2015. (Exhibit E-1)
- Bureau of Development Services Life Safety / Building Code Section: David Jones: February 09, 2015. (Exhibit E-2)
- Parks Bureau, Urban Forestry: Rick Faber: February 10, 2015. (Exhibit E-3)
- Bureau of Development Services Land Use Review: Beth Copeland: February 10, 2015. (Exhibit E-4)

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on February 9, 2015. One written response has been received from either the Neighborhood Association or notified property owners in response to the proposal.

- Dean Gisvold, on behalf of the Irvington Community Association Land Use Committee, wrote on March 02, 2015 with no objections to the proposal. (Exhibit F-1)

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.

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.
- 2. Record of its time.** The historic resource will remain a physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings will be avoided.
- 3. Historic changes.** Most properties change over time. Those changes that have acquired historic significance will be preserved.
- 4. Historic features.** Generally, deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and other visual qualities and, where practical, in materials. Replacement of missing features must be substantiated by documentary, physical, or pictorial evidence.
- 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 for 1, 2, 3, 4, and 5:

The proposed alterations to the contributing resource will be to the south-east area of the structure. The west façade is the street facing façade. The historic character of the resource will be preserved as none of the features being altered, such as the removal of six existing windows and replacement of the existing door, are stated to be original to the resource. Proposed alterations will match wood windows, trim, siding and roof angles existing to the resource to further integrate into the existing design and preserve the contributing resource. Although the proposed alterations are designed in a way that will integrate well with the existing architecture they will not create a false sense of historic development. This is supported by the fact that the windows will clearly read as being of contemporary construction and the entire addition to the south will be recessed back 6 inches from the adjacent existing wall to the west.

In addition, no unnecessary features and/or elements foreign to the resource are being proposed. No previous changes to the resource warranting historic significance are being impacted. No historic features original to the resource are being negatively impacted by the proposed alterations. Historic materials original to the resource will be protected through the course of the proposed additions and alterations. *Therefore these criteria are 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.
- 8. Architectural compatibility.** New additions, exterior alterations, or related new construction will be compatible with the resource's massing, size, scale, and architectural features. When retrofitting buildings or sites to improve accessibility for persons with disabilities, design solutions will not compromise the architectural integrity of the historic resource.
- 9. Preserve the form and integrity of historic resources.** New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic resource and its environment would be unimpaired.
- 10. Hierarchy of compatibility.** Exterior alterations and additions will be designed to be compatible primarily with the original resource, secondarily with adjacent properties, and finally, if located within a Historic or Conservation District, with the rest of the district. Where practical, compatibility will be pursued on all three levels.

Findings for 7, 8, 9 and 10:

The proposed alterations will be compatible with the existing resource's massing, size, scale and architectural features so as to preserve the form and integrity of the historic resource. The proposed addition to the south-east corner of the contributing resource is utilizing a currently undeveloped area of the resource. Incidentally, the location of the proposed alterations is not directly visible from the public right-of-way to the west of the property. The proposed

alterations will be compatible with the existing structure through the use of similar window, trim and siding treatments found in other locations on the resource. The alterations will also help to preserve the form and integrity of the historic resource while being designed to indicate the historic hierarchy as well as differentiating new from old, through such details as being limited to a single story alteration and the proposed construction being recessed back (6 inches) from the original exterior south elevation. The proposed alterations include the removal of two differing window types on the south façade to be replaced with a single style. This alteration will help to organize and unify the existing south façade of the structure while being compatible with the existing resource. The proposed alterations and their overall compatibility with the resource will not negatively impact the structures ability to continue to serve as a contributing building and asset to the adjacent properties as well as the Irvington Historic District as a whole. *Therefore these criteria are met.*

DEVELOPMENT STANDARDS

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

CONCLUSIONS

The purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. This proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval for proposed exterior alterations triggering Historic Resource Review to a contributing 1940 residence in the Irvington Historic District. The alterations including:

- Kitchen remodel resulting in 18 feet of the current south-east first floor being remodeled and built out approximately 3 feet to the south. This will result in the removal of 3 existing windows on the first floor south elevation and one window on the east elevation – 4 new wood double hung windows of similar size to the existing windows will be replaced in the new exterior walls. Trim to match existing treatment.
- Replacement of the existing east façade exterior door with a new wood door in the same location.
- Replacement of two east elevation windows to be replaced with a single new wood double hung window, in approximately half of the original location. Trim to match existing treatment.

Approval per the approved site plans, Exhibits C-1 through C-12, signed and dated March 05, 2015, 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 15-107995 HR. No field changes allowed."

Staff Planner: Arthur Graves



Decision rendered by: _____ **on Thursday, March 05, 2015.**

By authority of the Director of the Bureau of Development Services

Decision mailed: Monday, March 09, 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 21, 2015, and was determined to be complete on **February 4, 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 21, 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 did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: June 04, 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 Monday, March 23, 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 **Tuesday, March 24, 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:

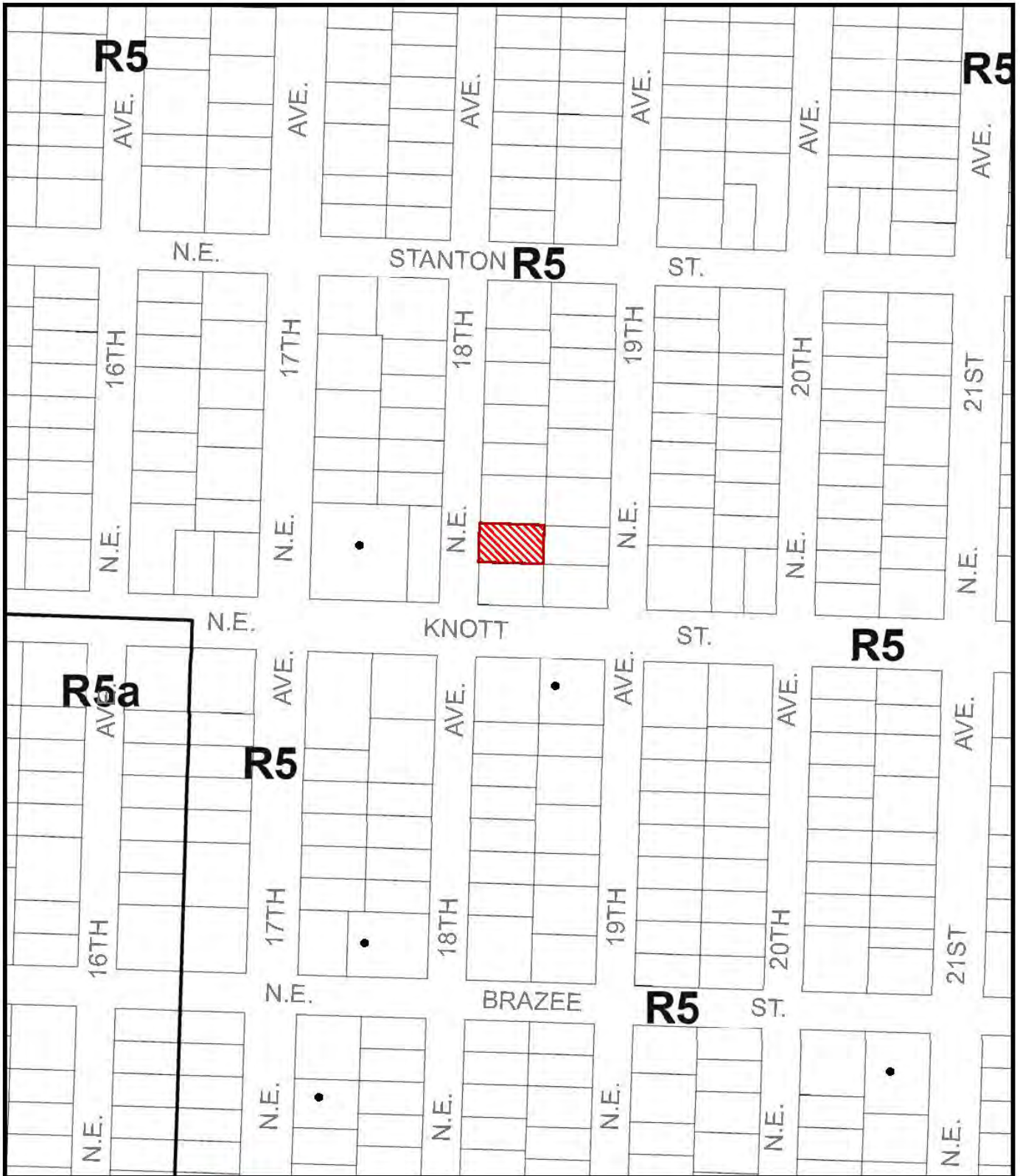
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS
NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submittal
 - 1. Applicant's Statement
 - 2. Site Photos
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Plot Plan with Notes
 - 2. Site Plan (attached)
 - 3. Existing Basement Plan
 - 4. Existing First Floor Plan
 - 5. Proposed First Floor Plan (attached)
 - 6. Existing Second Floor Plan with Proposed Roof to New Addition
 - 7. Existing Elevations: South and East
 - 8. Proposed Elevation: East (attached)
 - 9. Proposed Elevation: South (attached)
 - 10. Proposed Section: South
 - 11. Manufacture's cut sheet: Proposed Door
 - 12. Manufacture's cut sheet: Proposed Windows
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Water Bureau
 - 2. Life Safety/Building Code Section of the Bureau of Development Services
 - 3. Bureau of Parks, Forestry Division
 - 4. Bureau of Development Services Land Use Review
- F. Correspondence:

Dean P. Gisvold, on behalf of the Irvington Neighborhood Association, received March 02, 2015; no objections
- G. Other:
 - 1. Original LU Application
 - 2. Site Visit Photos
 - 3. Irvington Historic District Information
 - 4. Previous permits associated with the site

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

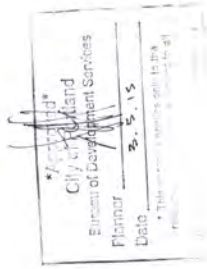
File No. LU 15-107995 HR

1/4 Section 2732

Scale 1 inch = 200 feet

State_Id 1N1E26AC 12700

Exhibit B (Jan 22, 2015)



GLAVAN KITCHEN
REMODEL

2716 NE 18TH STREET
PORTLAND, OREGON 97232

PROJECT INFORMATION

OWNER
BRADFORD AND CHARLENE GLAVAN
1512 NE 18TH AVENUE
PORTLAND, OREGON 97232
PROJECT ADDRESS
2716 NE 18TH AVENUE
PORTLAND, OREGON 97232

TAX ID NO
718835
PERMITS
1512 NE 18TH AVENUE
AND S & R OF LOT 12,
BLOCK 3A, NE 17TH OF LOT 12,
LOT 12, 13
AS ZONING

BUILDING AND SITE INFORMATION

LOT AREA: FLOODPLAIN
3,214 SF
HOUSE FOOTPRINT AREA
2,870 SF
TOTAL HOUSE FOOTPRINT
2,447 SF
TOTAL FOOTPRINT
1,650 SF
ROOF AREA EXISTING HOUSE
2,456 SF
GARAGE ROOF AREA
2,759 SF
TOTAL ROOF AREA
5,215 SF
CHANGE IN PAVED AREAS
0 SF
OF IMPERVIOUS SURFACES
506
OF IMPERVIOUS SITE AREA
506

NOTES

1. CONCRETE STRENGTH TO BE 3000PSI
2. PROVIDE MIN OF 1/2" BEARING FOR ALL HEADERS
3. CONFIRM TO VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE AND TO NOTIFY ARCHITECT OF ANY ERROR
4. USE CHERRY BACKER BOARD AT ALL AREAS TO RECEIVE FINISH WALLS AND CEILING TO BE SMOOTH WALL FINISH
5. ALL VERTICAL DIMENSIONS ASSUME NEW CEILING SHEET GOODS WALL OVER: DADOR MUR327
6. ALL DIMENSIONS ARE TO FINISH SURFACE, UNLESS SPECIFIED OTHERWISE
7. ALL ELECTRICAL TO BE INSTALLED AS REQUIRED BY CODE
8. ALL ELECTRICAL TO BE INSTALLED AS REQUIRED BY CODE

APPLIANCES

- REUSE EXISTING DISHWASHER
- REUSE EXISTING REFRIGERATOR
- 277 DADOR WALL OVEN
- 277 DADOR MICROVAPE/CONVENTION OVEN
- MONT-A-HOOD, 1994-024
- STAINLESS STEEL
- WALL OVEN: DADOR MUR327
- TRIM KIT: DADOR ACT20
- DADOR D6044
- BANCO SOLON 912336 COMPOST POT

LIST OF DRAWINGS

- A1 PLOT PLAN AND NOTES
- A2 SITE PLAN
- A3 EXISTING BASEMENT PLAN
- A4 EXISTING FIRST FLOOR PLAN
- A5 NEW FIRST FLOOR PLAN
- A6 PARTIAL SECOND FLOOR PLAN W/ EXISTING FINISH TO BE RELOCATED TO BE ALIGNED EXISTING ELEVATIONS TO BE ALIGNED
- A6.1 EAST ELEVATION
- A6.2 SOUTH ELEVATION
- A7 SECTION AND WALL SECTION
- A8 INTERIOR ELEVATIONS
- A8.1 INTERIOR ELEVATIONS
- A9 INTERIOR DETAILS
- A10 REFLECTED CEILING AND ELEC. PLAN
- B1 STRUCTURAL DETAILS

PLUMBING FIXTURES

- KITCHEN SINK
- 277 DADOR 816 165
- FRIDGE
- KPC 135 STAMP DISPENSER, MODEL #5340-002-700
- 1/2" MOUNTAIN DISPOSAL SWITCH, MODEL DMT070/PWS
- MOUNTAIN DISPOSAL SWITCH, MODEL DMT070/PWS
- GLAVAN CABINETS TO BE SELECTED
- DRAIN LIVER
- FACET TO BE SELECTED

WINDOWS

- DOUBLE HUNG WINDOWS
- FINISH WINDOWS BY MAKON
- (A) AT NEW ELEVATION, WOODGRAIN
- INSULATING "M" LOW E GLAZING, ARGON FILLED
- 1 1/2" GLAZING SPACERS W/ SPACER BIRT
- OVERLO STORAGE
- HARDWARES BY SWISS MADE
- HALF SERRING
- (1) AT BENCH SEAT, EAST ELEVATION, WOODGRAIN
- ALL OTHER SPECS SAME AS ABOVE

DOORS

- NEW BACK DOOR
- NEW ENTRY DOOR
- NEW FLOOR AREA
374' x 6' 6"
- PAINTED TO MATCH EXISTING TRIM INSIDE AND OUT.

ENERGY COMPLIANCE

NEW CEILING
NEW FLOOR
NEW FLOOR AREA
ALL NEW WINDOWS & DOORS
R49
NEW FLOOR AREA
R15
NEW FLOOR AREA
ALL NEW WINDOWS & DOORS
U30

PROJECT DESCRIPTION

KITCHEN ADDITION AND REMODEL
A ONE STORY STEEP ADDITION TO BE BUILT ON THE SOUTH SIDE OF THE BUILDING TO ACCOMMODATE NEW KITCHEN REMODEL.
EXISTING APPLIANCES WILL BE REUSED AND RELOCATED.
NEW EXTERIOR WINDOWS WILL BE PLACED ON THE EAST AND WEST SIDES OF THE HOUSE. THE EXISTING BACK DOOR WILL BE REPLACED BY A HALF GLASS DOOR TO THE BACKYARD.

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A ONE STORY STEEP ADDITION TO BE BUILT ON THE SOUTH SIDE OF THE BUILDING TO ACCOMMODATE NEW KITCHEN REMODEL.
EXISTING APPLIANCES WILL BE REUSED AND RELOCATED.
NEW EXTERIOR WINDOWS WILL BE PLACED ON THE EAST AND WEST SIDES OF THE HOUSE. THE EXISTING BACK DOOR WILL BE REPLACED BY A HALF GLASS DOOR TO THE BACKYARD.

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REVISIONS

NO	DATE	DESCRIPTION
1	JUN 19, 2015	

SCALE: _____

DONNA J. WAX R.A.
ARCHITECT

3035 NE UNION AVENUE
PORTLAND, OREGON 97232
TELEPHONE 503.282.7788
WWW.DONNAJWAXARCHITECT.COM



GLAVAN KITCHEN REMODEL

2714 NE 18TH STREET
PORTLAND, OREGON 97232

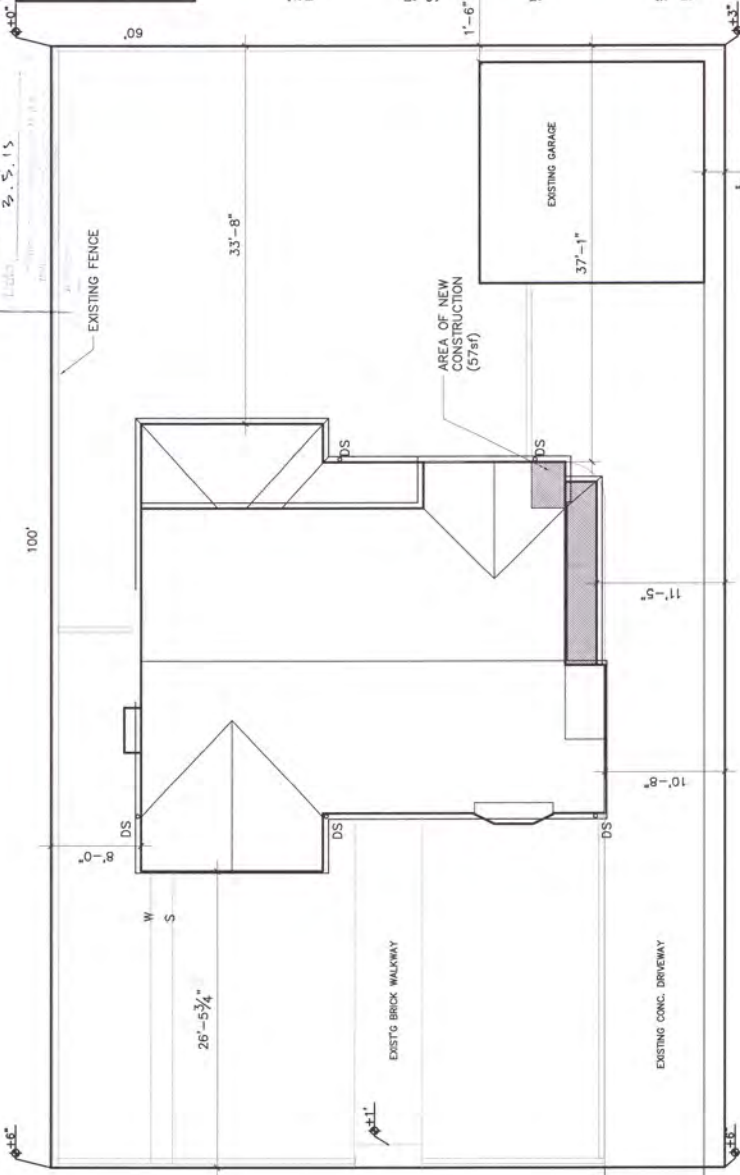
DRAWING TITLE
SITE PLAN

REVISIONS

SCALE	1/8"=1'-0"
DATE	JAN 18, 2015

A2

City of Portland
Planning and Development Services
Linda Z. S. S. 15
1/1/15



NE 18th Avenue

W15-107995H2 EXH C-2

DONNA J. WAX, R.A.
ARCHITECT

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PORTLAND, OREGON 97214
TELEPHONE 503-261-7170
FAX 503-261-7171
WWW.DONNAJWAXARCHITECTS.COM



GLAVAN KITCHEN
REMODEL

2714 SE 85TH STREET
PORTLAND, OREGON 97228

DRAWING TITLE

EXISTING BAEMENT

REVISIONS

SCALE

1/4"=1'-0"

DATE

Jan 18, 2015

NO.

A3

BONUS RM.

STORAGE RM.

*Approved by
City of Portland
Bureau of Development Services
Planner
Date 5.5.15
4/20/15
tr/ab

EXISTING 6X9 BEAM
W/ STEEL REINFORCING

WATER HEATER

NEW CONSTRUCTION ABOVE

FURNACE



LW 15-107995 the EXH-C-3

DONNA J. WAX P.A.

ARCHITECT

2045 NE NORTH AVENUE
PORTLAND, OREGON 97232
TEL: 503-281-1778
WWW.DONNAJWAXARCHITECT.PA



GLAVAN KITCHEN
REMODEL

2714 NE 18TH STREET
PORTLAND, OREGON 97232

DRAWING TITLE

EXISTING FIRST
FLOOR

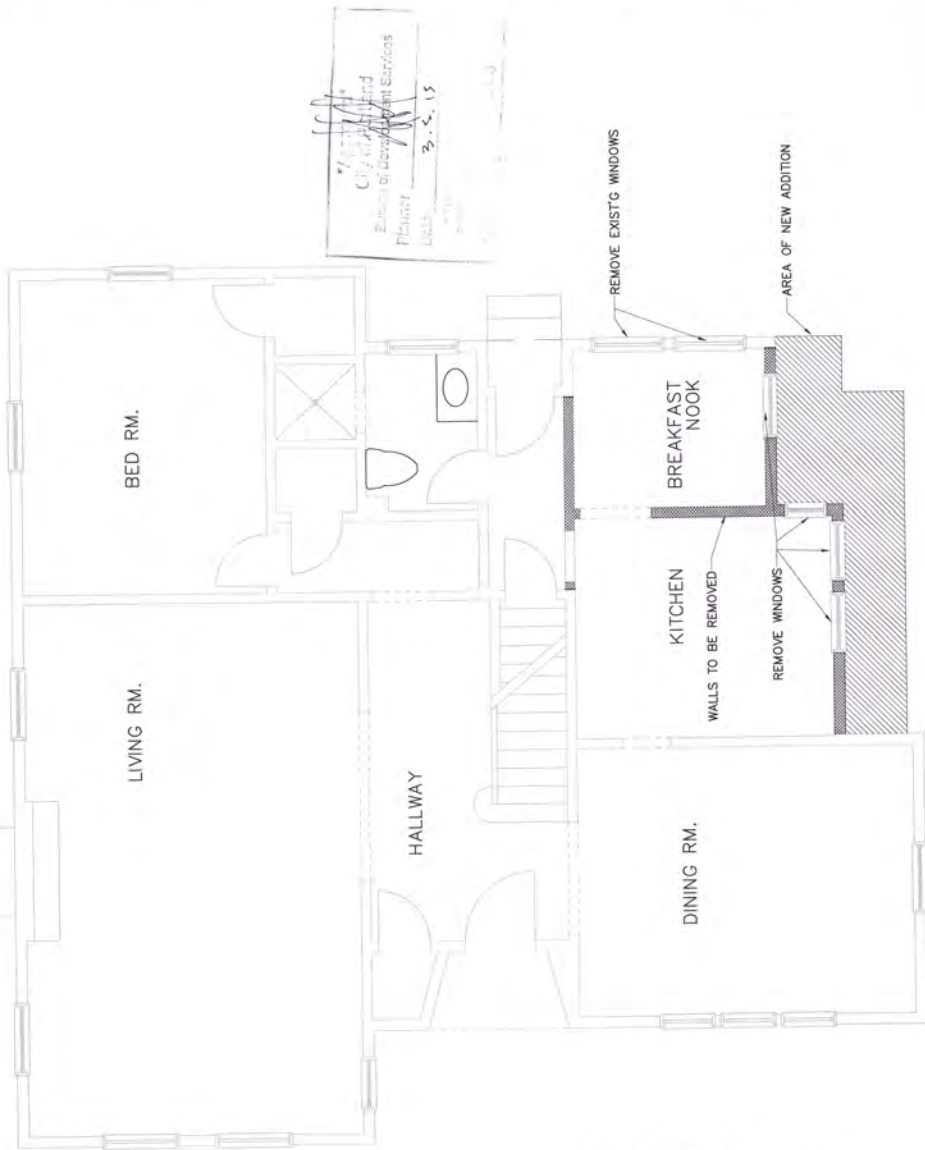
REVISIONS

SCALE 1/4" = 1'-0"

DATE Jan. 18, 2015

A4

NO



LV15-107995HR

EXH C-4

DOINA J. WAX P.A.
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PORTLAND, OREGON 97232
503.281.1770
WWW.DJWAXARCHITECT.PA.COM



GLAVAN KITCHEN
REMODEL

2711 NE 87TH STREET
PORTLAND, OREGON 97212

DRAWING TITLE

SECOND FLOOR

REVISIONS

SCALE 1/4"=1'-0"

DATE Jun 18, 2013

NO

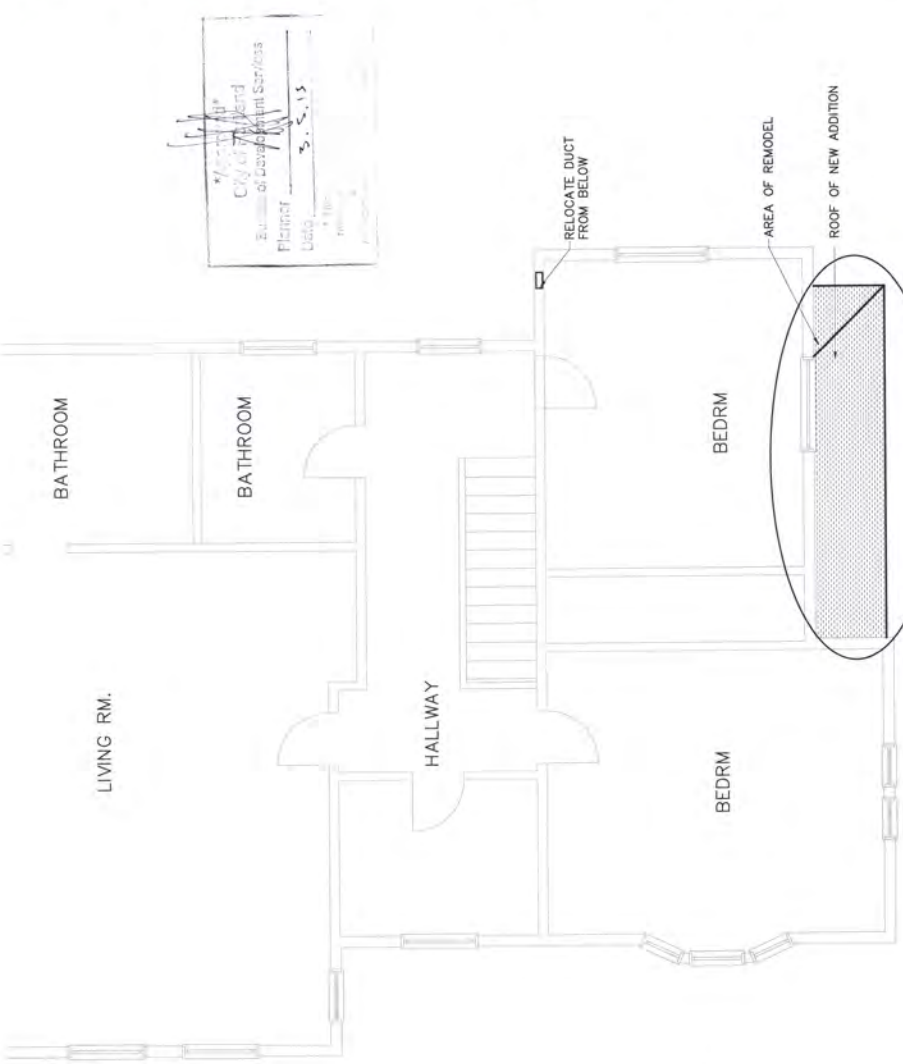
A5

City of Portland
Bureau of Development Services
Permit # 3-5-13
Lid #

RELOCATE DUCT
FROM BELOW

AREA OF REMODEL

ROOF OF NEW ADDITION



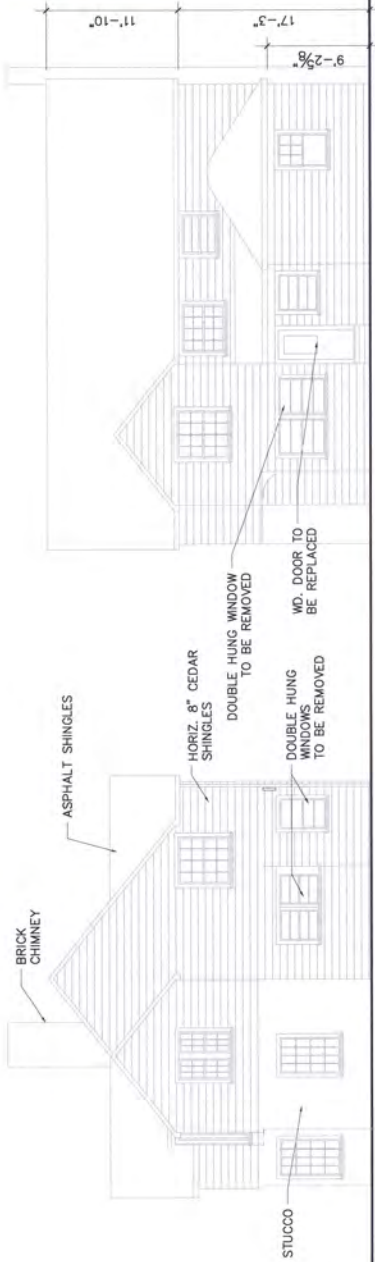
DONNA J. WAX P.L.L.C.
ARCHITECTS

5055 NE NORTH AVENUE
PORTLAND, OREGON 97220
TEL: 503.281.1100
WWW.DONNAJWAXARCHITECTS.COM



GLAVAN KITCHEN REMODEL

2714 NE 18TH STREET
PORTLAND, OREGON 97220



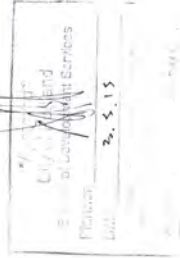
1 SOUTH
VIEW

2 EAST
VIEW

DRAWING TITLE

EXISTING
ELEVATIONS
TO BE ALTERED

REVISIONS



SCALE 1/8"=1'-0"

DATE Jan 18, 2015

A6

LU15-107995HR

EXH-C-7



GLAVAN KITCHEN
REMODEL

2714 NE 18TH STREET
PORTLAND, OREGON 97222

DRAWING TITLE

EAST ELEVATION

REVISIONS

SCALE 1/4"=1'-0"

DATE Jan 19, 2015

NO. A6.1



NEW SIMPSON WD. DOOR #7010
FRENCH DOOR W' INSUL GLASS

NEW ASPHALT
ROOF
TO MATCH
EXIST'G

NEW SIDING
TO MATCH
EXIST'G

MARVIN WOOD ULTIMATE
DOUBLE HUNG WINDOW
WJDH2014
W/ 3/8" SDL W/ SPACER BAR
1/8" INSL. ARGON FILLED
LOW E GLASS U.29

MARVIN WOOD
ULTIMATE
DOUBLE HUNG
WINDOW
WJDH3020

LU15-107995HR

EXH C-8

DONNA J. WAX R.L.A.
ARCHITECT

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TEL: 503.281.1111
WWW.DONNAJWAX.COM



GLAVAN KITCHEN
REMODEL

27 1/2 NE 18TH STREET
PORTLAND, OREGON 97232

DRAWING TITLE

SOUTH ELEVATION

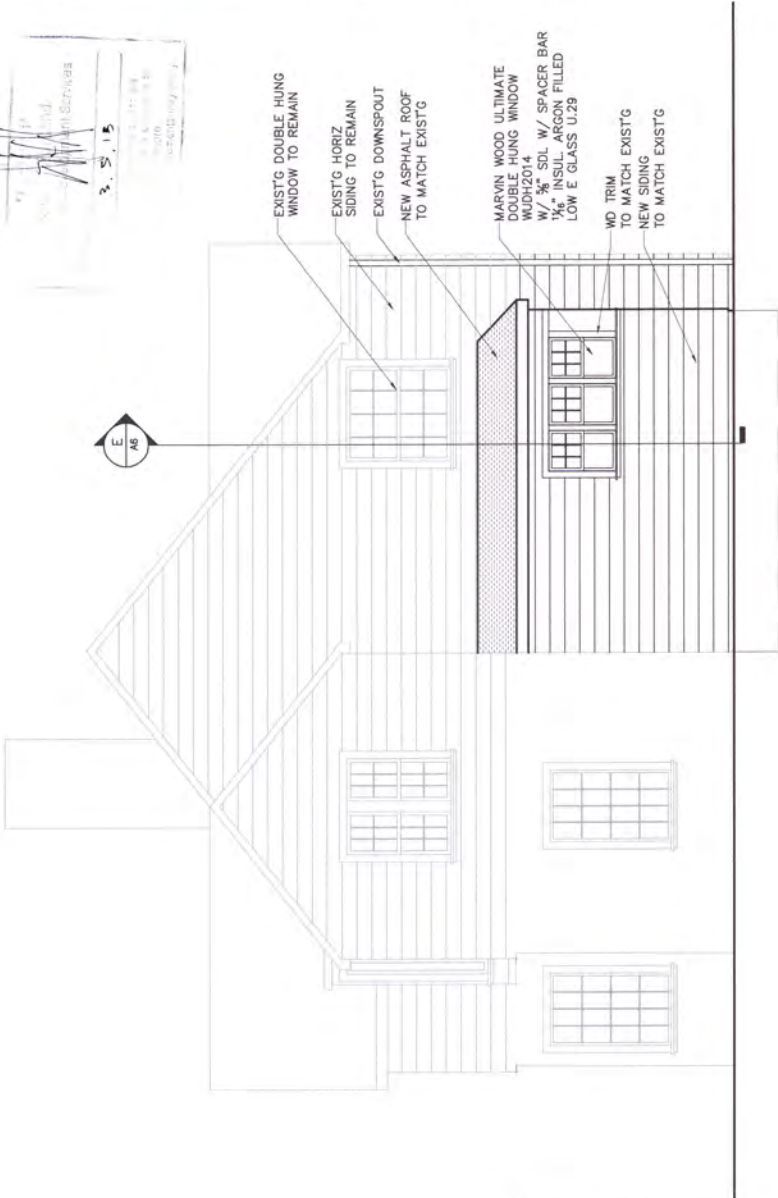
REVISIONS

SCALE 1/4"=1'-0"

DATE Jan 19, 2015

NO. A6.2

Handwritten notes and signature:
3.5.15
Donna J. Wax
Architect
Portland, Oregon



- EXIST'G DOUBLE HUNG WINDOW TO REMAIN
- EXIST'G HORIZ SIDING TO REMAIN
- EXIST'G DOWNSPOUT
- NEW ASPHALT ROOF TO MATCH EXIST'G
- MARVIN WOOD ULTIMATE DOUBLE HUNG WINDOW WJHD2014 W/ 5/8" SCL W/ SPACER BAR 1 1/8" INSUL. ARGON FILLED LOW E GLASS U.29
- WD TRIM TO MATCH EXIST'G NEW SIDING TO MATCH EXIST'G

LU15-107995HR

EX7C-9



ROOF:
EXISTING 2x10 FRAMING @ 16" O.C.
PLYWOOD SHEATHING W/ 1/2" TP.
COMPOSITION SHINGLE ROOFING

EXISTING WALL CONSTRUCTION:
2x4 STUDS, 3/4" WD. SHEATHING
W/ 8" HORIZ. LAP SIDING.

BATT INSUL., GYP INT.
EXISTING FLOOR CONSTRUCTION
2X12 FRAMING @ 16" O.C. WD. SUBFLOORING
AND 1/2" HARDWOOD FLOORING.
GYP CEILING BELOW

NEW ROOF CONSTRUCTION
2X4 FRAMING @ 24" O.C.
3/4" PLYWOOD SHEATHING,
SINGLE PLY MEMBRANE
R49 BATT INSULATION

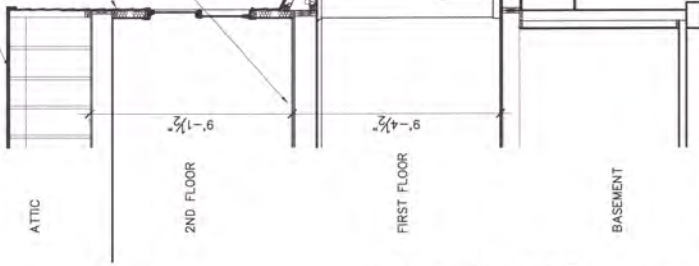
NEW WALL CONSTRUCTION
2X6 @ 16" O.C., 3/4" PLYWOOD SHEATHING,
WRB, 3/4" RAIN SCREEN, 8" HORIZ
WD LAP SIDING, 3/4" GWB INT.,
R21 FACED BATT INSUL.

DOUBLE HUNG WOOD WINDOW, SEE ELEV.
WD TRIM TO MATCH EXIST'G

PATCH EXIST'G CONC. DRIVEWAY

NEW 6" STEM WALL AND
8" DX15" W CONC. FOOTING
W/ REINFORCING

R38 MIN AT CRAWL SPACE



GLAVAN KITCHEN
REMODEL

11111 SE CLATSOP STREET
PORTLAND, OREGON 97222

City of Portland
Meeting
Listed 3.5.15

DRAWING TITLE

SECTION

REVISIONS

SCALE 1/4"=1'-0"

DATE Jan 18, 2015

GLAYAN REMODEL
EAST ELEV.
BACK DOOR



[View Detailed Drawing](#)



THERMAL FRENCH (TDL)

7010

SERIES: Exterior French & Sash Doors

TYPE: Exterior French & Sash

STANDARD FEATURES

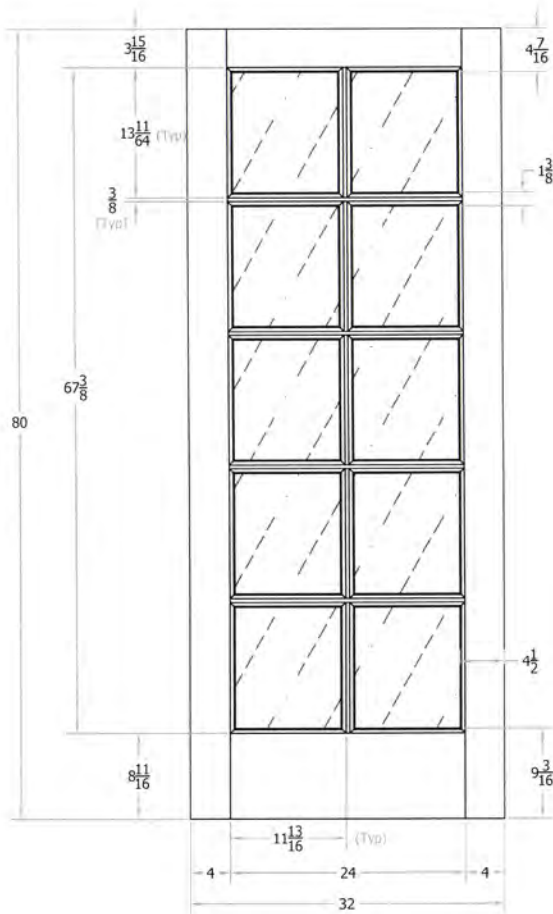
Available in Any Wood Species

Available in Virtually Any Size

Textured Glass Options

Privacy Rating: 1

LV 15-107995HR EXH < - 11



THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS PROPRIETARY TO SIMPSON DOOR COMPANY AND SHALL NOT BE REPRODUCED, COPIED OR DISCLOSED IN WHOLE OR PART, OR USED FOR MANUFACTURE OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF SIMPSON DOOR COMPANY.

Revisions

Rev #	Description	Date	by Whom

TITLE 7010 2/8 x 6/8 Customer Layout			
DRAWING NO. D-7010-208-608-0700			
LAYOUT 00	SCALE NTS	PATTERN # 7001	
DRAWN BY: J. Decker		DATE 09/18/2007	
Simpson®			

LV 15-107995HR

EXH C-V

THE BENEFITS OF MARVIN® ULTIMATE DOUBLE HUNG WINDOWS

With advancements in engineering never imagined by homeowners of days gone by, Marvin brings the classic double hung window into the Ultimate Double Hung era, assuring that this classic style will be around for generations to come. Marvin's exclusive integrated tilt lever allows the sash to be tilted in with one hand or removed for easy cleaning. Choose from a variety of size options including our new taller sizes.

THE MARVIN ULTIMATE DOUBLE HUNG WINDOW



INTERIOR



EXTERIOR



THE MARVIN PATENTED "EASY-TILT-RELEASE" ULTIMATE DOUBLE HUNG WINDOW



The sash in locked position



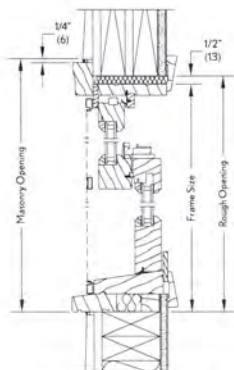
Unlocked position with
tilt release activated



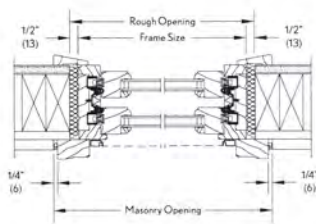
Sash tilting freely
into the room

WOOD ULTIMATE DOUBLE HUNG

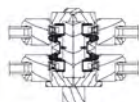
CONSTRUCTION DETAILS



HEAD JAMB AND SILL - OPERATOR



JAMB - OPERATOR



VERTICAL MULLION OPERATOR

WOOD ULTIMATE DOUBLE HUNG / SINGLE HUNG

ENERGY DATA	U-Factor	SHGC	VT	CR	ENERGY STAR®
1 1/16" Insulating Glass Air	0.45	0.55	0.58	43	
1 1/16" Insulating Glass Air Low E	0.33	0.48	0.56	53	
1 1/16" Insulating Glass Argon Low E	0.29	0.48	0.56	56	N
1 1/16" Insulating Glass Argon Low E w/Combination	0.2	0.44	0.51	67	N
1 1/16" Insulating Glass Low E Air	0.32	0.30	0.51	53	NC, SC
1 1/16" Insulating Glass Low E Argon	0.29	0.29	0.51	56	N, NC, SC
1 1/16" Insulating Glass Low E Argon w/Combination	0.21	0.29	0.46	67	N, NC, SC
1 1/16" Insulating Glass Low E Air	0.32	0.20	0.46	53	NC, SC, S
1 1/16" Insulating Glass Low E Argon	0.28	0.20	0.46	57	N, NC, SC, S
1 1/16" Insulating Glass Low E Argon w/Combination	0.20	0.21	0.42	68	N, NC, SC, S
7/8" Tripane Low E Argon Low E	0.25	0.40	0.49	64	N, NC
7/8" Tripane Low E Krypton-Argon Low E	0.22	0.40	0.49	67	N, NC
7/8" Tripane Low E Argon Low E	0.24	0.25	0.40	64	N, NC, SC, S
7/8" Tripane Low E Krypton-Argon Low E	0.22	0.25	0.40	67	N, NC, SC, S
7/8" Tripane Low E Argon Low E	0.24	0.18	0.40	64	N, NC, SC, S
7/8" Tripane Low E Krypton-Argon Low E	0.22	0.18	0.40	67	N, NC, SC, S