



**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](http://www.portlandoregon.gov/bds)

**Date:** May 07, 2015  
**To:** Interested Person  
**From:** Arthur Graves, Land Use Services  
503-823-7803 | [Arthur.Graves@portlandoregon.gov](mailto:Arthur.Graves@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 14-198470 HR: DORMER AND WINDOW ADDITIONS**

#### **GENERAL INFORMATION**

**Applicant:** Scott Furrow | Sun Angle Studio, LLC | 971.255.3644  
1604 SE Knapp Street | Portland OR 97202

**Owner:** Charles Schmidt | 2521 NE 35th Place | Portland OR 97212

**Site Address:** 3340 NE 20<sup>TH</sup> Avenue

**Legal Description:** BLOCK 28 N 1/2 OF LOT 14 S 1/2 OF LOT 15, IRVINGTON  
**Tax Account No.:** R420406080  
**State ID No.:** 1N1E26AA 06000  
**Quarter Section:** 2732  
**Neighborhood:** Sabin Community Assoc., contact Rachel Lee at 503-964-8417.  
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 Claire Adamsick at 503-388-9030.

**Other Designations:** Contributing resource in the Irvington Historic District, which was listed in the National Register of Historic Places on October 22, 2010

**Zoning:** R5: Single-Dwelling Residential Zone (R5) and Historic Resource Protection overlay zone

**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 is seeking Historic Resource Review approval for alterations to the West, South and North façades of the contributing resource structure in the Irvington Historic District. The alterations and replacements include the following:

- **West Elevation** (street facing facade). The addition of a dormer, approximately 60 total square feet in size, to the existing roof plane. The dormer will also include 5 wood double hung windows, each of which is approximately six square feet in size. All proposed trim and siding to match existing.
- **South Elevation** (side façade). The addition of a fiberglass basement window approximately 5 square feet in size to the rear of the façade. The side of the previously mentioned dormer addition will also be visible from this elevation. All proposed trim and siding to match existing.
- **North Elevation** (side façade). The addition of an egress basement window approximately 12 square feet in size to the rear of the façade - not subject to Historic Review due to Portland Zoning Code 33.445.320.B.4.b. The side of the previously mentioned dormer addition will also be visible from this elevation. All proposed trim and siding to match existing.

**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 contributing structure sits on a 5,000-square-foot mid-block site at the northeast corner of the Irvington Historic District. The residence, historically known as the Frank A and Josephine Bauman House, is a horizontal board Colonial Revival bungalow located between NE Fremont Street (to the north) and NE Klickitat Street (to the south) and NE 20<sup>th</sup> Street (to the west) and NE 21<sup>st</sup> Street (to the east). The contributing resource is a two-story house with a non-contributing one-car garage in the southeast corner of the property.

Platted in the late Nineteenth Century, today's Irvington Historic District 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 within the historic period were sometimes built at the sidewalk and/or out of architectural character with the house.

**Zoning:**

The single-dwelling zones, including the Residential 5,000 (R5), are intended to preserve land for housing and to provide housing opportunities for individual households. The zones implement the comprehensive plan policies and designations for single-dwelling housing.

The Historic Resource Protection overlay zone 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 on **April 13, 2015**.

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on **April 13, 2015**. Three written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

1. Dean Gisvold, Chair of the Irvington Community Association Land Use Committee, on April 28, 2015, wrote with no objections. See Exhibit F-1 for additional details.
2. Rachel Lee, Chair of the Sabin Land Use & Transportation Committee, on April 27, 2015, wrote in support of the proposal, noting that the Committee supports maintenance of housing stock and reasonable alterations that make existing dwellings more livable. See Exhibit F-2 for additional details.
3. F. Howard Schneider, an Irvington neighbor, on April 20, 2015, wrote in support of the proposal noting that the alterations contribute both to the residence and the extended neighborhood. See Exhibit F-3 for additional details.

## 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.

**Findings for 1, 2 and 3:** The proposed alterations will not negatively impact the historic character of the contributing resource. In contrast to the previous dormer alteration to the rear façade (east facing) the proposed dormer to the front façade (west facing) is in scale and character with the existing structure. This attention to the existing structure's architectural aesthetic regarding scale and character help to ensure that this resource will remain a record of its time, and retain value as a contributing resource within the Irvington Historic District.  
*Therefore these criteria are met.*

- 4. Historic features.** Generally, deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature will match the 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 4 for and 5:** The proposed alterations will not damage historic features true to the house. No chemical or physical treatments that might adversely affect historically accurate materials will be used in the installation or construction of the proposed alterations. *Therefore these criteria are met.*

**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 earth disturbance is proposed. *Therefore, this criterion is not applicable.*

**7. Differentiate new from old.** New additions, exterior alterations, or related new construction will not destroy historic materials that characterize a 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 are isolated to a new basement window on the south façade (not street facing) and a dormer addition to the street facing east façade. While the strong roofline is a significant element to the architectural style of this contributing resource the proposed addition of a dormer, including five wood double hung windows, is compatible with the existing structure's massing, size and scale. The proposed wood windows to the dormer are also of similar style and proportion to other windows on the structure and while they are compatible and consistent with the contributing resource they will read as being clearly of a different time than the 1920's when this structure was built. Trim and siding proposed on the new dormer will also match the existing resource. In addition, this proposal is consistent with other alterations, specifically dormer and window additions, seen in this immediate area. The proposed alterations to this residence are modest in scope to the overall structure ensuring that the original form as viewed from NE 20<sup>th</sup> Avenue remains largely accurate and intact. Collectively, the proposed alterations are architectural in-step with the original aesthetic and style of the structure helping to ensure that the resource remain of value as a valid contributing resource within 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 of exterior alterations to the contributing resource including dormer addition to the street facing west façade and installation of basement window to the south elevation, per the approved site plans, Exhibits C-1 through C-14, signed and dated May 04, 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.14. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 14-198470 HR". **No field changes allowed.**

**Staff Planner: Arthur Graves**



**Decision rendered by:** \_\_\_\_\_ **on Monday, May 04, 2015.**  
By authority of the Director of the Bureau of Development Services

**Decision mailed Thursday, May 07, 2015.**

**Procedural Information.** The application for this land use review was submitted on August 14, 2014, and was determined to be complete on **October 7, 2014.**

*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 August 14, 2014.

*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 requested that the 120-day review period be extended however this was pursued in 30 day increments (See Exhibits A3 – A7). Unless further extended by the applicant, **the 120 days will expire on: Friday, July 03, 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](http://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 **Thursday, May 07, 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;

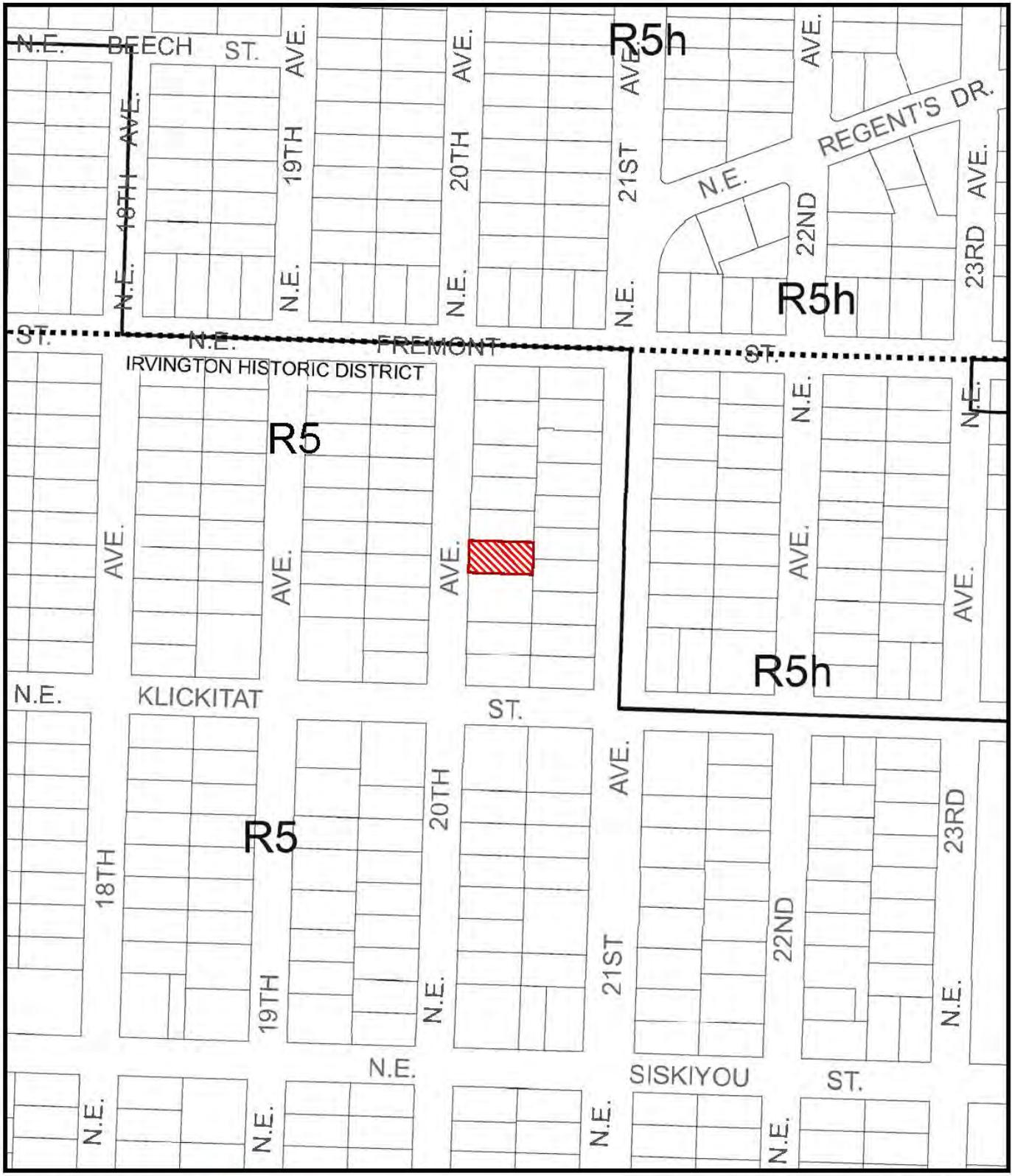
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code for the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

### EXHIBITS

#### NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submittals
  - 1. Applicant's Statement
  - 2. Site Photos
  - 3. Extension to 120-Day Review Period for 30 days: dated November 07, 2014
  - 4. Extension to 120-Day Review Period for 30 days: dated December 16, 2014
  - 5. Extension to 120-Day Review Period for 30 days: dated January 15, 2014
  - 6. Extension to 120-Day Review Period for 30 days: dated February 12, 2014
  - 7. Extension to 120-Day Review Period for 30 days: dated March 23, 2014
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Site Plan (attached)
  - 2. Elevations: Proposed West (attached)
  - 3. Elevations: Proposed South (attached)
  - 4. Elevation: Proposed North (attached)
  - 5. Elevations: Existing West
  - 6. Elevations: Existing South
  - 7. Elevation: Existing North
  - 8. Elevation: Existing and Proposed East
  - 9. Floor Plans: Proposed Basement
  - 10. Floor Plans: Proposed First Floor
  - 11. Floor Plans: Proposed Second Floor
  - 12. Detail: Dormer Window
  - 13. Detail: Basement Window
  - 14. Manufacture's cut sheets
- D. Notification information:
  - 1. Mailing list
  - 2. Mailed notice
- E. Agency Responses: No responses were received.
- F. Correspondence:
  - 1. Dean Gisvold, April 28, 2015, on behalf of the Irvington Neighborhood Association.
  - 2. Rachel Lee, April 27, 2015, on behalf of the Sabin Land Use & Transportation Committee.
  - 3. F. Howard Schneider, April 20, 2015, an Irvington neighbor.
- G. Other:
  - 1. Original LU Application
  - 2. Site Photos
  - 3. Historic Information
  - 4. Incomplete Letter: September 09, 2014
  - 5. Revised Incomplete Letter: September 09, 2014

**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



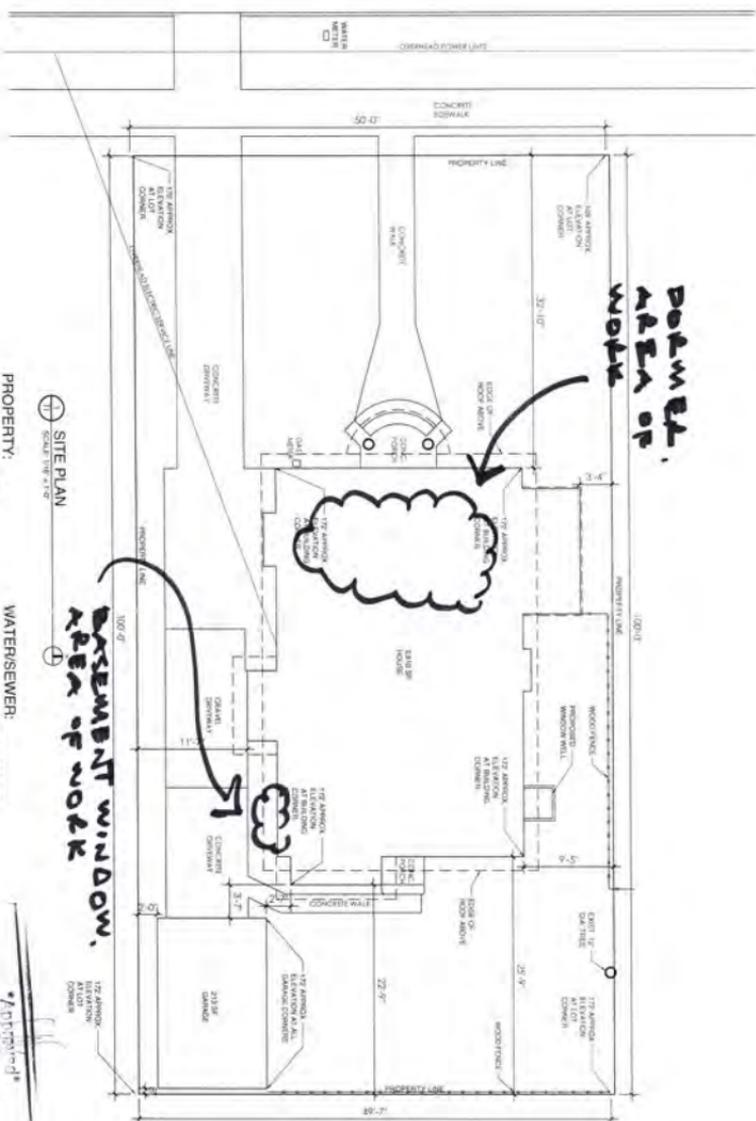
Site



NORTH

This site lies within the:  
**IRVINGTON HISTORIC DISTRICT**

File No.	<u>LU 14-198470 HR</u>
1/4 Section	<u>2732</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1N1E26AA 6000</u>
Exhibit	<u>B (Aug 18, 2014)</u>



**REMOVE AREA OF WATER**

**REMOVE WINDOW AREA**

① SITE PLAN  
SCALE 1/8" = 1'-0"

**PROPERTY:**  
3340 N.E. 20TH AVE  
PORTLAND, OR 97212  
ID: R187503  
ZONING: RS (IRVINGTON  
HISTORIC DISTRICT)

**WATER/SEWER:**  
COMBINED SEWER/WATER  
IN N.E. 20TH AVE ROW  
CITY OF PORTLAND WATER  
SERVICE IN N.E. 20TH AVE ROW

**FAVINGS:**  
660 SF DRIVEWAY  
155 SF CONC. WALKS  
148 SF PATIOWAYS  
148 SF BULLDOGS  
TOTAL PAVED SURFACES: 793 SF  
TOTAL IMPERVIOUS SURFACES: 224 SF  
REQUIRED OUTDOOR AREA: 250 SF  
PROVIDED OUTDOOR AREA: 278 SF

Approved  
City of Portland  
Bureau of Development Services  
C. H. S.  
1. I have reviewed the  
candidate of site  
factual zoning requirements

SCHMIDT REMODEL  
3340 NE 20TH AVE  
PORTLAND, OR 97212

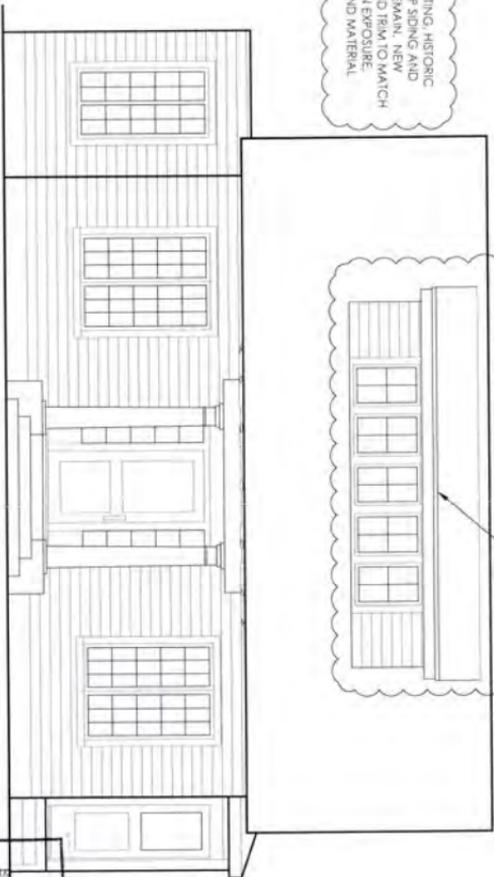
SCOTT FURROW  
SUN ANGLE STUDIO, LLC  
971-255-3644

PROPOSED FACADE  
ALTERATION: DORMER  
ADDITION 84 SF

TOTAL OF CHANGES ON ALL FACADES = 144.5 SF

PROPOSED  
SHED DORMER

NOTE: EXISTING HISTORIC  
WOOD LAP SIDING AND  
TRIM TO REMAIN. NEW  
SIDING AND TRIM TO MATCH  
EXISTING IN EXPOSURE.  
PROFILE AND MATERIAL



PROPOSED WEST ELEVATION

SCALE: 1/4"=1'-0"

\*Approved\*  
City of Portland  
Director of Development Services  
Planner  
Date 5.14.15

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SCHMIDT REMODEL  
3340 NE 20TH AVE  
PORTLAND, OR 97212

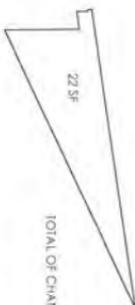
SCOTT FURROW  
SUN ANGLE STUDIO, LLC  
971-255-3644

PROPOSED  
ELEVATION

REVISIONARY 2015  
DRAWN BY: SBF

A2

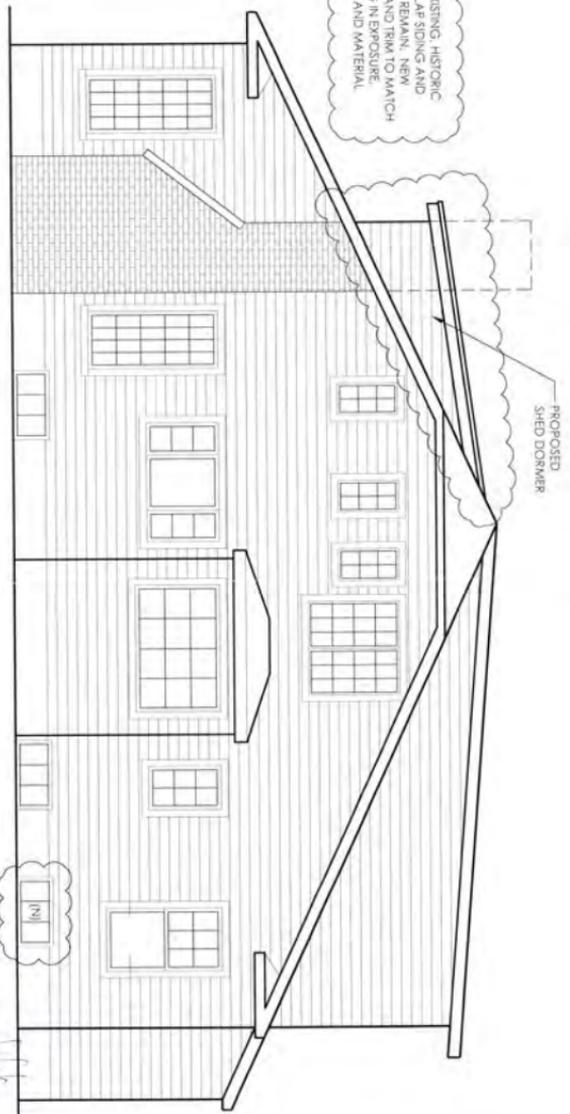
1512 178470 H2 2x1 C-2



TOTAL OF CHANGES ON ALL FACADES = 144.5 SF



NOTE: EXISTING, HISTORIC WOOD LAP SIDING AND TRIM TO REMAIN. NEW SIDING AND TRIM TO MATCH EXISTING IN EXPOSURE, PROFILE AND MATERIAL.



**PROPOSED SOUTH ELEVATION**

SCALE: 1/4"=1'-0"

Approved by  
**City of Portland**  
 Bureau of Development Services  
 Planner: \_\_\_\_\_  
 Date: 5.14.15

\*This proposed project may require  
 further review and/or a separate  
 provision of approval.  
 Addressed zoning: (unaddressed)

**SCHMIDT REMODEL**  
 3340 NE 20TH AVE  
 PORTLAND, OR 97212

SCOTT FURROW  
 SUN ANGLE STUDIO, LLC  
 971-255-3644

FEBRUARY 2015  
 PROPOSED  
 SOUTH  
 ELEVATION  
 DRAWN BY: SAF

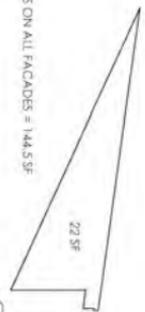
**A4**

2014-198476 ML EXH C-3

NEW EGRESS WINDOW FOR BASEMENT



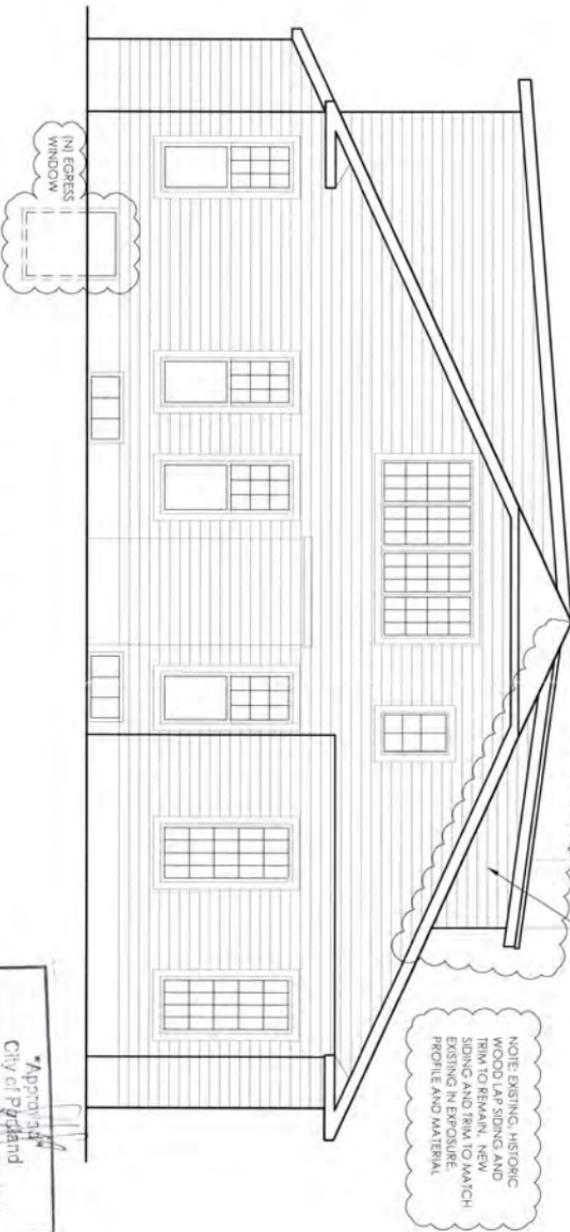
TOTAL OF CHANGES ON ALL FACADES = 144.5 SF



EXISTING CHIMNEY BEYOND

PROPOSED SHED DORMER

NOTE: EXISTING, HISTORIC WOOD LAP SIDING AND TRIM TO REMAIN. NEW SIDING AND TRIM TO MATCH EXISTING IN EXPOSURE PROFILE AND MATERIAL.



(NEW EGRESS WINDOW)

22 SF

# PROPOSED NORTH ELEVATION

SCALE: 1/4"=1'-0"

Approved  
 City of Portland  
 Bureau of Development Services  
 Planner \_\_\_\_\_  
 Date \_\_\_\_\_  
 C.S. 1.5

\* This application expires 12 months from the date of approval.

SCOTT FURROW  
SUN ANGLE STUDIO, LLC  
971-255-3644

SCHMIDT REMODEL  
3340 NE 20TH AVE  
PORTLAND, OR 97212

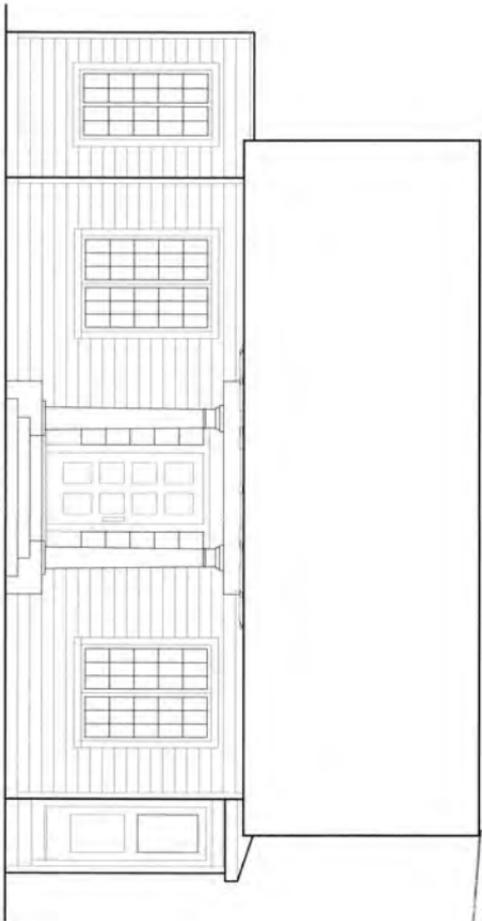
PROPOSED  
NORTH  
ELEVATION

FEBRUARY 2018  
DRAWN BY: GJM

A6

60 14-19847612

EXH C-4



EXISTING WEST ELEVATION

SCALE: 1/4"=1'-0"

Approved  
City of Portland  
Bureau of Development Services  
Planning  
Date: 5.11.15  
\*This approval is only in the  
tentative design and is subject to all  
Applicable laws and ordinances may apply.

SCHMIDT REMODEL  
3340 NE 20TH AVE  
PORTLAND, OR 97212

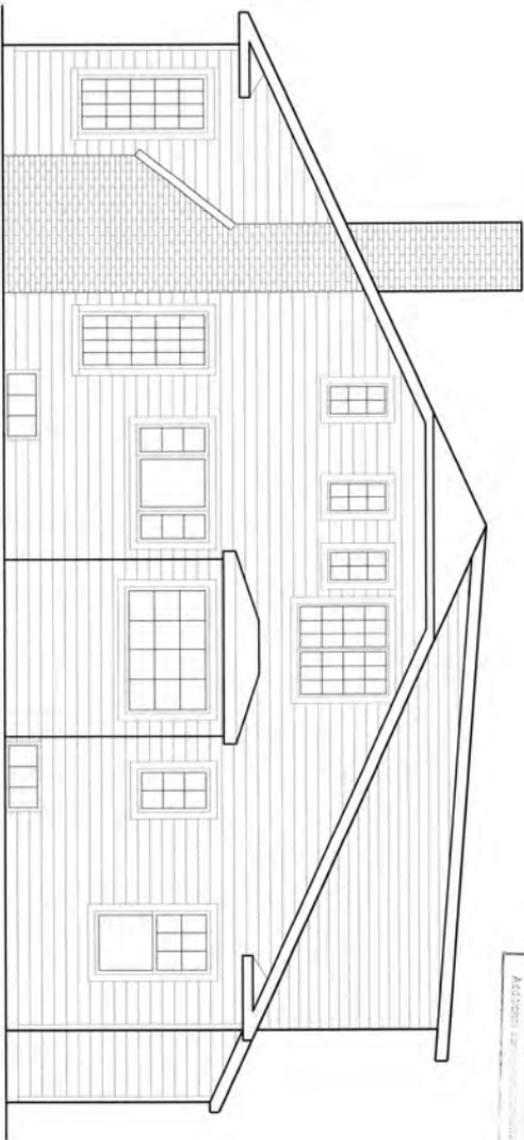
SCOTT FURROW  
SUN ANGLE STUDIO, LLC  
971-255-3644

EXISTING  
WEST  
ELEVATION

FEBRUARY 2015

DRAWN BY: SAJ

A1



EXISTING SOUTH ELEVATION

SCALE: 1/4"=1'-0"

\*Approved for  
 City of Everett  
 Bureau of Development Services  
 Planner *[Signature]*  
 Date 5/11/11  
 \* This stamp is valid for 120 days  
 \* Renewal fee: \$100.00  
 Address: 1000 Everett Ave, Everett, WA 98201

SCHMIDT REMODEL  
 3340 NE 20TH AVE  
 PORTLAND, OR 97212

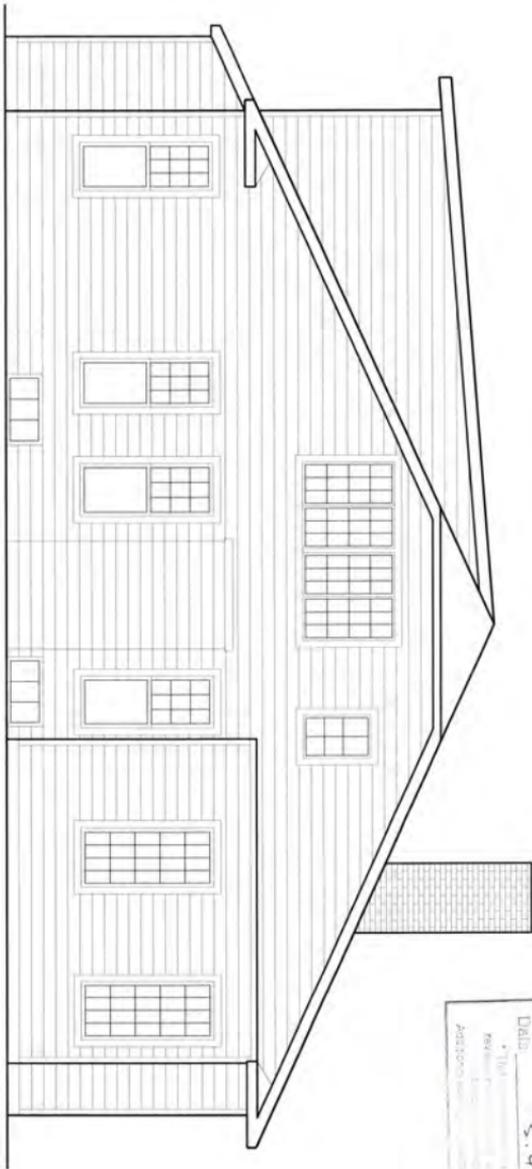
SCOTT FURROW  
 SUN ANGLE STUDIO, LLC  
 971-255-3644

EXISTING  
 SOUTH  
 ELEVATION

FEBRUARY 2015  
 DRAWN BY: SJP

A3

6314-178478 HL EXH C-6



EXISTING NORTH ELEVATION

SCALE: 1/4"=1'-0"

\*APPROVED\*  
 City of Portland  
 Bureau of Development Services  
 Planner: *[Signature]*  
 Date: 5.4.11  
 Title: *[Blank]*  
 Revision: *[Blank]*  
 Address: *[Blank]*

SCHMIDT REMODEL  
 3340 NE 20TH AVE  
 PORTLAND, OR 97212

SCOTT FURROW  
 SUN ANGLE STUDIO, LLC  
 971-255-3644

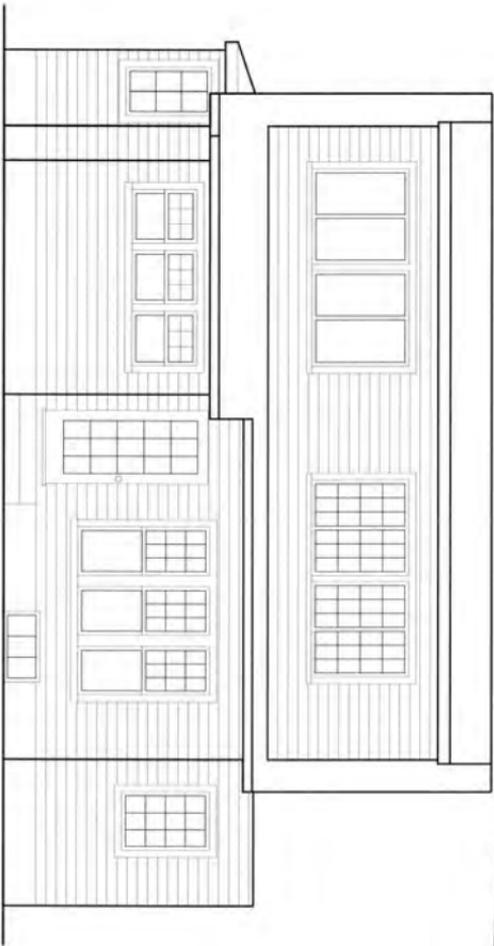
EXISTING  
 NORTH  
 ELEVATION

FEBRUARY 2015

DRAWN BY: S.M.F.

A5

CD 11-198476HA EXH-C-7



**EXISTING & PROPOSED EAST ELEVATION**

SCALE: 1/4"=1'-0"

*April 13 <sup>th</sup> City of Portland Bureau of Development Services Planner	
Date	5.4.15
* This proposal has not yet been reviewed and is subject to all applicable zoning requirements may apply.	

**SCHMIDT REMODEL**  
 3340 NE 20TH AVE  
 PORTLAND, OR 97212

**SCOTT FURROW**  
 SUN ANGLE STUDIO, LLC  
 971-255-3644

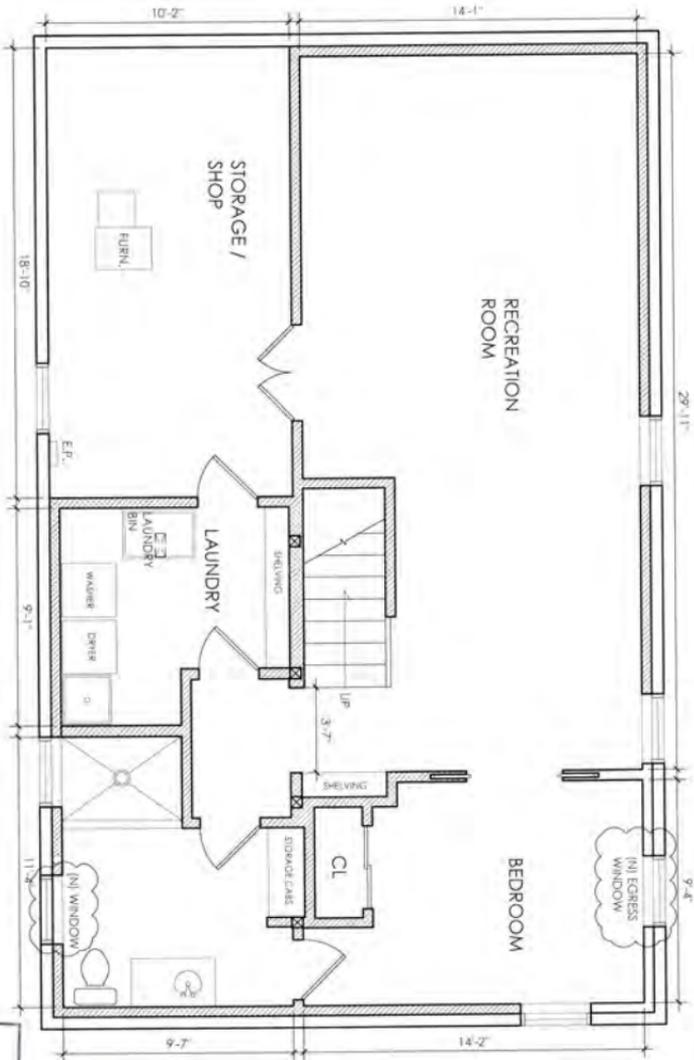
EXISTING &  
 PROPOSED  
 EAST  
 ELEVATION

FEBRUARY 2015  
 DRAWN BY: SAJ

**A7**

LD 14\_198470 HR

EXH C-8



1  
A8

# PROPOSED BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"



SIGNED: *[Signature]*  
 PROJECT: *[Handwritten]*  
 DATE: 5-4-13  
 ARCHITECT: *[Handwritten]*

PROPOSED  
BASEMENT  
PLAN

SCHMIDT REMODEL  
3340 NE 20TH AVE  
PORTLAND, OR 97212

SCOTT FURROW  
SUN ANGLE STUDIO, LLC  
971-255-3644

A8

2014-198476 HP EXH C-3

1  
A9

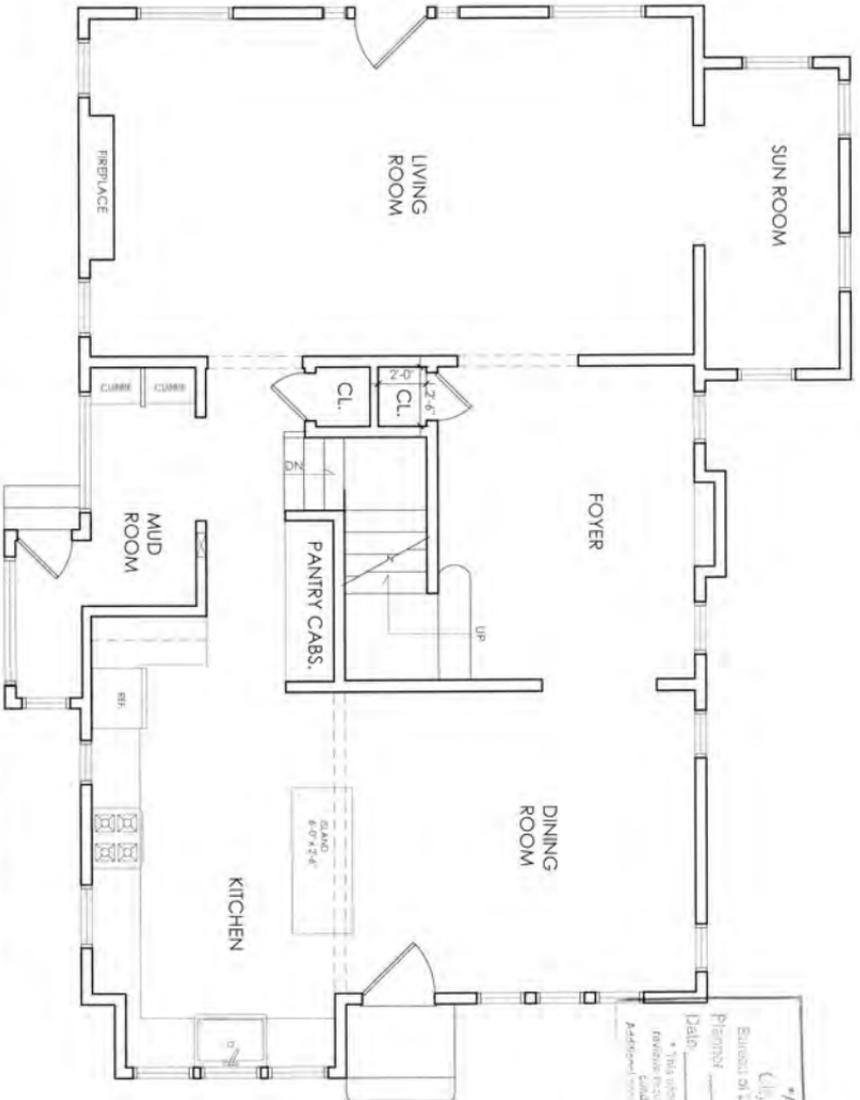
PROPOSED MAIN FLOOR PLAN

N

A9

SCALE: 1/4"=1'-0"

(N) = NEW DOOR OR WINDOW



Approved by:  
 City of Portland  
 Director of Development Services  
 \_\_\_\_\_  
 Date: 5.27.13

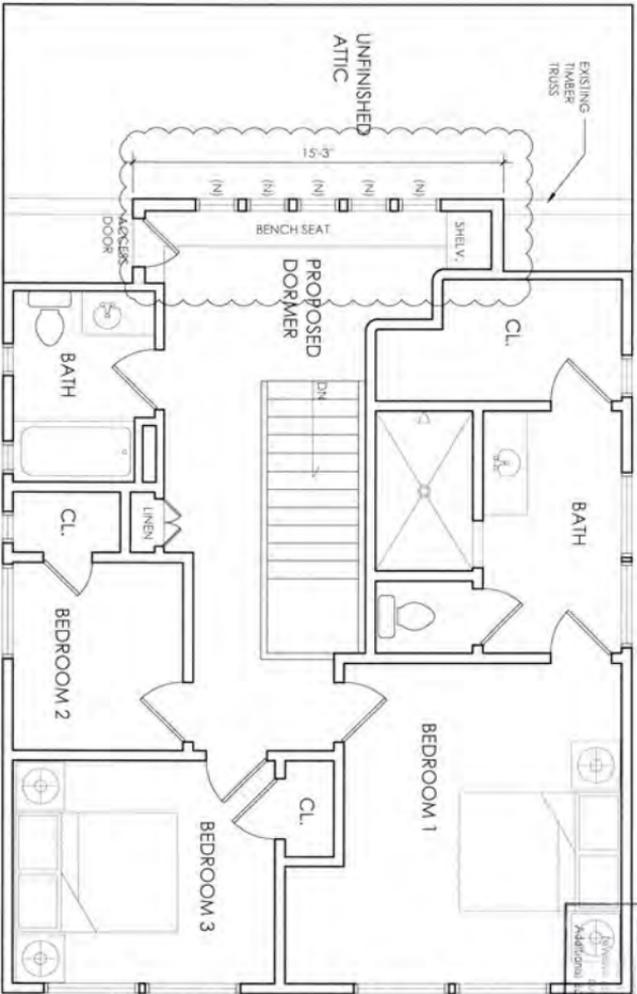
\* This information applies only to the  
 relative jurisdiction of a permit  
 and is not intended to be a  
 substitute for a professional  
 seal or signature.

SCOTT FURROW  
 SUN ANGLE STUDIO, LLC  
 971-255-3644

SCHMIDT REMODEL  
 3340 NE 20TH AVE  
 PORTLAND, OR 97212

PROPOSED  
 MAIN FLOOR  
 PLAN

FEBRUARY 2013  
 DRAWN BY: SAJ



1  
A10

**PROPOSED UPPER FLOOR PLAN**

SCALE: 1/4"=1'-0"

N

City of Portland  
Bureau of Development Services  
Planner  
S. D. 15  
Date: \_\_\_\_\_  
Review: \_\_\_\_\_  
Additional zoning requirements may apply.

SCHMIDT REMODEL  
3340 NE 20TH AVE  
PORTLAND, OR 97212

SCOTT FURROW  
SUN ANGLE STUDIO, LLC  
971-255-3644

PROPOSED  
UPPER  
FLOOR PLAN

FEBRUARY 2015  
DRAWN BY: SAJ

A10

2014-198470 27 EXH 2-11

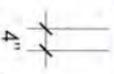
FROM SIDING FACE



UPPER SASH

LOWER SASH

FROM SIDING FACE



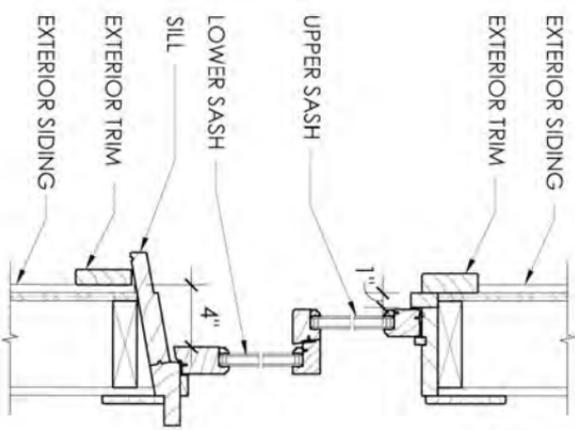
# EXISTING HISTORIC WOOD WINDOW DEPTH

1  
A11

SCALE: NTS

\*APPROVED\*

City of Portland  
 Bureau of Development Services  
 Planner \_\_\_\_\_  
 Date 5. 27. 15  
 (800) 555-8345  
 Auditors \_\_\_\_\_



# MARVIN WINDOWS WOOD WINDOW SECTION

2  
A11

SCALE: 6"=1'-0"

SCOTT FURROW  
SUN ANGLE STUDIO, LLC  
971-255-3644

SCHMIDT REMODEL  
3340 NE 20TH AVE  
PORTLAND, OR 97212

WINDOW  
DETAILS

PREPARED BY: JRM/2016  
DRAWN BY: JRM

A11

LO 14-198470 HL 2015-12

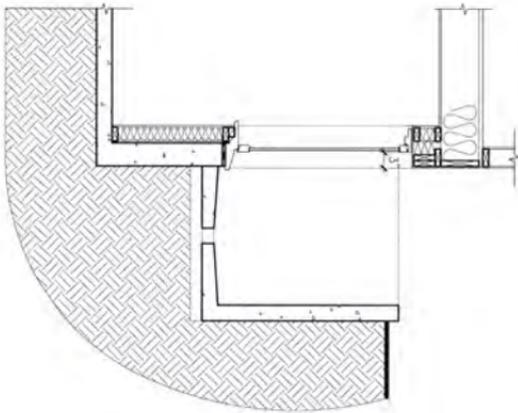
\*Approved\*

City of Portland  
Bureau of Development Services

Planner \_\_\_\_\_

Date 5.4.15

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



**BASEMENT EGRESS WINDOW**

SCALE: 1/2"=1'-0"

SCOTT FURROW  
SUN ANGLE STUDIO, LLC  
971-255-3644

SCHMIDT REMODEL  
3340 NE 20TH AVE  
PORTLAND, OR 97212

BASEMENT  
EGRESS WINDOW  
DETAIL

APRIL 2015

DRAWN BY: SAK

A12

LJ 14 19847D HR

EXH C-13

**\*Approved\***  
**City of Portland**  
 Bureau of Development Services

Planner \_\_\_\_\_

Date 5.4.15

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

*Clearly the best.*



**Western Pacific Building  
Materials**

2805 Nw 31st Avenue  
 Portland OR 97210  
 503-224-9142  
 www.gowestipac.com

**Project:** SCHMIDT, CHARLIE  
**Name:** CHARLIE SCHMIDT

**Phone:** 5033586486  
**Email:**  
**Quote No:** 851  
**Version:** 4.5.2



WJ 14-198470 HR EXH <- 14



# Western Pacific Building Materials

2805 Nw 31st Avenue  
Portland OR 97210  
503-224-9142  
www.gowestpac.com

**Project:** SCHMIDT, CHARLIE  
**Name:** CHARLIE SCHMIDT

**Phone:** 5033586486  
**Email:**  
**Quote No:** 851  
**Version:** 4.5.2

Item: \_\_\_\_\_

0001

**Unit Description:** Essence, 9400, EFA, RO 37 7/8" x 19 3/8" U-F: 0.27, SGC: 0.15, VLT: 0.35

**NFRC Data:**

**STC:**

**Glass:**

1/8" SunCoatMAX 1/8" MateLux (Obscure) Annealed All.

\*\* As viewed from the exterior.

**Unit Operation**

**Location:**

WDW #1

**Dimensions:**

**Width**

**Height**

**Net Frame Size:**

37 3/8"

18 7/8"

**Rough Opening:**

37 7/8"

19 3/8"

**Interior Finish:**

White Primed Pine

**Exterior Finish:**

Frost

**Fin Type**

**Grid Type**

1 3/8" Seaback

Narrow Vintage

**Customer Approval:**

Initials \_\_\_\_\_

14-198470 HR EXH V-14



# Western Pacific Building Materials

2805 Nw 31st Avenue  
Portland OR 97210  
503-224-9142  
www.gowestpac.com

Project: SCHMIDT, CHARLE  
Name: CHARLE SCHMIDT

Phone: 50335586486  
Email:  
Quote No: 851  
Version: 4.5.2

Item:

0002

Unit Description:

Essence, 9400, EFA, RC 38 1/4" x 19 3/4" U.F: 0.28, SGC: 0.16, VLT: 0.35

NFRC Data:

STC:

Glass:

3/32" SunCoatMAX 3/32" Clear Annealed All.

Unit Operation

Location:  
WDW #2

Dimensions:

Net Frame Size:

Width 37 3/4"

Height 19 1/4"

Rough Opening:

38 1/4"

19 3/4"

Interior Finish:

White Primed Pine Frost

Exterior Finish:

Fin Type

1 3/8" Setback

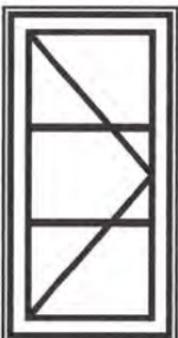
Grid Type

Narrow Vitrage

Customer Approval:

Initials \_\_\_\_\_

\*\* As viewed from the exterior.





**Western Pacific Building Materials**  
 2805 NW 31st Avenue  
 Portland OR 97210  
 503-224-9142  
 www.gowestpac.com

**Project:** SCHMIDT, CHARLIE  
**Name:** CHARLIE SCHMIDT  
**Phone:** 5033586486  
**Email:**  
**Quote No:** 851  
**Version:** 4.5.2

**Item:**

0003

**Unit Description:**

Essence, 9400, EFA, RO 37 3/8" x 19 1/4" U.F: 0.28, SGC: 0.16, V.L.T.: 0.35

**NFRC Data:**

**STC:**

**Glass:**

3/32" SunCoatMAX/3/32" Clear Annealed All:

**Unit Operation**

**Location:**

WDW #3

**Dimensions:**

**Net Frame Size:**

**Width**

**Height**

36 7/8"

18 3/4"

**Rough Opening:**

**White Primed Pine Frost**

37 3/8"

19 1/4"

**Interior Finish:**

**Exterior Finish:**

**Fin Type**

1 3/8" Setback

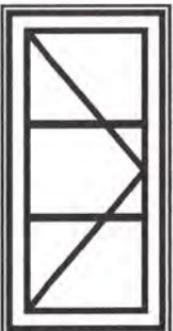
**Grid Type**

Narrow Vitrage

**Customer Approval:**

Initials \_\_\_\_\_

\*\* As viewed from the exterior.



W 14-198470 HR EXT V-14



*Clearly the best™*

### Western Pacific Building Materials

2805 NW 31st Avenue  
Portland OR 97210  
503-224-9142  
www.gowestpac.com

**Project:** SCHMIDT, CHARLIE  
**Name:** CHARLIE SCHMIDT  
**Phone:** 5033586486  
**Email:**  
**Quote No.:** 851  
**Version:** 4.5.2

**Item:**

0007

**Unit Description:**

Essence, 9400, EFA, RO 37 7/8" x 19 3/8" U-F: 0.27, SGC: 0.15, VLT: 0.35

**NFRC Data:**

STC:

Glass:

1/8" SunCoatMAX / 1/8" Matulux (Obscure) Annealed All;

**Unit Operation**

**Location:**

ADD ON WINDOW

**Dimensions:**

**Width**

37 3/8"

**Height**

18 7/8"

**Rough Opening:**

37 7/8"

19 3/8"

**Interior Finish:**

White Primed Pine  
Frost

**Exterior Finish:**

Frost

**Fin Type**

1 3/8" Setback

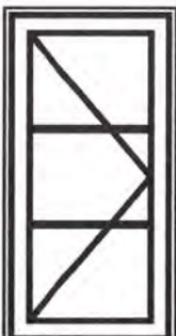
**Grid Type**

Narrow Vintage

**Customer Approval:**

Initials \_\_\_\_\_

\*\* As viewed from the exterior.



2014-198470 HR

EXH 5-14