



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

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Date: April 17, 2018
To: Interested Person
From: Tanya Paglia, Land Use Services
503-823-4989 / Tanya.Paglia@portlandoregon.gov

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

The Bureau of Development Services has **approved** proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision 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 18-118825 HR - DOOR, WINDOW AND PORCH ALTERATIONS

GENERAL INFORMATION

Applicant: Geno Salimena, Gusto Design, LLC
7637 SE 13th Ave, Portland, OR 97202
gustodesignstudio@gmail.com

Owner: Katherine & Kevin Lowe
2347 NW Kearney St, Portland, OR 97210

Site Address: 2347 NW KEARNEY ST

Legal Description: BLOCK 25 W 32.45' OF LOT 9, KINGS 2ND ADD
Tax Account No.: R452303950
State ID No.: 1N1E33BC 11400
Quarter Section: 2927

Neighborhood: Northwest District, contact John Bradley at 503-313-7574.
Business District: Nob Hill, contact Nob Hill at nobhillportland@gmail.com.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: None
Other Designations: Contributing Resource in the Alphabet Historic District
Zoning: R1 – Residential 1,000, Medium Density Multi-Dwelling Zone
HR – Historic Resource Review
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 a proposal to make window, door, and porch alterations to the *Charles H Korell House #1*, a contributing resource in the Alphet Historic District. The project involves the following elements:

- Front of house (South Elevation)
 - Replace existing basement window with fiberglass window with no changes to size of window and size of opening, and no changes to window trim.
- Rear of house (North Elevation)
 - Rework porch, door and window openings on the main floor of the house including:
 - Enlarging the opening of an existing window and adding a larger wood window in its place. Window ensemble will consist of three double hung windows ganged together.
 - Removing one rear door and patching with wood siding to match existing,
 - Relocating and replacing one door and one window over rear porch with new wood door and window with wood trim to match existing,
 - Cutting back part of existing porch roof and porch stairs,
 - Replacing existing porch posts with new posts to match existing front porch post which features more elaborate base and capital detailing,
 - Adding porch roof beam,
 - Infilling porch roof end with wood framing and tongue and groove paneling to match front porch roof end,
 - Add one light fixture next to the porch door and one over the basement door,
 - Replace one basement window with fiberglass window,
 - Replace one basement door with fiberglass full-lite basement door.
- Sides of house (East and West Elevations)
 - On East Elevation widen basement window opening and replace existing basement window with fiberglass window with wood trim to match existing,
 - On East Elevation replace casement window with wood casement window in existing opening,
 - On West Elevation replace existing basement window with fiberglass window.

Historic Resource Review is required because the proposal is for non-exempt exterior alterations in the Alphet Historic District.

Relevant Approval Criteria:

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

- Community Design Guidelines
- Historic Alphet District: Community Design Guidelines Addendum

ANALYSIS

Site and Vicinity: The subject house is a single-family, two-story Queen Anne with horizontal shiplap board cladding built in 1890. The house is a contributing building in the Alphet Historic District, originally known as the Charles H Korell House #1. The house sits on a 3,200 SF lot facing south onto NW Kearney St midblock between NW 24th Ave to the west and NW 23rd Ave to the east. The site is located within the Northwest Pedestrian District. The house features asymmetrical massing with a first-floor bay window in front and an offset entrance porch. The roof's three gable ends have vertical board with an applied

sunburst pattern on the front gable. Some other decorative features include a corbelled chimney, a bay window supported with jigsaw brackets, vertical boards over second-floor window, spindles at eave ends supported by brackets, and corner boards.

The Alphabet Historic District was listed in the National Register of Historic Places on November 16, 2000. It is an area of Portland significant for its concentration of intact late 19th and early 20th Century middle class housing stock and small-scale commercial buildings. Of special note are the many larger scale apartment and institutional buildings. Many of these are in various Period Revival styles, e.g. Tudor, Spanish Colonial, Byzantine, etc. The area is also characterized by narrower tree-lined streets crossed by occasional more robust commercial avenues.

Zoning: The Residential 1,000 (R1) is a medium density multi-dwelling zone. It allows approximately 43 units per acre. Density may be as high as 65 units per acre if amenity bonus provisions are used. Allowed housing is characterized by one to four story buildings and a higher percentage of building coverage than in the R2 zone. The major type of new housing development will be multi-dwelling structures (condominiums and apartments), duplexes, townhouse, and rowhouses. Generally, R1 zoning will be applied near Neighborhood Collector and District Collector streets, and local streets adjacent to commercial areas and transit streets. Newly created lots in the R1 zone must be at least 10,000 square feet in area for multi-dwelling development. There is no minimum lot area for development with detached or attached houses or for development with duplexes. Minimum lot width and depth standards may apply.

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 that prior land use reviews include the following:

- LU 10-141565 HR – Proposal to replace existing covered porch with larger covered porch – withdrawn

Agency Review: A Notice of Proposal in your Neighborhood was mailed on **February 27, 2018**. No agency review was provided given the scope of work.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **February 27, 2018**. 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 Alphabet Historic District and the proposal is for a non-exempt treatment. Therefore Historic Resource Review approval is required. The approval criteria are the *Community Design Guidelines* and the *Historic Alphabet District Community Design Guidelines Addendum*.

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

Historic Alphabet District - Community Design Guidelines Addendum

1. Historic Changes. Most properties change over time; those changes that have acquired historic significance will be preserved.

Findings for 1: While the front of the house facing the street does not appear to have undergone much change over time, the back of the house has been remodeled extensively. None of these changes, however, have acquired historic significance.

This guideline is met.

2. Differentiate New from Old. New additions, exterior alterations, or related new construction will retain historic materials that characterize a property to the extent practicable. Replacement materials should be reasonable facsimiles of the historic materials they replace. The design of new construction will be compatible with the historic qualities of the district as identified in the Historic Context Statement.

3. 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. New development will seek to incorporate design themes characteristic of similar buildings in the Historic Alphabet District.

Findings for 2 and 3: The character of the existing subject house will not be affected by the proposal. All alterations proposed are respectful of the pattern, proportions, finish details, and materials of the historic structure. All replacement materials are based on the historic materials they replace. The scale of the improvements being made does not warrant introducing materials and detailing that is different or contrasting to the original. Some of the previously improved materials, like the existing back porch railing and skirting, will remain as cues that the back porch is not an original element. The proposed alterations are compatible with the existing home and with the Alphabet Historic District.

These guidelines are met.

Community Design Guidelines

P1. Plan Area Character. Enhance the sense of place and identity by incorporating site and building design features that respond to the area's desired characteristics and traditions.

P2. Historic and Conservation Districts. Enhance the identity of historic and conservation districts by incorporating site and building design features that reinforce the area's historic significance. Near historic and conservation districts, use such features to reinforce and complement the historic areas.

D6. Architectural Integrity. Respect the original character of buildings when making modifications that affect the exterior. Make additions compatible in scale, color, details, material proportion, and character with the existing building.

D7. Blending into the Neighborhood. Reduce the impact of new development on established neighborhoods by incorporating elements of nearby, quality buildings such as building details, massing, proportions, and materials.

Findings for P1, P2, D6 and D7: The proposal respects the original character and design of the existing contributing historic house, and thus helps protect the Alphabet Historic District's identity. The renovations will incorporate historic details of the existing home in order to reinforce the historic character of the home and maintain continuity with the building's original architecture and neighborhood. The windows being replaced are among the least prominent and the changes will allow the historic character of the property conveyed along the streetscape to remain

intact. The home's architectural significance in the district will remain unchanged with the window and door changes and the building will retain the character of the period in which it was built. The scale and integrity of the building as well as its architectural and historic significance will be maintained.

The renovations are to compatible in scale, color, details, material, proportion, and character with the existing building. The proposed window trim, door trim, patched siding, and roof trim will match the size, design, color, texture, and material of the existing. Sash dimensions, and window sill thickness are also matched to make the improvements close to imperceptible within the neighborhood. At the back porch, the new posts will match the existing front porch post, which has more elaborate base and capital detailing, and is more historically accurate. The existing back porch rake end is to be infilled with wood frame and tongue and groove paneling to match the rake end of the front porch. This will help the existing roof structure look more integrated with the architecture of the house. The proposed changes will overall be consistent and sympathetic to the resource creating a cohesive composition.

These guidelines are met.

E3. The Sidewalk Level of Buildings. Create a sense of enclosure and visual interest to buildings along sidewalks and pedestrian areas by incorporating small scale building features, creating effective gathering places, and differentiating street level facades.

D8. Interest, Quality, and Composition. All parts of a building should be interesting to view, of long lasting quality, and designed to form a cohesive composition.

Findings for E3, D2, D3, D5, D7, and D8: The proposal's design and use of high quality materials will be consistent with the existing house, maintaining the building's high level of visual interest for pedestrians. The new windows and doors will be discrete additions, whereby views of the house's elaborate decorative features will be fully maintained while also providing more light to the interior and accommodating an updated floorplan for modern usage. The alterations are compatible with the house to match its historic character and blend into the neighborhood while being minimally perceivable. The larger window at the back of the house will not only help to bring in more natural light but will give the back of the house a more interesting composition, albeit not a visible façade from the street.

These guidelines 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 requirements of Title 11 can be met, and 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 proposed alterations are designed to be well integrated with the building as well as the historic neighborhood. The changes will be minimally perceivable in order to match the historic character of the home and blend into the neighborhood. Durable, high-quality, historically appropriate materials will be used, maintaining the quality and character of the area. 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 window, door, and porch alterations to the Charles H Korell House #1, a contributing resource in the Alphabet Historic District, with no change to the size of the windows on the front of the house, per the approved site plans, Exhibits C-1 through C-9, signed and dated 4/10/2018, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through C) must be noted on each of the four required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE- Case File LU 18-118825 HR." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. At the time of building permit submittal, a signed Certificate of Compliance form (<https://www.portlandoregon.gov/bds/article/623658>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.
- C. No field changes allowed.

Staff Planner: Tanya Paglia



Decision rendered by: _____ **on April 10, 2018.**

By authority of the Director of the Bureau of Development Services

Decision mailed: April 17, 2018

Procedural Information. The application for this land use review was submitted on February 7, 2018, and was determined to be complete on February 21, 2018.

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 February 7, 2018.

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 21, 2018.**

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 will be recorded with the Multnomah County Recorder.

- *Unless appealed*, the final decision will be recorded after **April 17, 2018** by the Bureau of Development Services.

The applicant, builder, or a representative does not need to record the final decision with the Multnomah County Recorder.

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:

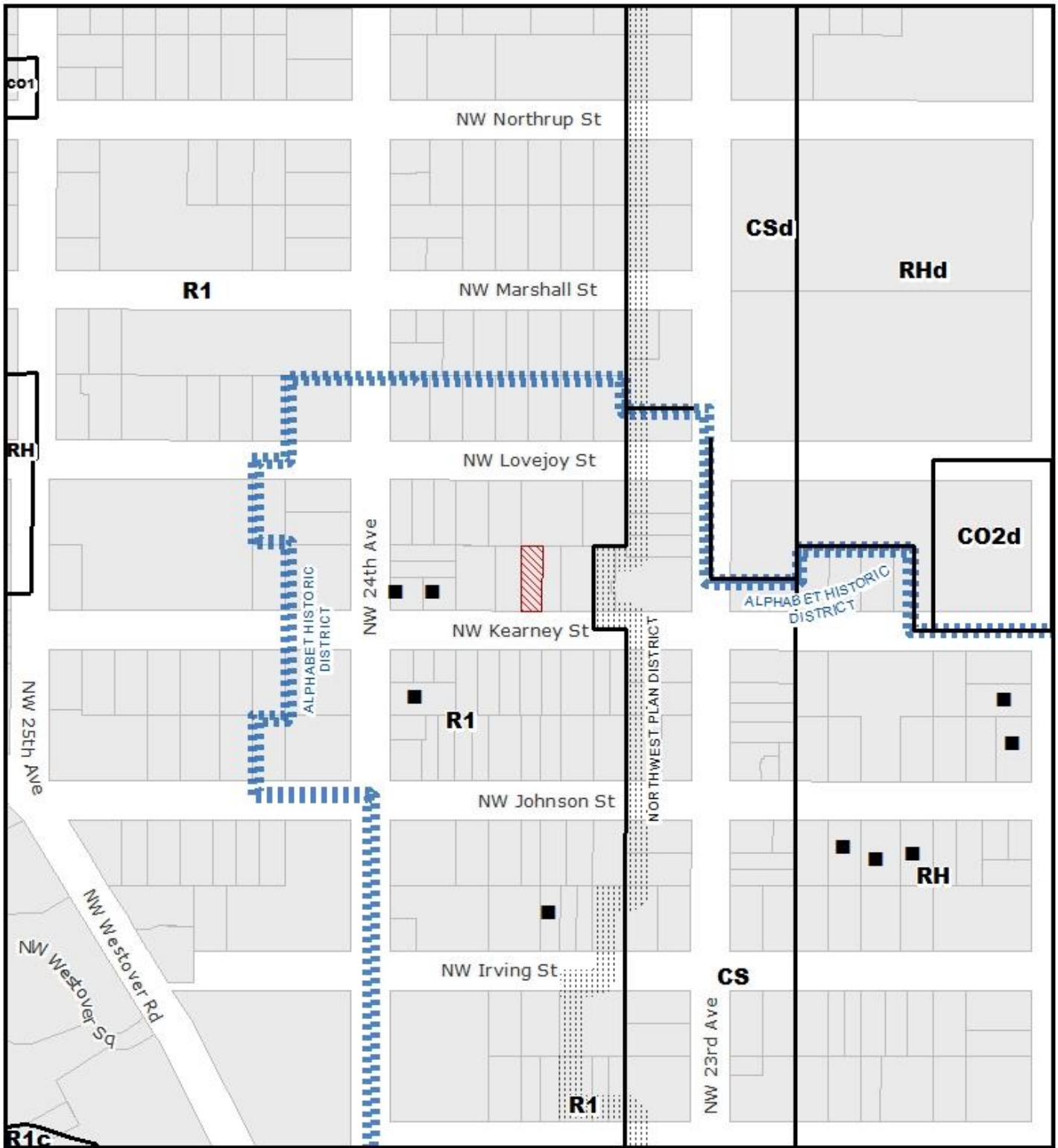
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code for the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submittal
 - 1. Applicant's Project Narrative with Description of Proposal, Response to Approval Criteria, and photos
 - 2. Original plan set before revisions – NOT APPROVED/reference only
 - 3. Updated North, South, West, East Elevations – Proposed – NOT APPROVED/reference only
 - 4. Updated North, South, West, East Elevations – Proposed – NOT APPROVED/reference only
 - 5. North Elevation Studies – NOT APPROVED/reference only
 - 6. Cut sheets for doors, lighting fixtures, and windows
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan – Existing and Proposed (attached)
 - 2. Basement and Main Floor Plan – Existing
 - 3. North, South, West, East Elevations – Existing
 - 4. Basement and Main Floor Plan – Proposed
 - 5. North, South, West, East Elevations – Proposed (attached)
 - 6. House Sections
 - 7. Proposed Double Hung and Casement Window Details
 - 8. Proposed Basement Window, Roof, Rake, and Post & Beam Details
 - 9. Door and Window Schedule
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses: None received
- F. Correspondence: None received
- G. Other:
 - 1. Original LU Application
 - 2. Oregon Historic Site Record
 - 3. Oregon Inventory of Historic Properties Historic Resource Survey Form

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

↑ NORTH

THIS SITE LIES WITHIN THE:
ALPHABET HISTORIC DISTRICT

-  Site
-  Historic Landmark

File No.	LU 18-118825 HR
1/4 Section	2927
Scale	1 inch = 200 feet
State ID	1N1E33BC 11400
Exhibit	B Feb 09, 2018

LUR INDEX

- AGD SITE PLAN & PROJECT INFORMATION
- AL.1 EXISTING ELEVATIONS
- AL.2 EXISTING FLOOR PLANS
- AL.3 PROPOSED FLOOR PLANS
- AL.4 PROPOSED EXTERIOR ELEVATIONS
- AL.5 BUILDING SECTION & WALL DETAILS
- AL.6 WINDOW DETAILS
- AL.7 EXTERIOR FINISH CONSTRUCTION DETAILS
- AL.8 AL.1 SCHEDULE DOOR & WINDOW

ABBREVIATIONS

- ADMV. ADDITIONAL
- CFCF CONTRACTOR FINISHED, CONTRACTOR INSTALLED
- CSTP CONTRACTOR
- CONC CONCRETE
- CSMC CHIMNEY
- CEILING
- CONTRACTOR FINISHED, CONTRACTOR INSTALLED
- PTFR PAINTED
- RM ROOM
- SM SHOWER
- SAS SURFACED OR A JOBS
- T TRIMMER
- TM TO MATCH
- TL TILE
- T&G TRUSS & GIRDOR PANELING
- TOP TYPICAL
- WELLS INTO OTHERWISE
- WV WOOD VENEER
- WO WOOD
- WF WOOD FLOORING
- WB WOOD BASE
- WP WOOD PANELING
- WT WOOD TRIM

LOWE RESIDENTIAL REMODEL
2347 NW KEARNEY ST PORTLAND, OR 97210

SITE PLAN • PROJECT INFO

PROJECT DESCRIPTION

- BASINMENT CONVERSION TO NEW BASINMENT STAGES
 - CONVERT THE (E) BASEMENT INTO LIVING SPACE WITH A BEDROOM, FULL BATH, FAMILY ROOM & STORAGE.
 - NEW GLASS WINDOW ON THE FRONT ELEVATION.
 - RECONFIGURE THE EXISTING STAIRS TO THE BASEMENT.
 - REMODEL THE BACK BATHROOM INTO A POWDER BATH & LAUNDRY ROOM.
 - NEW DOOR & WINDOW TO THE BACKYARD.
 - REMODEL THE BACK PORCH.

- (E) MAIN FLOOR: 1,804 SQ FT
- (E) 1ST FLOOR: 724 SQ FT
- (E) 2ND FLOOR: 567 SQ FT
- NEW BASINMENT LIVING AREA: 842 SQ FT

PROPERTY DESCRIPTION

2347 NW KEARNEY STREET
PORTLAND, OR 97210

- ZONING: D1
- PROPERTY ID: 15140624
- TAX ID: NW052300200, BLK522, W.12 OF LOT 9
- LOT AREA: 0.07 ACRES (3,200 SQ FT)
- HISTORIC DISTRICT: ALPHABET HISTORIC DISTRICT
- JURISDICTION: CITY OF PORTLAND
- CONTRACTOR: 1989

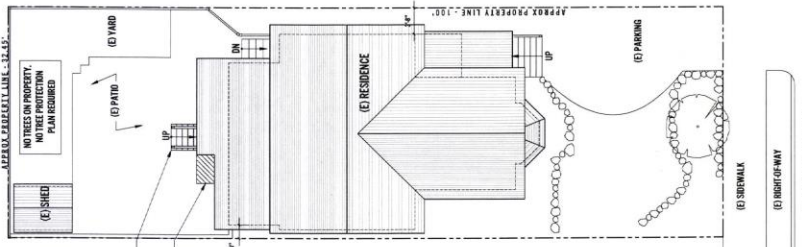
ASSOCIATED PERMITS: HISTORIC DESIGN REVIEW

CONTACTS

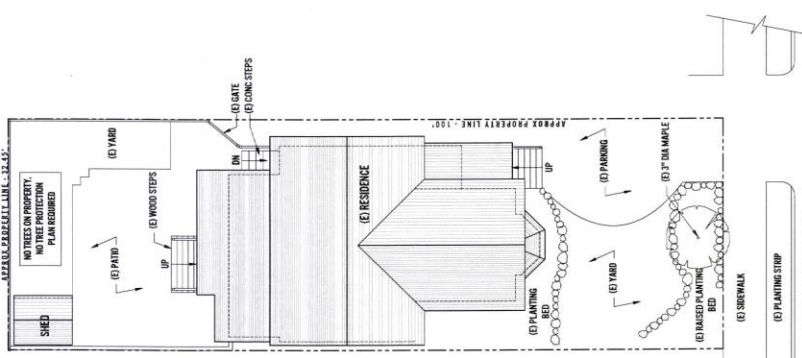
- OWNER: KEVIN + KATHERINE LOWE
2347 NW KEARNEY STREET
PORTLAND, OR 97210
- DESIGNER: GUSTO DESIGN LLC
7037 SE 13TH AVE
PORTLAND, OR 97202
CONTACT: GUSTO DESIGN LLC, 503.200.0310; GUSTODESIGN@GUSTO.COM
- CONTRACTOR: RECONSTRUCTIVE REMODELING, COS#2508087
1526 NE ALBERTA STREET
PORTLAND, OR 97211
CONTACT: JAMES HOPKIN, (503) 969-9251; INFO@RECONSTRUCTIVE.COM
- STRUCTURAL: MAUDER + BUSHAMAN ENGINEERING, INC.
815 SW SECOND AVENUE, SUITE 250
PORTLAND, OR 97204
ENGINEER: JASON MAUDER, (503) 224-9111

DATE: 02/07/18
REV:

A0.0



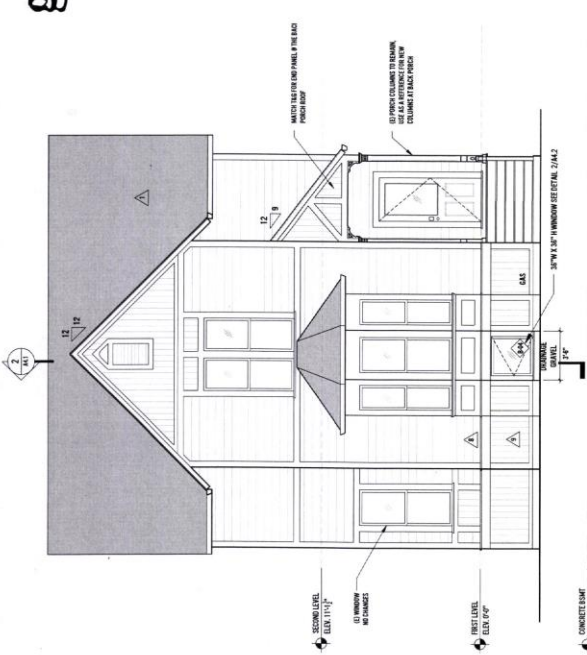
1 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"



2 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"

Approved
City of Portland - Bureau of Development Services
Date: 4/10/2018

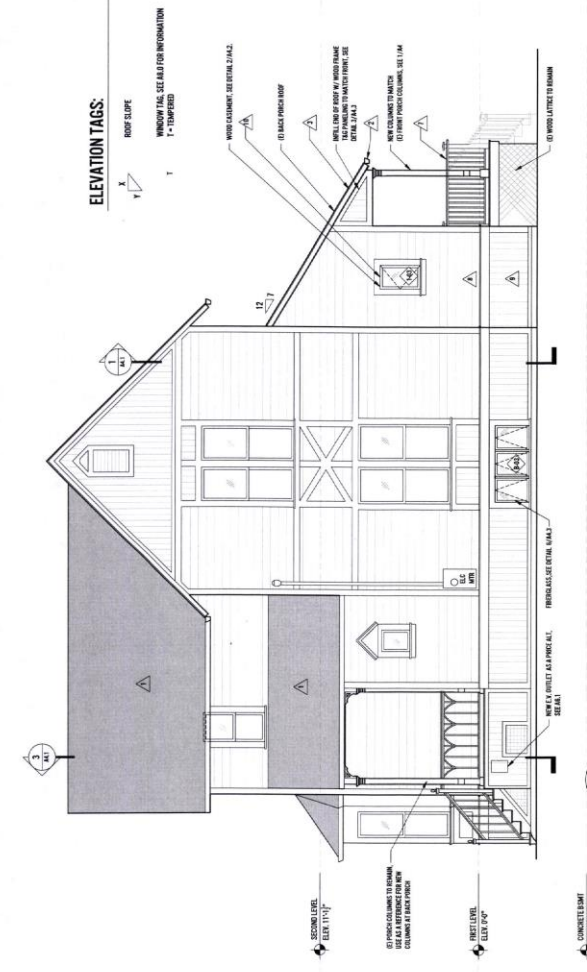
Permitted for use only for the project and its associated documents. All other uses require additional review. Additional zoning requirements may apply.



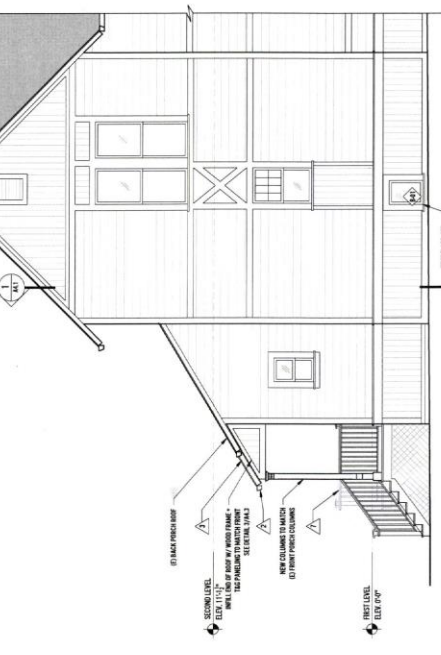
1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED ELEVATION KEYNOTES:

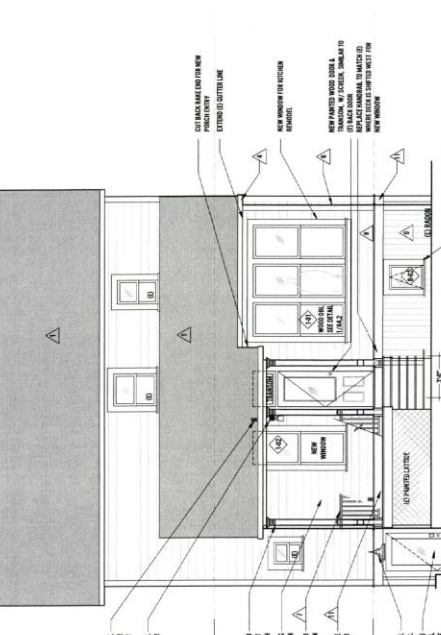
- ▲ ROOFING: COMPOSITE ASPHALT/FLYSHINGLE. REPAIR AS NEEDED ON BACK PORCH. MATCH TO MATCH (E). SEE EXISTING ELEVATIONS 1/2.
- ▲ GUTTERS: PAINTED METAL LUTTER FRAMES FROM STRIPS & 3" ROUND DOWNPOUTS. MATCH TO MATCH (E). SEE EXISTING ELEVATIONS 1/2. GUTTERS CONDITIONS TO DETERMINE QUALITY & EFFECTIVENESS.
- ▲ SILL & CASE: 1 x 4 PAINTED CEDAR FACIA BOARD DOWN TO MATCH. (E) GABLE END DETAILS. SEE 3-A-3.
- ▲ FASCIA BOARD: 1 x 4 PAINTED CEDAR FACIA BOARD & DOWN TO MATCH EXISTING.
- ▲ SILL & CASE: SOTTIES FINISHED & PAINTED TO MATCH (E). INSTALL CONTIGUOUS COMPOUNTS AT VERTICAL JAVES WITH CONNECTION TO ATIC SPACE FOR VERTICAL CONNECTION.
- ▲ CORNER BOARD: PAINTED CEDAR CORNER BOARD TO MATCH (E). JINDED JOINED IS PREFERRED. PRE-ASSEMBLY BY VALUE BEFORE INSTALL. USE CALL OR S.S. FACTORIES.
- ▲ HINGED TRAILING: (E) PAINTED TRAILING TO MATCH. REPLACE AT THE WEST SIDE OF THE BACK PORCH. MATCH TO MATCH (E). SEE EXISTING ELEVATIONS 1/2. DOOR AND FUTURE KITCHEN WINDOW LOCATION. THIS INCLUDES THE BEST STAR BULB. SALVAGE AND REUSE IF POSSIBLE.
- ▲ SIDING 1: (E) FINISHED & PAINTED CEDAR HORIZONTAL SHIP LAP SIDING WITH HASTIC PROFILE. MATCH EXISTING WHERE REPLACING AND PATTERNING. INSTALL WITH GAB 1/4" S.S. DOWN WALL. FULL WALL FLOOR.
- ▲ SIDING 2: FINISHED AND PAINTED VERTICAL SHIP LAP FOLLOW THE WATER TABLE. MATCH EXISTING WHERE REPLACING.
- ▲ WINDOW & EGG: SEE CHANGES ON A-1 FOR WINDOWS FINISH WITH (E) MATCH TO MATCH (E). WATER TABLE #1. WATER TABLE #2. WATER TABLE. SQUARE EDGE PAINTED WOOD DROP CAP. SEE DETAILS 5-A-3.



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



3 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

City of Portland - Bureau of Development Services
Planner: [Signature]
Date: 4/16/2018
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.