



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

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**FINAL FINDINGS, CONCLUSIONS AND DECISION OF THE
HISTORIC LANDMARKS COMMISSION
ON AN
APPEALED ADMINISTRATIVE DECISION
(TYPE II PROCEDURE)**

Case File Number: LU 19-162979 HR (2017 NE 8th, Replacement siding and windows)

The Administrative Decision for this case was appealed by Lonnie and Michael Sexton to the City of Portland Historic Landmarks Commission. The Historic Landmarks Commission granted the appeal and overturned the Administrative Decision that denied the proposal.

GENERAL INFORMATION

**Owner/Applicant/
Appellant:** Lonnie and Michael Sexton
PO Box 8803, Portland, OR 97207
(503) 260-1928, lonnies@grsproperties.com

Site Address: 2017 NE 8TH AVE

Legal Description: BLOCK 120 S 1/2 OF LOT 1&2, WEST IRVINGTON
Tax Account No.: R893602810
State ID No.: 1N1E26CC 01100
Quarter Section: 2831

Neighborhood: Irvington, contact Dean Gisvold at deang@mcewengisvold.com.
Business District: Soul District Business Association, contact at info@nnebaportland.org
District Coalition: Northeast Coalition of Neighborhoods, contact Jessica Rojas at jessica@necoalition.org

Plan District: Albina Community
Other Designations: The house and garage are considered non-contributing resources in the Irvington Historic District.

Zoning: **R1a**, Medium Density Residential (R1) with Alternative Design Density Overlay (a)

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

Proposal: The applicant seeks Historic Resource Review approval for exterior alterations to a non-Contributing house and garage in the Irvington Historic District. The house was built in 1907 in the Queen Anne style. This review is for exterior renovations, and include:

- New 5/8" thick fiber cement lap siding with 6" exposure, to replace the initial proposal of 5/16" fiber cement lap siding that was installed without review; and,
- New painted fiberglass double-hung and fixed windows, to replace the initial proposal of vinyl windows that were installed without review.

Historic Resource Review is required for non-exempt exterior alterations to an existing structure within a Historic District, per Portland Zoning Code 33.445.320.

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*

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ANALYSIS

Site and Vicinity: The subject property is located on a 5,000 square foot lot fronting NE 8th Avenue in the Irvington Historic District. The existing 1-1/2-story house, built in 1907, is not considered a contributing resource to the Irvington Historic District. Photos from 2015 indicate that this non-approved recent renovation replaced existing siding (non-original wood board and batten) and windows (non-original metal and possibly some original wood). This current review is for the work associated with this recent non-reviewed renovation.

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 Alternative Design Density “a” overlay is in place to focus development on vacant sites, preserve existing housing and encourage new development that is compatible with and supportive of the positive qualities of residential neighborhoods. The concept for the zone is to allow increased density for development that meets additional design compatibility requirements.

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 no prior land use reviews.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **October 23, 2019**. The following Bureaus have responded with no issues or concerns:

- Bureau of Transportation Engineering (Exhibit E.1)
- Life Safety Section of BDS (Exhibit E.2)

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on October 23, 2019. One written response was received from either the Neighborhood Association or notified property owners in response to the proposal.

- Dean Gisvold, Chair of the Irvington Land Use Committee, November 12, 2019, wrote in response to the October 23, 2019 proposal of 5/16” fiber cement lap siding and vinyl

windows installed without review, that the ICA Land Use Committee has reviewed the application, and does not believe the proposal meets Criterion 4, Maintaining *Historic Features*, and Criterion 10, *Hierarchy of Compatibility* (Exhibit F.1).

Appellant Statement: *“The proposed alteration provides the existing home with characteristics that are more reflective of its original design and historical context than previous iteration. By utilizing materials more similar to its original design, the proposal elevates the historical significance and quality of the home as well as that of the surrounding neighborhood.”*

Public Hearings: On February 10, 2020 the Historic Landmarks Commission held the first public hearing to consider an appeal of the Administrative Decision on this case. The appeal was limited to the Administrative Decision of denial for a proposal for 5/16” fiber cement lap siding and vinyl windows that had already been installed without review.

Grace Jeffreys, the case planner and representative of the Bureau of Development Services (BDS)/Land Use Services Division, made a PowerPoint presentation (Exhibit H.6) that included a brief summary of the proposal, slides of the subject site and surrounding neighborhood, a summary of BDS’ findings related to the approval criteria, and a summary of key issues raised in the appellant’s statement.

Following the BDS presentation, the appellants/applicants, Lonnie and Michael Sexton testified and submitted exhibits into the record (Exhibits H.7). Next, individuals in opposition to the appeal provided testimony (Exhibits H.8). Then the appellant/applicant was allowed an opportunity to rebut any testimony. The Historic Landmarks Commission then closed the record and deliberated on the evidence and testimony that was submitted into the record. They said that the proposed 5/16” fiber cement lap siding and vinyl windows that had already been installed without review were not supportable. They provided the following feedback:

- **Siding.** Approvable siding included Hardie Artisan (or sim) 5/8” thick fiber cement lap siding with minimal exposure (6” or less), with a smooth texture.
- **Windows.** Approvable windows need to be paintable with profiles more closely resembling historic wood windows. Fiberglass windows have been approved in the historic district on non-contributing buildings, but vinyl windows have not. The window operation must also reflect the period of significance of the district and the Victorian cottage style of the house. These include double (or single) hung and/ or casements (no sliding window allowed). Divided lites are not necessarily needed, and if they are proposed, at a minimum simulated divided lites (SDL) would be expected.
- **Casings.** The casings appeared wide, so work with staff on the proportions of the casings.

The Commission continued the Hearing to March 23, 2020, which was postponed to May 18, 2020 due to COVID19.

At the second hearing on May 18, 2020, the Historic Landmarks Commission opened the record to receive a revised proposal from the Applicants/Appellants (Exhibit H.12). Consideration of the revised findings occurred, and after deliberation, the Historic Landmarks Commission voted 5-0 to deny the appeal and approve a revised proposal and directed staff to prepare findings supporting its decision for consideration.

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*.

The Historic Landmarks Commission has considered all guidelines and addressed only those applicable to this proposal.

33.846.060 G - Other Approval Criteria

- 1. Historic character.** The historic character of the property will be retained and preserved. Removal of historic materials or alteration of features and spaces that contribute to the property's historic significance will be avoided.
- 2. Record of its time.** The historic resource will remain a physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings will be avoided.
- 3. Historic changes.** Most properties change over time. Those changes that have acquired historic significance will be preserved.
- 4. Historic features.** Generally, deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and other visual qualities and, where practical, in materials. Replacement of missing features must be substantiated by documentary, physical, or pictorial evidence.
- 5. Historic materials.** Historic materials will be protected. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials will not be used.

Findings for 1, 2, 3, 4 and 5: This proposal is to undo already completed exterior alterations, including siding and windows, that were made without the required Historic Resource Review, and to allow a different proposal for new windows and siding. The initial request was made after the work was already completed, and few photographs (only street views) and no surveys were provided of the prior condition of the siding and windows which were replaced.

The existing house, while not considered a contributing resource to the Irvington Historic District, was built in 1907 in a simple cottage style that is consistent with the district.

This revised proposal (Exhibit H.11) includes the new 5/8" thick fiber cement lap siding, which will replace the initial proposal for a thinner 5/16" fiber cement lap siding, which replaced existing non-original board and batten wood siding. This proposal also includes new painted fiberglass double-hung and fixed windows to replace the initial proposal of vinyl windows, which replaced existing non-original metal windows and possibly some original wood windows.

While this house is not considered to be a contributing resource to the district, it is still required that consideration be made prior to undertaking exterior alterations through the review process to ensure proposed changes maintain the character of the property and the historic character of the district. However, exterior alterations have already occurred without review, and the materials were removed so they cannot be analyzed. However, additional photos prior to the most recent alterations were provided at the

Appeal Hearing (Exhibit H.7). These indicated a narrow exposure lap siding underneath the removed board and batten siding, which may have been the original siding. The photos indicate some damage to this lap siding, and it appears the board and batten siding was added over the top of the lap, which added further damage. Most of the windows appeared to not be original except for the pair of double hung windows at the attic level on the front façade, which were removed.

In terms of historic features, as mentioned above, the board and batten siding were not original to the house, and the narrow exposure lap siding underneath appears damaged. However, a fine detailed fish scale siding at the attic level of the street-facing façade was maintained during the unapproved alterations, and this does preserve a large portion of the front facade cladding, helping to maintain some of the historic character of the house on the street frontage.

As noted above, most of the replaced windows appear to have been sliding or fixed metal windows, which would not have been original to this 1907 home. There were also a pair of double-hung windows at the attic level, which may have been original. The proposed new painted fiberglass windows will be double hung, which better reflects the period of significance in both finish and operation.

This review is happening after exterior alterations have occurred, and it cannot be shown whether there were any deteriorated historic features, such as the double-hung wood windows or lap siding, that could have been repaired rather than replaced. However, this revised proposal, with new 5/8" thick fiber cement lap siding and new painted fiberglass windows, helps maintain the character of the property, as well as the historic character of the district.

Therefore, these criteria are met.

7. Differentiate new from old. New additions, exterior alterations, or related new construction will not destroy historic materials that characterize a property. New work will be differentiated from the old.

8. Architectural compatibility. New additions, exterior alterations, or related new construction will be compatible with the resource's massing, size, scale, and architectural features. When retrofitting buildings or sites to improve accessibility for persons with disabilities, design solutions will not compromise the architectural integrity of the historic resource.

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, and 10: As noted above, while this house is not considered to be a contributing resource to the district, it is still important that exterior alterations made to it are compatible with the character of the house, adjacent properties, and the surrounding historic district. To the north of this site lies a contributing resource, the Dr. Jennie Van Zante house, a foursquare house built in 1906. It is clad with tight horizontal boards with generous casings, and what appear to be original double-hung wood windows. To the south of the site lies a non-contributing resource that appears to be in a condition similar to this property prior to the undertaking of these exterior alterations (see street views in Exhibit G.5).

This revised proposal includes new 5/8" thick fiber cement smooth lap siding and new painted fiberglass windows:

- **Siding.** The new siding is 5/8" thick fiber cement smooth lap siding with 6" exposure. There will be a 1" x 3" cedar trims around fenestration and at changes in massing. The new cladding will be installed over new insulation, which will be installed over the existing cladding. This assembly adds depth to the cladding system, and the windows will now be recessed 5" from the face of glazing to the outside face of trim.
- **Windows.** The new windows are painted fiberglass with cedar sills. Most of them will be double-hung operation with a pair of fixed at the basement level on the south elevation.

As a non-contributing property, the proposed lap siding, casings and recessed painted fiberglass windows are more consistent with the historic character of the house, adjacent properties, and the district than the previous proposal. For contributing resources, the expectation is that original siding and windows are maintained, or if damaged beyond repair, be replaced with wood siding and windows to match existing. This house, however, is not considered to be a contributing resource, and the new thicker fiber cement lap siding and painted fiberglass double-hung and fixed windows are considered suitable in this case, and compatible with the character of the house, adjacent properties, and the surrounding historic district.

Therefore, these criteria met.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to demonstrate conformance with all 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 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. As a non-contributing property, the revised proposal of new 5/8" fiber cement smooth lap siding and new painted fiberglass double-hung and fixed windows are compatible with the character of the property, the adjacent properties and the historic district. Therefore, the proposal meets the applicable Historic Resource Review criteria and warrants approval.

HISTORIC LANDMARKS COMMISSION DECISION

Deny the appeal and approve a revised proposal for new 5/8" thick smooth fiber cement lap siding with 6" exposure and new painted fiberglass double-hung and fixed windows.

Approval per Exhibits C.1-C.4, 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 4 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 19-162979 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.

These findings, conclusion and decision were adopted by the City of Portland Historic Landmarks Commission on May 18, 2020

By: 
Kristin Minor Chair

Date Final Decision Effective/Mailed: May 28, 2020
120th day date: October 17, 2020

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on **May 10, 2019** and was determined to be complete on **October 17, 2019**.

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 **May 10, 2019**.

ORS 227.178(1) 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 the full 245 days (Exhibits H10 and H13). Unless further extended by the applicant, **the 120 days will expire on: October 17, 2020**.

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

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

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

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

use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appealing this Decision. This decision is final and becomes effective the day the notice of decision is mailed (noted above). This decision may not be appealed to City Council; however, it may be challenged by filing a “Notice of Intent to Appeal” with the State Land Use Board of Appeals (LUBA) within 21 days of the date the decision is mailed, pursuant to ORS 197.620 and 197.830. A fee is required, and the issue being appealed must have been raised by the close of the record and with sufficient specificity to afford the review body an opportunity to respond to the issue. For further information, contact LUBA at the 775 Summer Street NE, Suite 330, Salem, OR 97301 [Telephone: (503) 373-1265].

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 **May 28, 2020** 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.

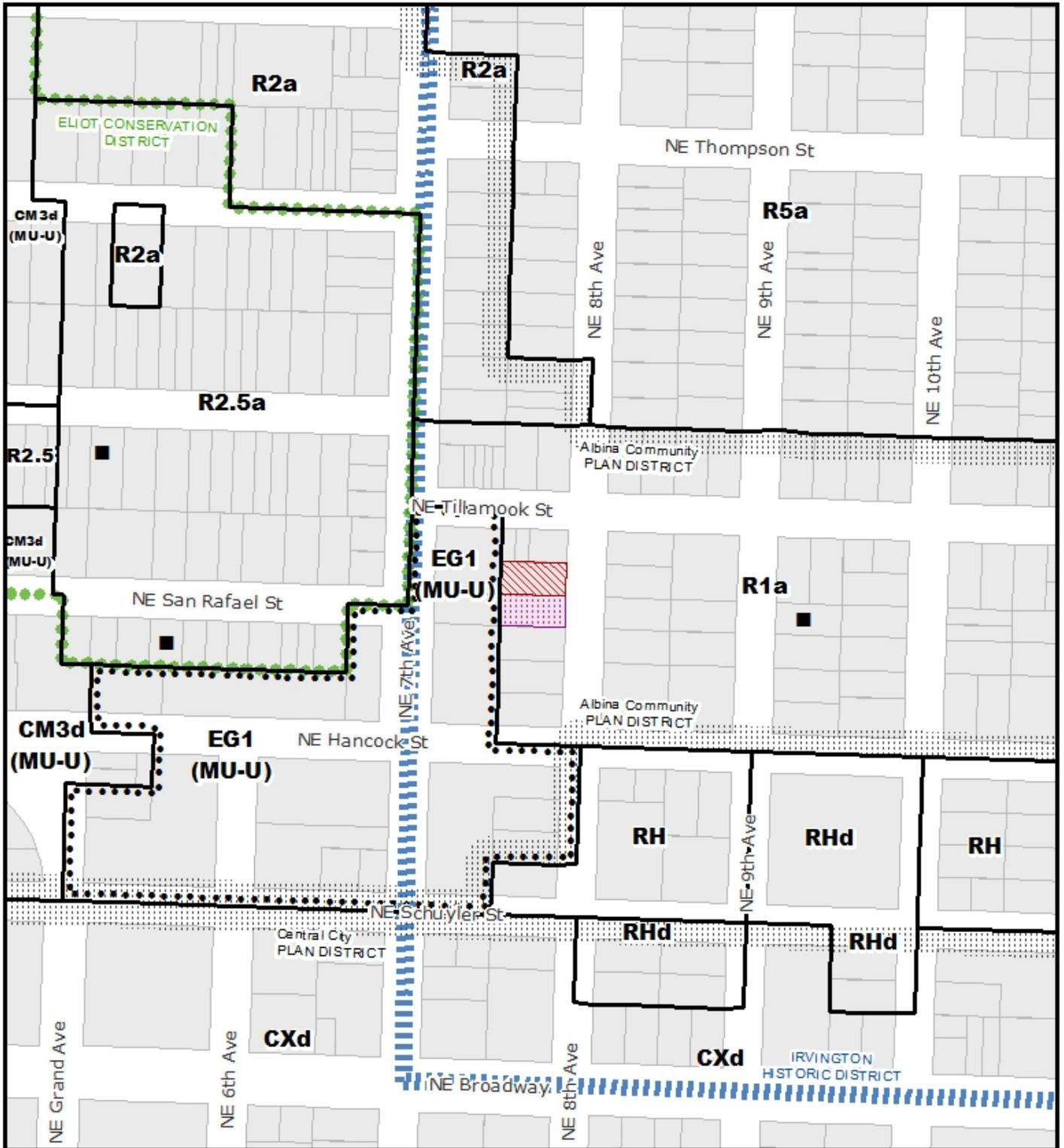
Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- 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 of 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. Original submittal, plan drawings, 5/10/19
 - 2. Site plan, 6/12/19
 - 3. Elevations, 9/10/19
 - 4. Narrative and revised drawings and details, 10/17/19
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Floor Plans
 - 3. Existing Elevations
 - 4. Proposed Elevations (attached)
 - 5. Details – lap siding
 - 6. Details – windows
 - 7. Details – door
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Transportation Engineering and Development Review
 - 2. Life Safety Section of BDS
- F. Correspondence:
 - 1. Dean Gisvold, Chair of the Irvington Land Use Committee, November 12, 2019, the ICA Land Use Committee do not think the proposal meets Criterion 4 and Criterion 10.
- G. Other:
 - 1. Original LU Application
 - 2. Historical information
 - 3. Photo history
 - 4. Incomplete letter, 5/22/19
 - 5. 180-day letter, 10/11/19
 - 6. Current street views.
- H. Appeal Hearing Exhibits
 - 1. Administrative Decision, 12/6/19
 - 2. C Exhibits from Initial Decision of denial
 - 3. Appeal Application, 12/19/20
 - 4. Applicant Submittal for the Appeal hearing, 1/10/20
 - 5. Notice of Appeal mailing list, 1/17/20
 - 6. Memo to the Landmarks Commission, 1/31/20
 - 7. Staff Presentation to the Landmarks Commission, 2/10/20
 - 8. Applicant presentation to the Landmarks Commission, 2/10/20
 - 9. Testifiers Sheet, 2/10/20
 - 10. Request for Extension of 120-day Review Period, 2/10/20
 - 11. Staff summary email to applicant, 2/12/20
 - 12. Revised drawings, 3/9/20
 - 13. Full Time Extension, 3/17/20
 - 14. Tentative Final Findings, 5/12/20
 - 15. Memo to the Landmarks Commission with approval Matrix, 5/12/20
 - 16. Staff Presentation to the Landmarks Commission, 5/18/20
 - 17. Testimony from Dean Gisvold, Chair of the Irvington Land Use Committee, in support of the revised proposal, but requesting the addition of ogee attachments, 5/18/20
 - 18. Testifiers Sheet, 5/18/20

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:
ALBINA COMMUNITY PLAN DISTRICT
IRVINGTON HISTORIC DISTRICT

- Site
- Also Owned Parcels
- Historic Landmark

File No.	LU 19-162979 HR
1/4 Section	2831
Scale	1 inch = 200 feet
State ID	1N1E26CC 1100
Exhibit	B May 14, 2019

PROJECT ADDRESS:
2017 NE 8TH,
PORTLAND, OR 97212

reca 6/2/19

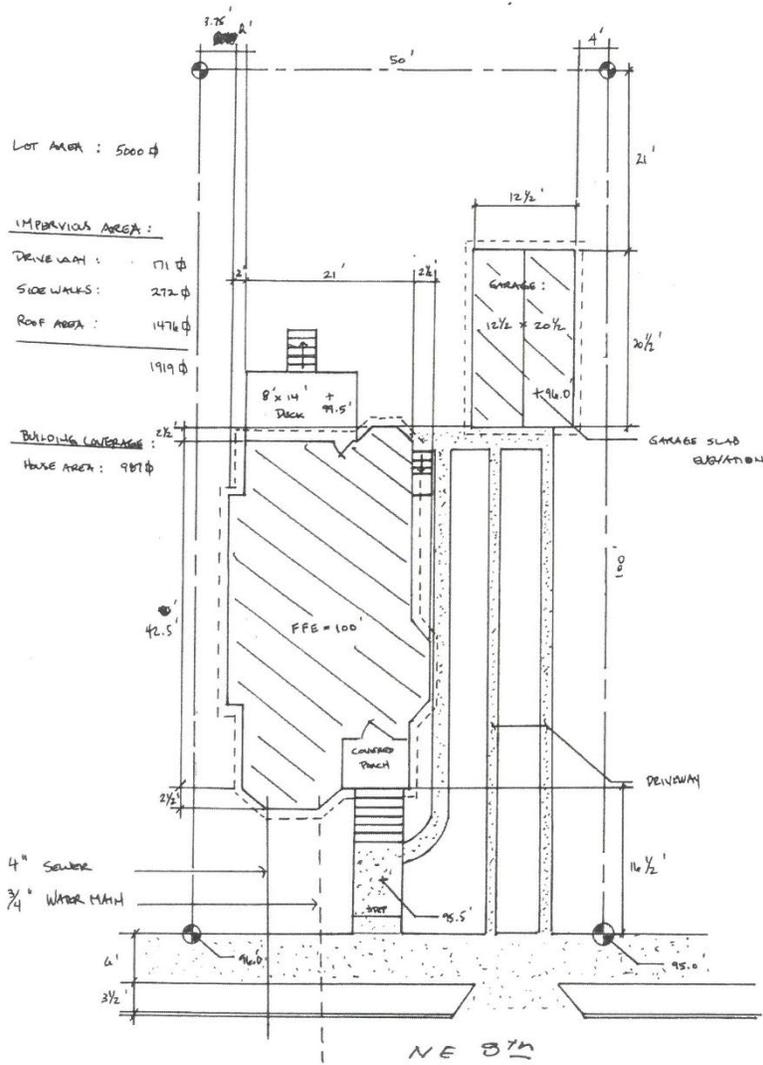
LOT AREA : 5000 ϕ

IMPERVIOUS AREA :

DRIVE WAY : 171 ϕ
SIDE WALKS : 272 ϕ
ROOF AREA : 1476 ϕ
1919 ϕ

BUILDING COVERAGE :

HOUSE AREA : 987 ϕ



ADDRESS:
2017 NE 8TH AVE
PORTLAND, OR 97212

SITE PLAN:
NOT TO SCALE

LU 19-162979 HR

EXH.C.1

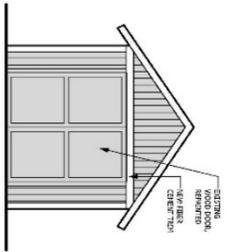
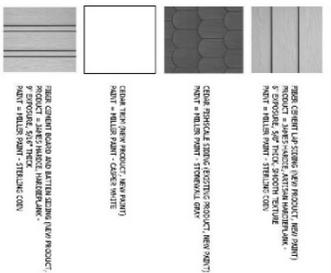
EXTERIOR
ALTERATION

DATE:
01/10/2020

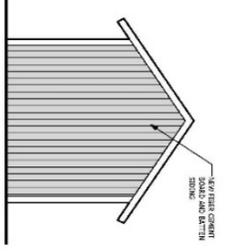
SITE & ZONING PLAN

SHEET:
A8

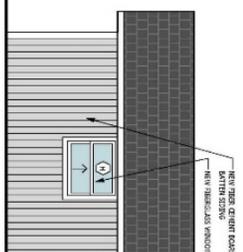
MATERIAL LEGEND



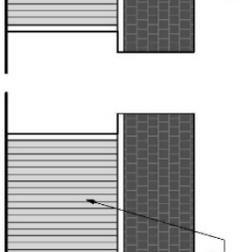
PROPOSED GARAGE EAST ELEVATION
SCALE: 1/8" = 1'-0"



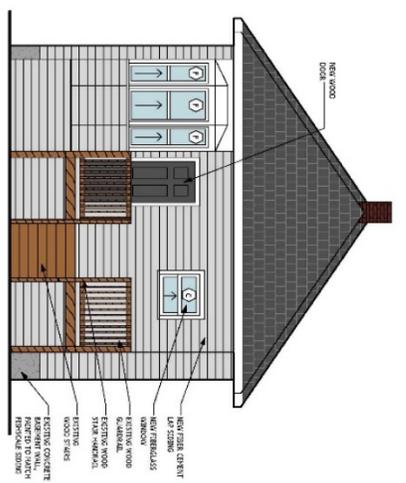
PROPOSED GARAGE WEST ELEVATION
SCALE: 1/8" = 1'-0"



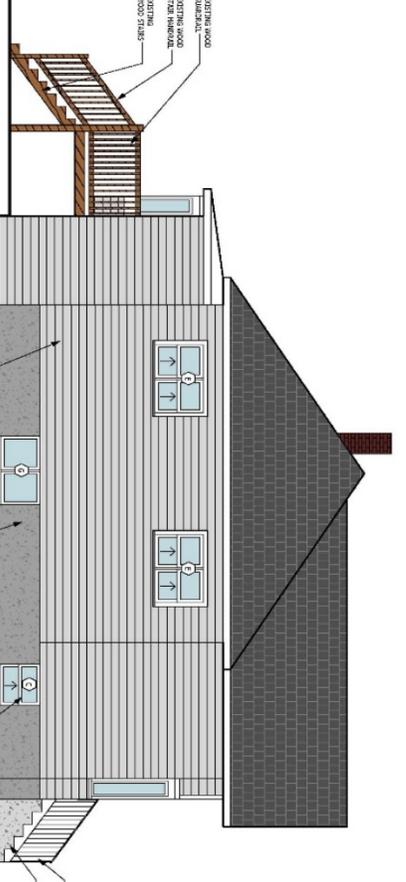
PROPOSED GARAGE SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED GARAGE NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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



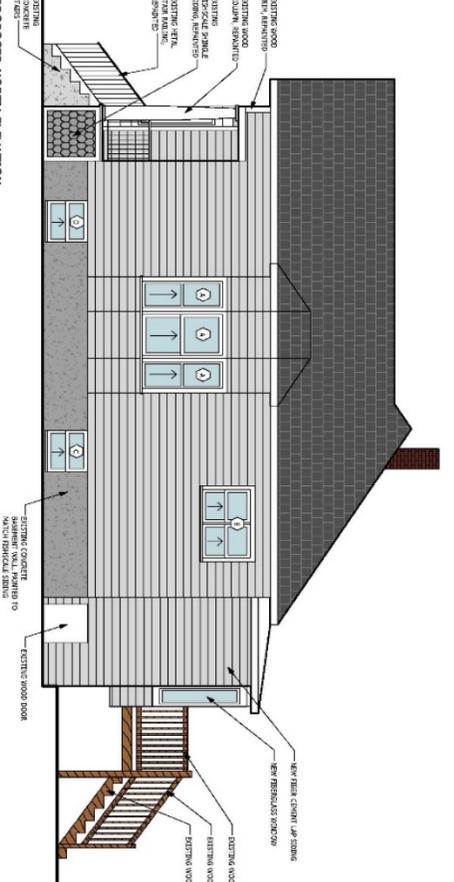
PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

WINDOW SCHEDULE

NAME	WIDTH	HEIGHT	OPERATION	QTY
A	3'-0"	5'-0"	DOUBLE-HUNG	3
B	3'-0"	5'-0"	DOUBLE-HUNG	3
C	3'-0"	2'-0"	DOUBLE-HUNG	4
D	3'-0"	3'-0"	DOUBLE-HUNG	1
E	3'-0"	3'-0"	DOUBLE-HUNG	4
F	2'-0"	4'-0"	DOUBLE-HUNG	3
G	5'-0"	2'-0"	FIXED	1
H	4'-0"	3'-0"	DOUBLE-HUNG	1
TOTAL				26



PROPOSED EAST ELEVATION (STREET FACING FACADE)
SCALE: 1/8" = 1'-0"



PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"

2017 NE 8TH
EXTERIOR ALTERATION

THE FOLLOWING DRAWING DOCUMENT PROVIDES A SUMMARY OF THE PROPOSED WORK AND IS NOT A CONTRACT. THE CONTRACT SHALL BE THE INSTRUMENT OF SERVICE.

DATE: 02/09/2020

EXTERIOR ELEVATIONS
PROPOSED