



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

FROM CONCEPT TO CONSTRUCTION

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

Date: March 27, 2015
To: Interested Person
From: Chris Caruso, Land Use Services
503-823-5747 / Chris.Caruso@portlandoregon.gov

NOTICE OF A TYPE I 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 15-103966 HR WINDOW & DOOR ALTERATIONS AND REPLACEMENTS

GENERAL INFORMATION

Applicant: Arielle Weedman / Weedman Design Partners
1033 SE Main St, Suite 1 / Portland, OR 97214

Owner: Michael L Tevis
1646 SE Elliott Ave / Portland, OR 97214-4810

Site Address: 1646 SE ELLIOTT AVE

Legal Description: BLOCK 21 SWLY 30' OF LOT 18 NELY 20' OF LOT 21, LADDS ADD
Tax Account No.: R463304720
State ID No.: 1S1E02DB 03100
Quarter Section: 3232
Neighborhood: Hosford-Abernethy, contact Joanne Stainbrook at 503-231-9245.
Business District: Hawthorne Blvd. Bus. Assoc., contact Hilda Stevens at 503-774-2832.
District Coalition: Southeast Uplift, contact Bob Kellett at 503-232-0010.
Plan District: None
Other Designations: Contributing resource in Ladd's Addition Historic District
Zoning: R5 – Single-Dwelling Zone with Historic Resource overlay
Case Type: HR – Historic Resource review
Procedure: Type I, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

The applicant seeks Historic Resource Review approval for exterior alterations to the Robert & Marian Evans residence, a 1910 Craftsman-style house listed as a contributing resource in the Ladd's Addition Historic District. The proposed work includes the following:

- Two new wood windows in existing openings and one new wood window in a new opening on the west façade;

- One relocated existing window in a new opening and one new wood window in a reduced existing opening on the south façade;
- Removing one third-story door and filling the opening in with new wood lap siding on the east elevation; and
- New wood lap siding and wood trim in altered openings as required, to match exiting material and profiles on the house.

Historic Resource Review is required for exterior alterations to existing structures in the Ladd's Addition Historic District.

Relevant Approval Criteria:

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

- 33.846 Historic Reviews
- Ladd's Addition Conservation District Guidelines

ANALYSIS

Site and Vicinity: The site is located on a 3,966 square foot parcel in Ladd's Addition, fronting SE Elliott Avenue. The site is developed with an existing three-story home originally constructed in 1910 and listed as a contributing resource in the district.

The surrounding development is all single-family residential houses. Most nearby properties are existing, well-maintained homes of similar early twentieth-century vintage as the subject house. The abutting streets are all improved with paved roadways, on-street parking, curbing, street trees, and paved public sidewalks. SE Elliott Avenue is a designated Local Service Bikeway and Local Service Walkway in the Portland Transportation System Plan.

Zoning: The Residential 5,000 (R5) base zone is intended to preserve land for housing, and to provide housing opportunities for individual households. The development standards of the R5 zone seek to promote desirable residential areas by addressing aesthetically pleasing environments, safety, privacy, energy conservation, and recreational opportunities. The Ladd's Addition Historic District designation triggers a Historic Design Review process for most exterior alterations within the district. Historic preservation beautifies the city, enhances the city's economic health, and protects significant elements of the city's and region's heritage.

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.

Ladd's Addition is Portland's oldest planned residential community (1891) and one of the oldest in the western United States. Ladd's radial street plan marked a dramatic break in Portland's typical grid street pattern. With a formal symmetry echoing Renaissance cities and gardens, the radial streets converge at five formal gardens, which are the showpieces of the community. Parking strips are lines with mature street trees, green archways of elms and maples. The architectural character of Ladd's Addition was established in the three decades following the turn of the century. Although the individual structures represent a variety of styles, including Bungalow, Mission, Tudor and Colonial Revival, they have a continuity of materials, scale, detailing, orientation and setback which creates a sense of architectural uniformity.

Land Use History: City records indicate one prior land use review for this site.

1. LU 82-031347 (VZ 136-82) – Approval of a variance to allow the fire escape to project into the NE side yard 5 feet instead of the allowed 4 feet.

Agency Review: Not required.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **March 6, 2015**. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

Chapter 33.846.060 - 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 located within the Ladd's Addition Historic District and the proposal is for a non-exempt treatment not requiring a new foundation. Therefore Historic Resource Review approval is required. The approval criteria are the *Ladd's Addition Conservation District Design Guidelines – Exterior Rehabilitation*.

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

Ladd's Addition Conservation District Guidelines – Exterior Rehabilitation

1 Façades Oriented to a Street. In rehabilitating existing buildings, the architectural integrity of street-oriented façades should be maintained. Additions and structural alterations should be limited to the rear and side yard façades and be minimally visible from the street.

Findings: The street-oriented front façade will be maintained. The proposal for new windows and one infilled door is limited to the sides and rear of the house. *This guideline is therefore met.*

3 Exterior Siding Material. Restoration and maintenance of original siding materials is encouraged. Materials used on additions should match or be compatible with the predominant materials used on the original structure. Most single family residences and duplexes in Ladd's Addition feature stucco, horizontal wood siding, wood shingles, brick or a combination of these materials. Most commercial and multi-family structures feature stucco or brick. The following materials are discouraged: plywood, used brick, shakes, exposed concrete block and metal.

Findings: Any new siding required to infill portions of window and door openings being altered with this proposal will be wood horizontal lap siding that matches siding present on the house in profile, installation method, and paint color. *This guideline is therefore met*

6 Windows and Doors. Original windows and doors, including trim, should be retained or restored. If repair is not feasible, new windows or windows on additions should match or be compatible with original windows in form, materials, type, pattern and placement of openings. On residences, the removal of original wood sash windows and replacement with aluminum sash is especially discouraged. Restoration of commercial storefront windows with large fixed glass panes below and smaller glass panes above is especially encouraged.

Findings: The proposed new wood windows will match existing original wood windows in profile and installation. One existing window is being retained and will be relocated to a nearby position on the south elevation. Its trim will be retained and reused as well. The surrounding trim for the new windows will also be wood that

matches the profile and detailing of existing trim on the house. Matching materials and profiles for the new window elements allows these changes to fit into the historic architecture of this contributing resource. *This guideline is therefore met*

13 Crime Prevention. Crime prevention elements should be included in the design with specific attention to landscaping, parking areas, walkways, lighting, entries, and visibility. Windows and entries should not be obscured. Parking areas, walkways, and entries should be adequately illuminated for visibility.

Findings: No changes are proposed for the existing landscaping, parking areas, entries, walkways, or lighting. The new windows will have clear glazing in them that will allow for views of activity happening in the rear and side yards. *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 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 window and door changes do not negatively impact the style and form of the house as seen from the alley and adjacent streets. By relating to its historic context, the exterior alterations are a well-considered contribution to the historic district. 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 Robert & Marian Evans residence, a 1910 Craftsman-style house listed as a contributing resource in the Ladd's Addition Historic District, to include the following:

- Two new wood windows in existing openings and one new wood window in a new opening on the west façade;
- One relocated existing window in a new opening and one new wood window in a reduced existing opening on the south façade;
- Removing one third-story door and filling the opening in with new wood lap siding on the east elevation; and
- New wood lap siding and wood trim in altered openings as required, to match exiting material and profiles on the house.

Approved, per the approved site plans, Exhibits C-1 through C-11 signed and dated March 24, 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.11. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 15-103966 HR".

Staff Planner: Chris Caruso

Decision rendered by:  **on March 24, 2015.**

By authority of the Director of the Bureau of Development Services

Decision mailed March 27, 2015

Procedural Information. The application for this land use review was submitted on January 13, 2015, and was determined to be complete on **March 3, 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 13, 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: July 3, 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.

This decision, and any conditions associated with it, is final. It may be appealed to the Oregon Land Use Board of Appeals (LUBA), within 21 days of the date the decision is mailed, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have submitted written testimony during the comment period for this land use review. Contact LUBA at 775 Summer St NE Suite 330, Salem, OR 97301-1283 or phone 1-503-373-1265 for further 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.

Recording the final decision.

If this Land Use Review is approved, the final decision must be recorded with the Multnomah County Recorder. A building or zoning permit will be issued only after the final decision is recorded. The final decision may be recorded on or after **March 27, 2015**. 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:

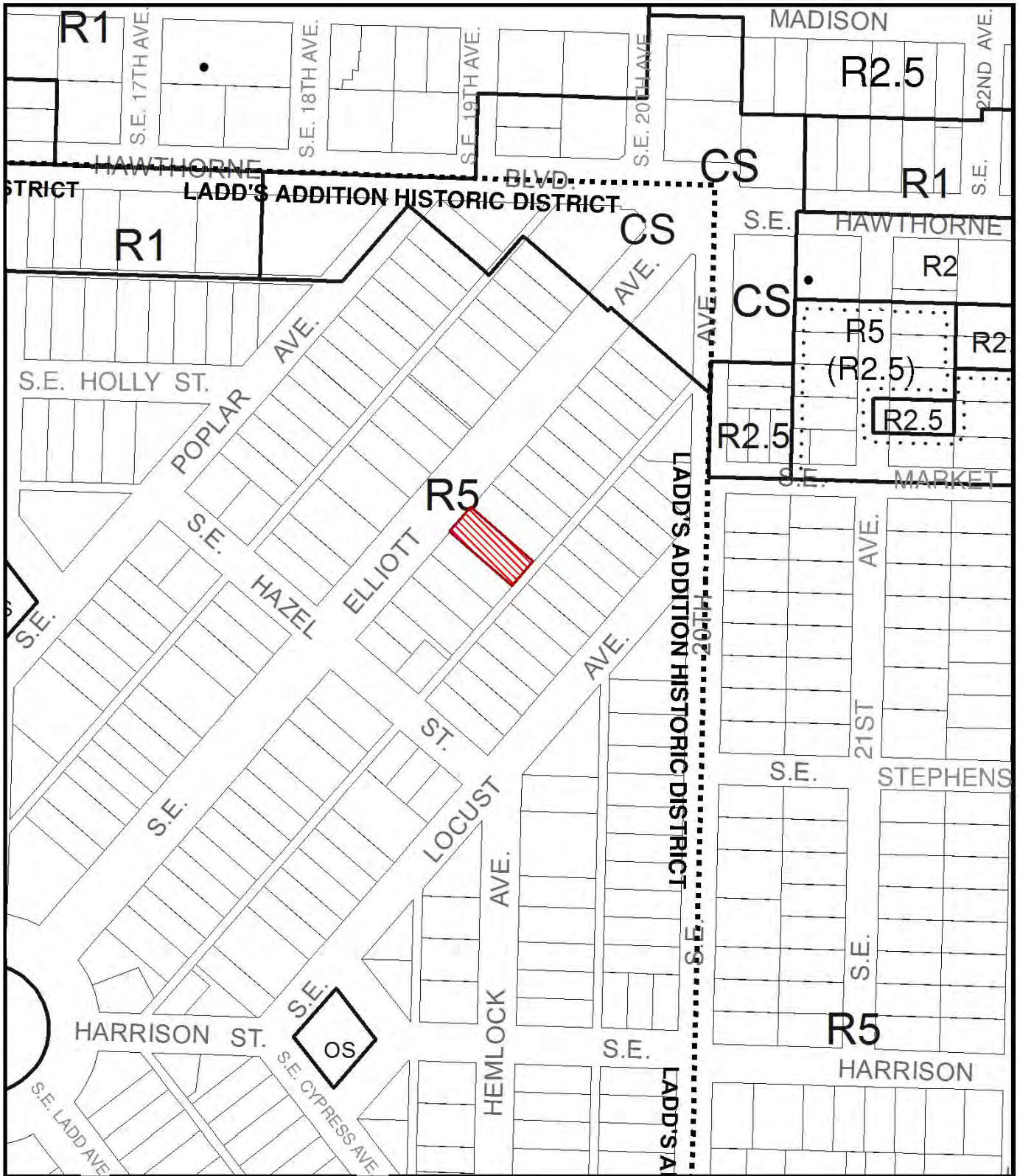
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code for the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Site Plan (attached)
 2. Second Floor Plan
 3. Third Floor Plan
 4. West Elevation (attached)
 5. South Elevation (attached)
 6. East Elevation (attached)
 7. Images
 8. Window Images
 9. Windows Details & Interior Elevations
 10. Window Sections
 11. Kolbe Window Details
- D. Notification information:
 1. Mailing list
 2. Mailed notice
- E. Agency Responses: not required
- F. Correspondence: none received
- G. Other:
 1. Original LU Application
 2. Incomplete Letter

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:
LADD'S ADDITION HISTORIC DISTRICT

File No.	LU 15-103966 HR
1/4 Section	3232
Scale	1 inch = 200 feet
State Id	1S1E02DB 3100
Exhibit	B (Jan 13, 2015)

TEVIS RESIDENCE

TEVIS ELLIOTT RESIDENCE
3072 S. 100th



NO. 2015
NO. 2014
NO. 2013
NO. 2012
NO. 2011
NO. 2010
NO. 2009
NO. 2008
NO. 2007
NO. 2006
NO. 2005
NO. 2004
NO. 2003
NO. 2002
NO. 2001

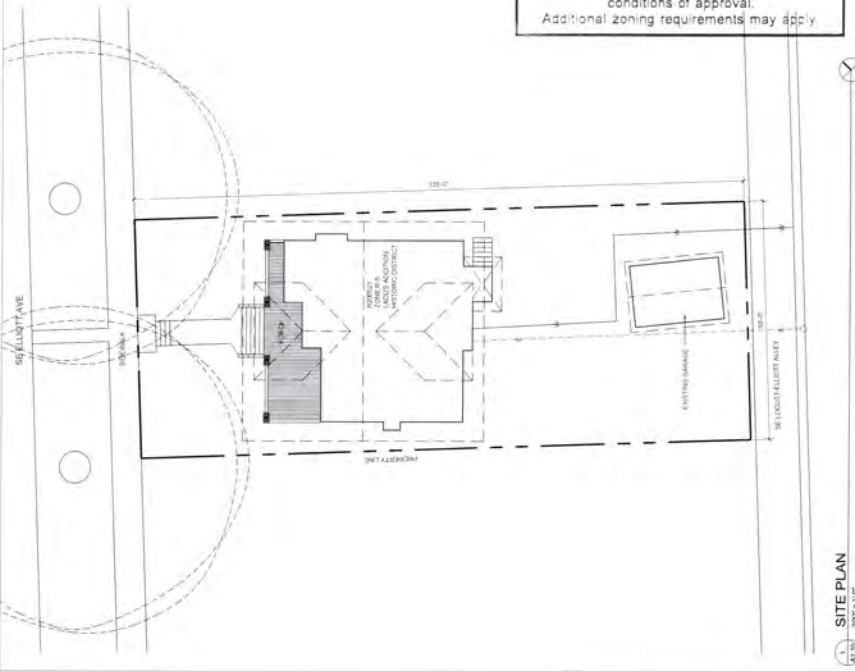
A1.10

SITE PLAN

- GENERAL NOTES**
1. RESIDENCE IS COVERED BY AN EXISTING EASEMENT.
 2. PROPOSED PLANS ARE SUBJECT TO BE MADE IN ACCORDANCE WITH THE CITY OF PORTLAND HISTORIC PRESERVATION AND DESIGNATION ACT AND THE HISTORIC PRESERVATION AND DESIGNATION ACT.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF PORTLAND HISTORIC PRESERVATION AND DESIGNATION ACT.
 4. APPROVED FOR THE CITY.

Approved
City of Portland
 Bureau of Development Services
 Planner CA
 Date 3/24/15

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

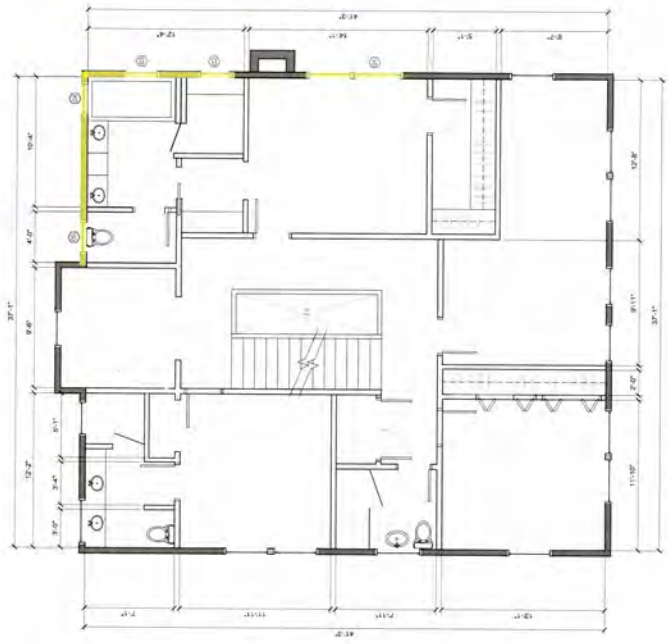


SITE PLAN
 1/8" = 1'-0"
 A1.10



Approved
 City of Portland
 Bureau of Development Services
 Planner CS
 Date 3/24/15

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 Additional zoning requirements may apply

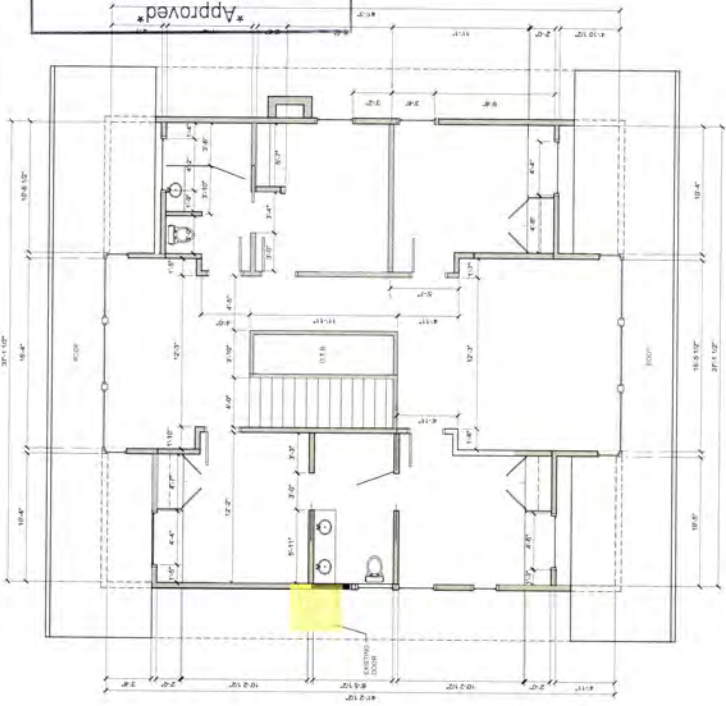






THIS IS AN ELECTRONIC COPY
OF THE ORIGINAL ARCHITECTURAL DRAWING.
NO SCALE SHALL BE APPLIED TO THIS DRAWING.

TEVIS RESIDENCE



Approved
City of Portland
Bureau of Development Services
Planner *[Signature]*
Date 3/29/15
* This approval applies only to the
reviews requested and is subject to all
conditions of approval.
Additional zoning requirements may apply.

LU 15-103966 HR

EXH. C-3

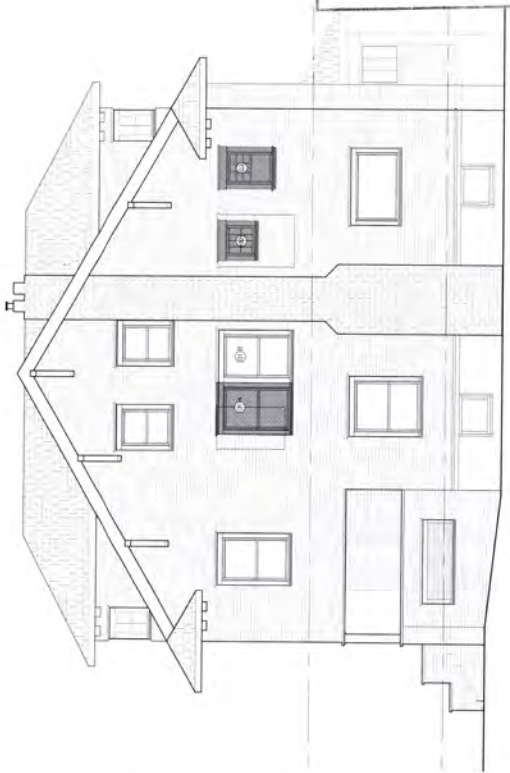
TEVIS RESIDENCE

TEVIS ELLIOTT RESIDENCE
PORTLAND, OREGON
1912

WINDOW NOTES

1. HATCH INDICATES NEW WINDOW PLACEMENT
2. EXISTING WINDOWS ARE SHOWN IN OUTLINE
3. EXTERIOR WINDOW TRIMMING TO BE REPLICATED TO MATCH EXISTING WINDOWS
4. OPENINGS TO BE FILLED SO THAT EXTERIOR SIDING IS SPALLED CONTINUOUSLY WITH EXISTING

NO.		TYPE		OPENING		BILL IT		OPERATION		MANUFACTURER		MATERIAL		FINISH		NOTES	
		ELEN		HEIGHT		WCH											
EN	NEW	48X27	5.2'	3.4'	1.5"	DOUBLE CASING	DOUBLE HERITAGE	WOODWORK	PAINTED	NEW OPENING CASE BAR TO MATCH EXISTING	24 1/2 FT						
EN	NEW	48X33	5.2'	3.4'	1.5"	DOUBLE CASING	DOUBLE HERITAGE	WOODWORK	PAINTED	NEW OPENING CASE BAR TO MATCH EXISTING	13 1/2 FT						
EN	NEW	48X33	2.2'	2.4'	4.1"	CASMENT	SOLBE HERITAGE	WOODWORK	PAINTED	SMALLER WINDOW IN EAST OPENING	13 1/2 FT						
EN	NEW	48X33	2.2'	2.4'	2.0"	DOUBLE HERITAGE	SOLBE HERITAGE	WOODWORK	PAINTED	HERITAGE WINDOW IN EAST OPENING	9 1/2 FT						
EN	EXISTING	SOUTH	2.2'	2.4'	4.1"	CASMENT	SOLBE HERITAGE	WOODWORK	PAINTED	RELOCATED WINDOW IN EAST OPENING	13 1/2 FT						
EN	NEW	SOUTH	2.2'	2.4'	4.1"	CASMENT	SOLBE HERITAGE	WOODWORK	PAINTED	SMALLER WINDOW IN EAST OPENING	5 1/2 FT						
EN	EXISTING	SOUTH	2.2'	2.4'	4.1"	CASMENT	SOLBE HERITAGE	WOODWORK	PAINTED	EXISTING WINDOW TO BE FILLED	20 1/2 FT						
TOTAL ALTERATION																	



Approved
 City of Portland
 Bureau of Development Services
 Planner CC
 Date 3/24/15

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

A7.10

EXTERIOR ELEVATIONS

PROPOSED WEST ELEVATION
 1/8" = 1'-0"

TEVIS ELLIOTT RESIDENCE
 HISTORIC REVIEW APPLICATION

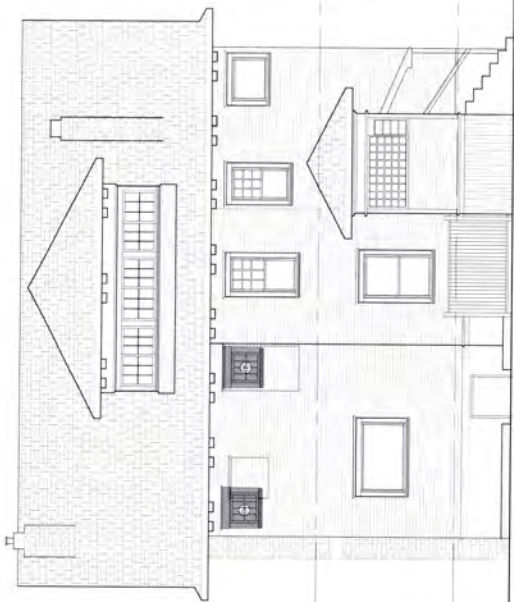


WINDOW NOTES

1. MATCH INDICATES NEW WINDOW PLACEMENT
2. MATCH INDICATES WINDOW REPAIRS TO BE FABRICATED TO MATCH EXISTING WINDOWS
3. EXTERIOR WINDOW TRIM/CASINGS TO BE FABRICATED TO MATCH EXISTING WINDOWS
4. TRIM TO BE PAINTED TO MATCH EXISTING
5. OPENINGS TO BE FILLED SO THAT EXTERIOR SURFACE IS SPICED CONTINUOUSLY WITH EXISTING

TEVIS RESIDENCE

708 E. ELLIOTT AVE.
PORTLAND, OREGON
97232



Approved
 City of Portland
 Bureau of Development Services
 Planner CCSC
 Date 3/24/15

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

A7.11

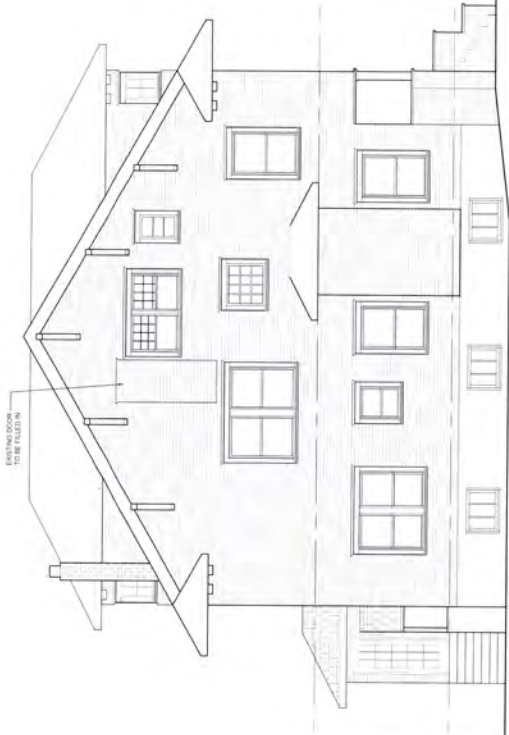
EXTERIOR ELEVATIONS

PROPOSED SOUTH ELEVATION
 1/4" = 1'-0"



TEVIS RESIDENCE

TEVIS ELLIOTT RES
PORTLAND, OREGON
3/2/14



Approved
 City of Portland
 Bureau of Development Services
 Planner CGS
 Date 3/24/15

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

A7.12

PROPOSED EAST ELEVATION
3/4" = 1'-0"

EXTERIOR
ELEVATIONS

WDP

TEVIS ELLIOTT RESIDENCE
HISTORIC REVIEW APPLICATION

LU 15-103966 HR

EXH. C-6



NORTH FACADE
ELLIOTT AVENUE



WEST FACADE

NEW WINDOW

WINDOWS TO BE ALTERED



City of Portland
Bureau of Development Services

Planner CL

Date 3/29/15

* This approval applies only to the **WINDOWS TO BE ALTERED** conditions of approval. Additional zoning requirements may apply.



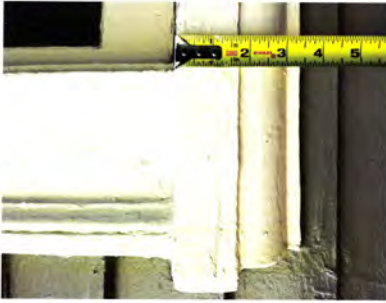
SOUTH FACADE



EAST FACADE

THIRD FLOOR DOOR CURRENTLY BOARDED OVER

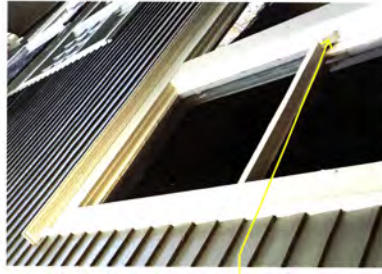
PHOTOGRAPHS & WINDOW DETAILS



SILL & CASING DETAIL



SIDE VIEW-TRIM PROJECTION



REPLICATE HORNS
ON DOUBLE HUNG
WINDOWS

WINDOW HEAD DETAIL



CASING + DEPTH

		WINDOW SCHEDULE										AREA OF ALTERATION	
NO.	TYPE	ELEV.	OPENING HEIGHT	WIDTH	SILL HT.	OPERATION	MANUFACTURER	MATERIAL	FINISH	NOTES			
01A	NEW	WEST	9'-2"	3'-4"	1'-9"	DOUBLE HDGRESS	KOLBE HERITAGE STERLING	WOODWOOD	PAINTED	NEW OPENING CASE A/B TO MATCH EXISTING	24.90 SFT		
01B	NEW	WEST	9'-2"	3'-4"	1'-9"	DOUBLE HDGRESS	KOLBE HERITAGE STERLING	WOODWOOD	PAINTED	NEW WINDOW IN EXIST OPENING	17.90 SFT		
02	NEW	WEST	2'-2"	2'-4"	4'-1"	CASERMENT	KOLBE HERITAGE	WOODWOOD	PAINTED	SMALLER WINDOW IN EXIST OPENING	5.50 SFT		
03	NEW	WEST	3'-6"	2'-6"	2'-10"	DOUBLE HUNG	KOLBE HERITAGE STERLING	WOODWOOD	PAINTED	NEW OPENING MATCH EXIST IN EXIST	9.50 SFT		
04	EXISTING	SOUTH	2'-2"	2'-4"	4'-1"	DOUBLE HUNG	KOLBE HERITAGE	WOODWOOD	PAINTED	RELOCATED WINDOW IN NEW OPENING	10.50 SFT		
05	NEW	SOUTH	2'-2"	2'-4"	4'-1"	DOUBLE HUNG	KOLBE HERITAGE	WOODWOOD	PAINTED	SMALLER WINDOW IN EXIST OPENING	3.50 SFT		
06	WELL	EAST	6'-8"	6'-8"	6'-8"	WELL	KOLBE HERITAGE	WOODWOOD	PAINTED	EXISTING DOOR TO BE FILLED	26.90 SFT		
TOTAL ALTERATION											99.90 SFT		

Approved
 City of Portland
 Bureau of Development Services
 Planner C. G. S.
 Date 3/24/15

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

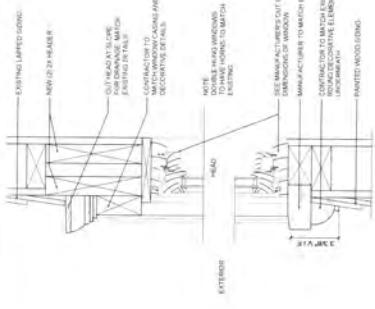
WDP

TEVIS RESIDENCE

TABLE ELLIOTT AVE
PORTLAND, OREGON
503.281.4222



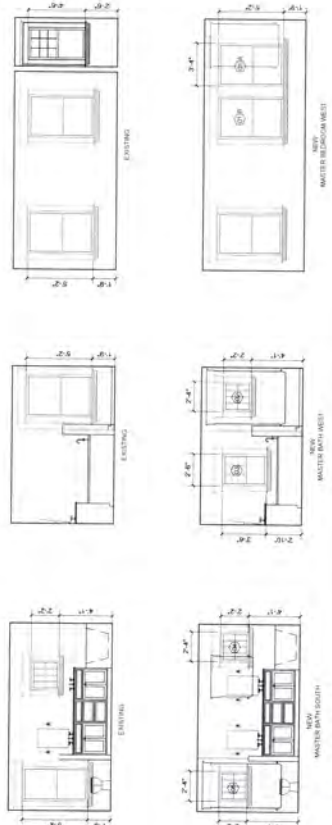
A8.10
INTERIOR
ELEVATIONS



Approved
City of Portland
Bureau of Development Services
Planner CS
Date 3/24/15

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

TYPICAL WINDOW DETAILS
3/1/14



INTERIOR ELEVATIONS
3/1/14



SUPPLEMENT TO HISTORIC REVIEW APPLICATION
 LU-15-103966 HR1646 SE ELLIOTT

NO.	TYPE	ELEV.	WINDOW SCHEDULE		OPERATION	MANUFACTURER	MATERIAL	FINISH	NOTES	AREA OF ALTERATION	
			OPENING	SILL HT.							
			HEIGHT	WIDTH							
01A	NEW	WEST	5'-2"	3'-4"	1'-0"	DOUBLE HOEGRESS	KOLBE HERITAGE STERLING	WOODWOOD	PAINTED	NEW OPENING, CASE ABT TO MATCH EXISTING	24.90 FT
01B	NEW	WEST	5'-2"	3'-4"	1'-0"	DOUBLE HOEGRESS	KOLBE HERITAGE STERLING	WOODWOOD	PAINTED	NEW WINDOW IN EXIST. OPENING	17.90 FT
02	NEW	WEST	2'-2"	2'-4"	4'-1"	CASMENT DIV. LITE	KOLBE HERITAGE	WOODWOOD	PAINTED	SMALLER WINDOW IN EXIST. OPENING	5.90 FT
03	NEW	WEST	3'-6"	2'-6"	2'-10"	SINGLE HO. DIV. LITE	KOLBE HERITAGE STERLING	WOODWOOD	PAINTED	NEW OPENING, MATCH DIV. LITE W/ EXIST.	9.90 FT
04	EXISTING	SOUTH	2'-2"	2'-4"	4'-1"	CASMENT DIV. LITE	KOLBE HERITAGE	WOODWOOD	PAINTED	RELOCATED WINDOW IN NEW OPENING	19.90 FT
05	NEW	SOUTH	2'-2"	2'-4"	4'-1"	CASMENT DIV. LITE	KOLBE HERITAGE	WOODWOOD	PAINTED	SMALLER WINDOW IN EXIST. OPENING	5.90 FT
06	IN/FILL	EAST	8'-8"	3'-0"						EXISTING DOOR TO BE FILLED	20.90 FT
TOTAL ALTERATION										90.90 FT	

DIVIDED LITE NOTES:

1. NEW CASMENT DIVIDED LITES TO MATCH EXISTING WINDOW TYPE A.
2. NEW SINGLE HUNG DIVIDED LITES ONLY AT TOP TO MATCH EXISTING WINDOW TYPE B.

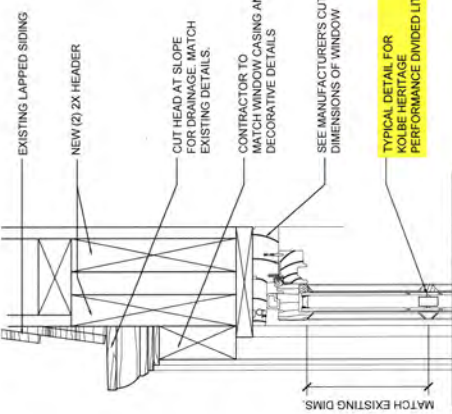


LU-15-103966 HR

EXH.C-10

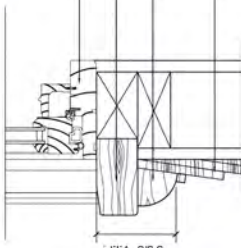
WFP

TEVIS ELLIOTT RESIDENCE
 HISTORIC REVIEW APPLICATION



NOTE:
 DOUBLE HUNG WINDOWS
 TO HAVE HORNS TO MATCH
 EXISTING

SEE MANUFACTURERS CUT SHEETS FOR
 DIMENSIONS OF WINDOW
 MANUFACTURER TO MATCH EXISTING SILL
 CONTRACTOR TO MATCH EXISTING
 ROUND DECORATIVE ELEMENTS
 UNDERNEATH
 PAINTED WOOD SIDING



SILL

TYPICAL WINDOW SECTION

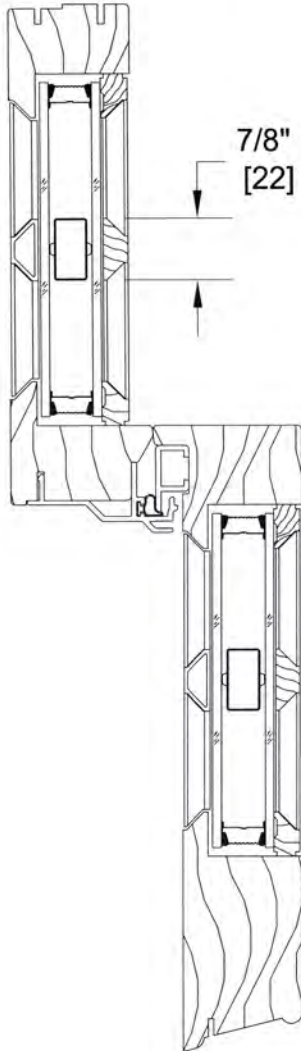
1
 8.10
 3" = 1'-0"

EXTERIOR

Approved
 City of Portland
 Bureau of Development Services
 Planner: *SL/ALS*
 Date: *3/24/15*

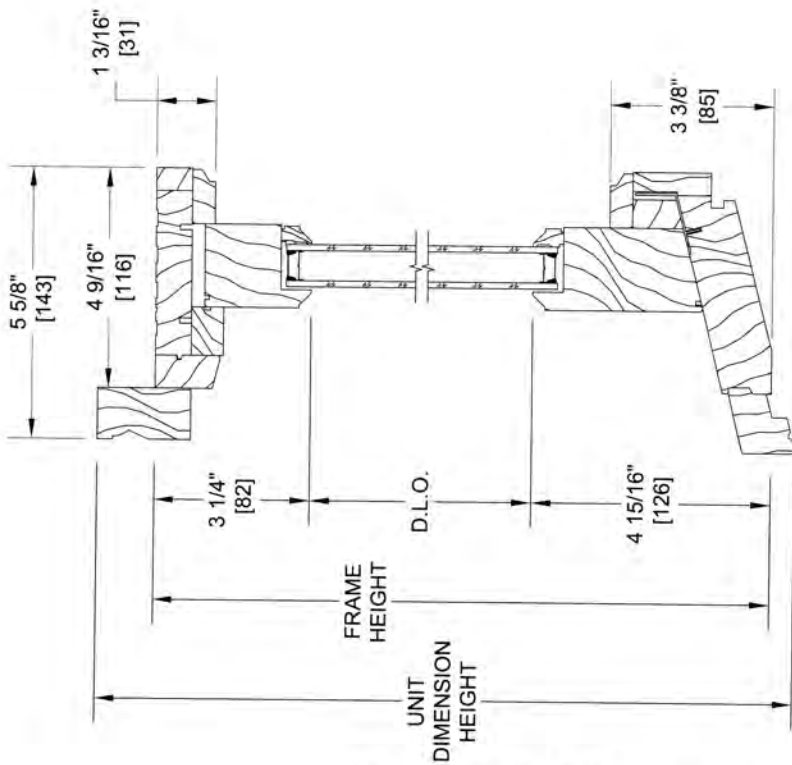
* This approval applies only to the
 reviewed plans and is subject to all
 review conditions of approval.
 Additional zoning requirements may apply.

HERITAGE SERIES
Sterling Double Hung
Standard PDL - 7/8" Bar



Approved
City of Portland
Bureau of Development Services
Planner [Signature]
Date 3/29/15
* This approval applies only to the reviews requested and is subject to all conditions of approval.
Additional zoning requirements may apply

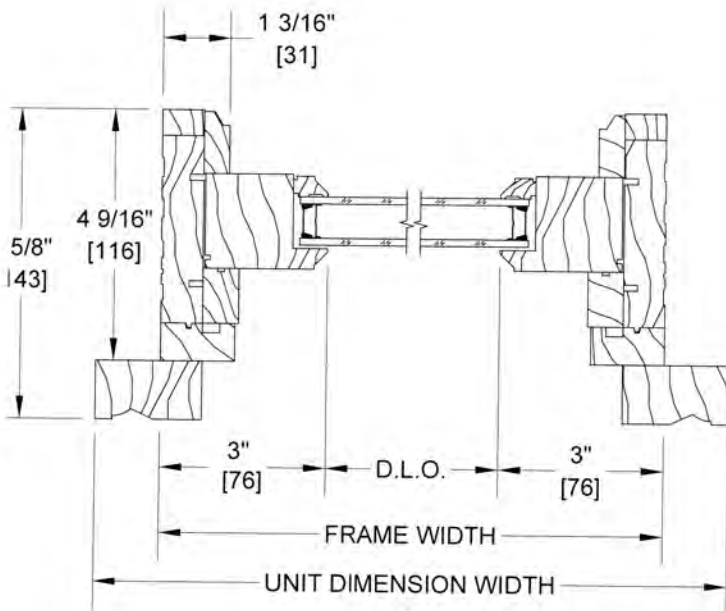
HERITAGE SERIES
Sterling Double Hung Studio
Vertical Cross Section



LU 15 - 10 39 66 FR

EXH.C-11

HERITAGE SERIES
Sterling Double Hung Studio
Horizontal Cross Section



Kolbe © windows & do
3/06/2008

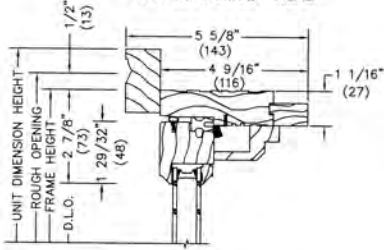
LU 15-10 39 66 HR

EXH.C-11

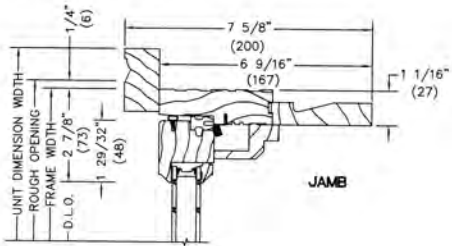
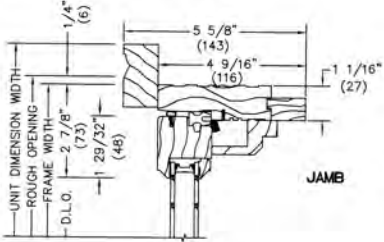
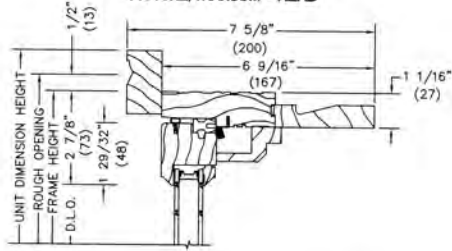
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Sections

PICTURE/TRANSOM - HEAD

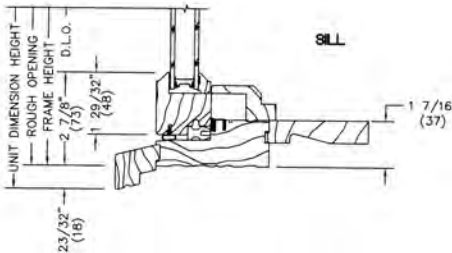
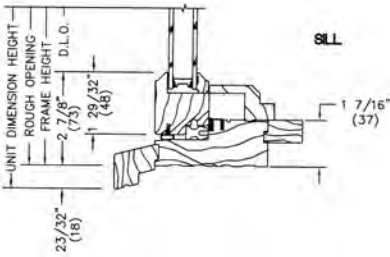


PICTURE/TRANSOM - HEAD



JAMB

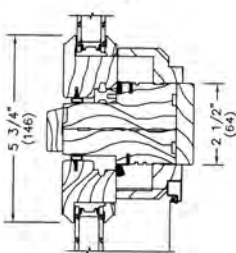
JAMB



SILL

SILL

STACK DETAIL
SASH SET



JAMB DETAIL
EURO HINGE

