



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

Dan Ryan, Commissioner  
Rebecca Esau, Director  
Phone: (503) 823-7300  
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TTY: (503) 823-6868  
[www.portland.gov/bds](http://www.portland.gov/bds)

**Date:** July 14, 2022  
**To:** Interested Person  
**From:** Arthur Graves, Land Use Services  
503.865.6517 | [Arthur.Graves@portlandoregon.gov](mailto:Arthur.Graves@portlandoregon.gov)

## **NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD**

The Bureau of Development Services has approved a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision 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 22-137727 HR: EXTERIOR ALTERATIONS**

#### **GENERAL INFORMATION**

**Applicant:** Chris Davis | Chris Davis Design Architecture And Interiors  
812 NW 17th Ave | Portland, OR 97209  
503.281.5282 | [chris@chrisdavisdesign.com](mailto:chris@chrisdavisdesign.com)

**Owners:** Martin Brown and Andrea Schmeichel  
204 NW 22nd Pl | Portland, OR 97210  
971.400.1444 | [martin@wonderfrog.net](mailto:martin@wonderfrog.net)

**Site Address:** 204 NW 22<sup>nd</sup> Place

**Legal Description:** BLOCK 1 S 33.3' M/L OF LOT 3, STRONGS ADD  
**Tax Account No.:** R801800070  
**State ID No.:** 1N1E33CA 04500  
**Quarter Section:** 3027  
**Neighborhood:** Northwest District, contact Greg Theisen at [contact@northwestdistrictassociation.org](mailto:contact@northwestdistrictassociation.org)  
**Business District:** Nob Hill, contact Nob Hill at [nobhillportland@gmail.com](mailto:nobhillportland@gmail.com).  
**District Coalition:** Neighbors West/Northwest, contact Darlene Urban Garrett at [darlene@nwnw.org](mailto:darlene@nwnw.org).  
**Plan District:** Northwest  
**Other Designations:** Contributing Resource in the Alphabet Historic District, listed in the National Register of Historic Places on November 16, 2000.  
**Zoning:** RM4d: A high density urban scale multi-dwelling zone (RM4); with a Design, "d" Overlay; and Historic Resource Protection Overlay  
**Case Type:** HR: Historic Resource Review  
**Procedure:** Type II, an administrative decision with appeal to the Landmarks Commission.

**Proposal:**

The applicant requests Historic Resource Review approval for alterations to the exterior of the structure historically known as the Jenette Goodman House #1, a “contributing” resource within the Alphabet Historic District. The alterations to the 1908 structure includes:

- West Elevation (street facing): No alterations are proposed for this elevation.
- North Elevation:
  - Removal of non-original rear addition (see East Elevation),
  - Removal of an original wood window,
  - Installation of a new all-wood double hung window,
  - Installation of a new all-wood awning window
  - Removal of existing secondary chimney.
- East Elevation:
  - Removal of non-original rear addition,
  - Removal of two original wood windows,
  - Removal of a non-original window,
  - Removal of a non-original basement window,
  - Installation of two new all-wood double hung windows,
  - Installation of a new all-wood French doors to new deck,
  - Installation of a new roof canopy over French doors,
  - Installation of a new basement window.
- South Elevation:
  - Removal of non-original rear addition (see East Elevation)

The proposal includes non-exempt exterior alterations to a contributing building within the Alphabet Historic District therefore prompting Historic Resource Review prior to the issuance of building permits.

**Relevant Approval Criteria:**

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

- *The Community Design Guidelines*, and
- *Historic Alphabet District: Community Design Guidelines Addendum*.

**ANALYSIS****Site and Vicinity:**

The approximately 3,000 square foot site is located mid-block on NW 22<sup>nd</sup> Place which continues uninterrupted from W Burnside to NW Everett Street to the north. The site is developed with a single-dwelling residential home, known as the Jenette Goodman House #1, built in 1908 and is a contributing resource within the Alphabet Historic District.

The nearby neighborhood contains a mixture of commercial and residential development. Adjacent buildings are single family and multi-family of a similar vintage. Development to the west (NW 23rd) and east (NW 21st) is significantly more commercial with buildings largely non-contributing to the Historic District.

**Zoning:**

The RM4 zone is a high density, urban-scale multi-dwelling zone applied near the Central City, and in town centers, station areas, and along civic corridors that are served by frequent transit and are close to commercial services. It is intended to be an intensely urban zone with a high percentage of building coverage and a strong building orientation to the pedestrian environment of streets, with buildings located close to sidewalks with little or no front setback. This is a mid-rise to high-rise zone with buildings of up to seven or more stories. The Design overlay zone is applied to this zone.

The Design overlay zone ensures that Portland is both a city designed for people and a city in harmony with nature. The Design overlay zone supports the city's evolution within current and emerging centers of civic life. The overlay promotes design excellence in the built environment through the application of additional design standards and design guidelines that:

- Build on context by enhancing the distinctive physical, natural, historic and cultural qualities of the location while accommodating growth and change;
- Contribute to a public realm that encourages social interaction and fosters inclusivity in people's daily experience; and
- Promotes quality and long-term resilience in the face of changing demographics, climate and economy.

The historic resource overlay zone protects historic resources that have been identified as significant to the history of the city and region. The regulations implement Portland's Comprehensive Plan policies that address historic preservation. These policies recognize the role historic resources have in promoting education and enjoyment for those living in and visiting the region. The regulations foster awareness, memory, and pride among the region's current and future residents in their city and its diverse architecture, culture, and history. Historic preservation recognizes social and cultural history, retains significant architecture, promotes economic and environmental health, and stewards important resources for the use, education, and enjoyment of future generations.

**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 **June 3, 2022**.

1. Portland Bureau of Transportation: Robert Haley: June 03, 2022. (Exhibit E-1). With no concerns.
2. Bureau of Environmental Services: Rachel Weatherly: June 06, 2022. (Exhibit E-2). With no concerns.
3. Water Bureau: Michael Puckett: June 16, 2022. (Exhibit E-3). With no concerns.
4. Bureau of Development Services- Site Development: Jason Butler-Brown: June 21, 2022. (Exhibit E-4). With the no concerns.
5. Fire Bureau: Dawn Krantz: June 24, 2022. (Exhibit E-5). With no concerns.
6. Bureau of Development Services- Life Safety: Tara Carlson: June 27, 2022. (Exhibit E-6). With the following comment:
  - Life Safety Plan Review does not object to the approval of this proposal. The applicant should be aware that several building code requirements may impact the final design of this building. For information regarding future compliance, see the GENERAL LIFE SAFETY COMMENTS below.
  - Building Permit Required - A separate Building Permit is required for the work proposed and the proposal must be designed to meet all applicable building codes and ordinances. Information about submitting a permit application request is available online at <https://www.portland.gov/bds/permit-review-process/apply-or-pay-permits>.

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on June 3, 2022. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

- Timothy White, community member, June 07, 2022: With support for the proposal. (Exhibit F-1)

- James C. Weber, community member, June 07, 2022: With support for the proposal. (Exhibit F-2)
- Nathan and Allison Bard, community members, June 13, 2022: With support for the proposal. (Exhibit F-3)

## **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 Alhabet 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 Alhabet District Community Design Guidelines Addendum*.

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

### **Historic Alhabet District - Community Design Guidelines Addendum**

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

#### **Findings:**

No changes to the house that have acquired historic significance will be altered. Primarily the project proposes to remove an approximately 120 square foot addition to the rear of the house constructed in the 1980's. This addition is deteriorating and includes dissimilar windows on each elevation and non-original door with side lite, all of which are inconsistent with original features on the house.

*This guideline is therefore 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 Alhabet District.

#### **Findings for 2 and 3:**

Proposed alterations are to the rear and one side of the contributing resource; the front, street-facing façade (west elevation) will not be altered. Proposed alterations remove a non-original single-story mudroom centered on the rear of the building, to be replaced with a new deck located further south on the elevation, adjacent to the existing dining room. Three existing original wood windows are proposed to be removed due to proposed interior alterations: two from the rear (east) elevation to allow the installation

of French doors providing access from the dining room to the new deck; one from the side (north) elevation because of alterations to kitchen counter heights. New windows and doors are all-wood construction consistent with original wood windows on the resource. Trim and window and door locations in the wall (punch) will match existing original conditions (see Exhibit C-12). The proposed roof canopy above the new French-doors will have a hipped roof form which matches original dominant roof form, and corbels will be added to the underside of the soffit which will match the detailing on the street-facing facade.

*These guidelines are therefore 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.

#### **Findings for P1 and P2:**

Although proposed alterations are to the side (north) and rear (east) elevations of the contributing resource, and so will not be visible from the public right-of-way, they are consistent with the Northwest Plan Area and Alphabet Historic District. Proposed alterations will not impact the building's location or relationship to the street or block. Proposed alterations remove non-original features from the house such as the rear mudroom addition and replace them with new elements which are more compatible with the historically significant style of the original house that is visible on the street-facing facade. The proposed new all wood windows will be similar in design and proportion to existing original windows and with window inset (punch) and trim to match existing. The proposed French doors will match existing original interior French doors and the proposed roof canopy will be hipped in form, consistent with the building's dominant roof, and will incorporate corbels to match the detailing on the street-facing facade.

*These guidelines are therefore 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.

#### **Findings:**

As mentioned previously, there will be no alterations to the street-facing (front) west elevation of the contributing resource.

*This guideline therefore does not apply.*

**D1. Outdoor Areas.** When sites are not fully built on, place buildings to create sizable, usable outdoor areas. Design these areas to be accessible, pleasant, and safe. Connect outdoor areas to the circulation system used by pedestrians;

#### **Findings:**

Alterations to the contributing resource's east (rear) elevation provides increased usable outdoor area with improved access to both the new deck and the reorganized back yard. Previously, the existing single-story mudroom (centered on the ground floor rear elevation) provided only a transition to the rear yard while dividing the modest back yard into small but connected areas. (Note: The lot is 2,833 square feet in size.) The

proposed deck located off-center at the southeast corner of the building and accessed from new French doors provides improved indoor/outdoor access and usable outdoor area. Lastly, proposed windows and French doors provide increase glazing and visual connection to the surrounding outdoor area, promoting increased surveillance and safety.

*This guideline is therefore met.*

**D5. Crime Prevention.** Use site design and building orientation to reduce the likelihood of crime through the design and placement of windows, entries, active ground level uses, and outdoor areas.

**Findings:**

The proposed removal of the non-original addition from the rear of the contributing resource and the addition of new deck, windows, and doors on the north and east facade will provide more visual connection and increased access to the exterior of the home. This connection will in turn improve safety around the house and property. New exterior lighting proposed at the new French doors and along the north side of the residence will also improve security. The property is currently fully enclosed within a fence. The front yard fence is low and transparent which eliminates barriers to visibility, further contributing to safety.

*This guideline is therefore met.*

**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.

**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 D6, D7 and D8:** The proposed alterations including a new deck, all-wood ground floor windows, and all-wood French doors, are compatible in design and character with existing features on the contributing structure. Proposed all wood windows match existing original windows in design, dimension, location in the wall (punch), and trim. Proposed French doors providing access from the dining room to the new deck is consistent with existing original interior French doors. The proposed removal of the non-original mudroom and construction of the new deck with limited canopy matching the roof form and corbel detailing of the house provides increased access and architectural interest to the back of the contributing resource while also better utilizing and organizing the area of the small back yard on the lot. The attention to existing architectural details found on the building regarding style, scale, material, mass and character help to ensure that this alteration will be long lasting and continue to be a contributing building and asset to the Alphabet Historic District.

*These guidelines are therefore met.*

## **DEVELOPMENT STANDARDS**

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

## CONCLUSIONS

The proposed alterations to the building historically known as the Jenette Goodman House #1 preserves and maintains the architectural integrity of the contributing resource within the Alphabet Historic District.

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 indicated in detail in the findings above, this proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

## ADMINISTRATIVE DECISION

Approval of the proposed exterior alterations to the structure historically known as the Jenette Goodman House #1, a contributing resource in the Alphabet Historic District.

Approval per the approved site plans, Exhibits C-1 through C-13, signed and dated July 08, 2022, 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 22-137727 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: Arthur Graves**

**Decision rendered by:**  **on July 08, 2022.**

By authority of the Director of the Bureau of Development Services

**Decision mailed: July 14, 2022.**

**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 2, 2022, and was determined to be complete on May 19, 2022.

*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 2, 2022.

*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: September 16, 2022.**

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

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

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

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

**Appealing this decision.** This decision may be appealed to the Landmarks Commission, and if appealed a hearing will be held. The appeal application form can be accessed at <https://www.portlandoregon.gov/bds/45477>. Appeals must be received **by 4:30 PM on July 28, 2022. The completed appeal application form must be emailed to [LandUseIntake@portlandoregon.gov](mailto:LandUseIntake@portlandoregon.gov) and to the planner listed on the first page of this decision.** If you do not have access to e-mail, please telephone the planner listed on the front page of this notice about submitting the appeal application. **An appeal fee of \$250 will be charged.** Once the completed appeal application form is received, Bureau of Development Services staff will contact you regarding paying the appeal fee. The appeal fee will be refunded if the appellant prevails. There is no fee for Office of Community and Civic Life recognized organizations for the appeal of Type II and IIX decisions on property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Please contact the planner listed on the front page of this decision for assistance in filing the appeal and information on fee waivers. Please see the appeal form for additional information.

If you are interested in viewing information in this file, please contact the planner listed on the front of this notice. The planner can email you documents from the file. A fee would be required for all requests for paper copies of file documents. Additional information about the City of Portland, and city bureaus is available online at <https://www.portland.gov>. A digital copy of the Portland Zoning Code is available online at <https://www.portlandoregon.gov/zoningcode>.

**Attending the hearing.** If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Landmarks Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Landmarks



Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

**Recording the final decision.**

If this Land Use Review is approved the final decision will be recorded with the Multnomah County Recorder.

- *Unless appealed*, the final decision will be recorded after **July 28, 2022** 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 Submittal
  1. Initial Submittal: 5.02.2022
  2. Revised Drawings: 5.19.2022
- B. Zoning Map (attached)
- C. Plans/Drawings:
  1. Site Plan (attached)
  2. Floor Plans: Basement
  3. Floor Plans: Main Floor
  4. Floor Plans: Second Floor
  5. Floor Plans: Attic
  6. Elevations: West (attached)
  7. Elevations: South (attached)
  8. Elevations: East (attached)
  9. Elevations: North (attached)
  10. Details: French door / Canopy
  11. Detail/Elevation: French door / Canopy
  12. Detail: Windows
  13. Manufactures Cutsheets
- D. Notification information:
  1. Mailing list
  2. Mailed notice

E. Agency Responses:

1. Portland Bureau of Transportation: Robert Haley: June 03, 2022.
2. Bureau of Environmental Services: Rachel Weatherly: June 06, 2022.
3. Water Bureau: Michael Puckett: June 16, 2022.
4. Bureau of Development Services- Site Development: Jason Butler-Brown: June 21, 2022.
5. Fire Bureau: Dawn Krantz: June 24, 2022.
6. Bureau of Development Services- Life Safety: Tara Carlson: June 27, 2022.

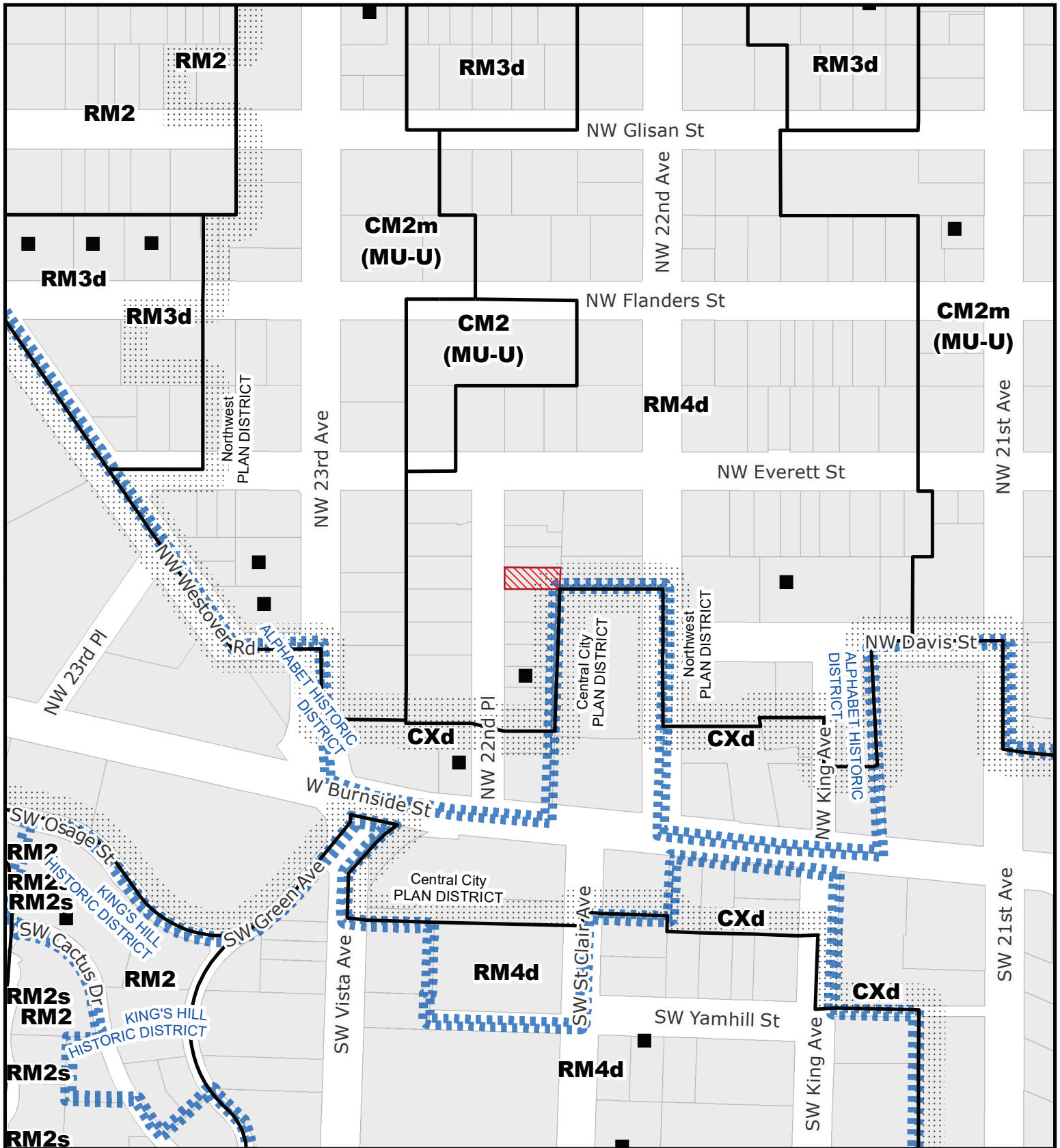
F. Correspondence:

1. Timothy White, community member, June 07, 2022.
2. James C. Weber, community member, June 07, 2022.
3. Nathan and Allison Bard, community members, June 13, 2022.

G. Other:

1. Original LU Application
2. Historic Information
3. Incomplete Letter: May 16, 2022
4. Sanborn Map

**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



For Zoning Code in effect Post August 1, 2021

NORTHWEST PLAN DISTRICT  
ALPHABET HISTORIC DISTRICT



Site



Historic Landmark

File No.	LU 22 - 137727 HR
1/4 Section	3027
Scale	1 inch = 200 feet
State ID	1N1E33CA 4500
Exhibit	B May 02, 2022

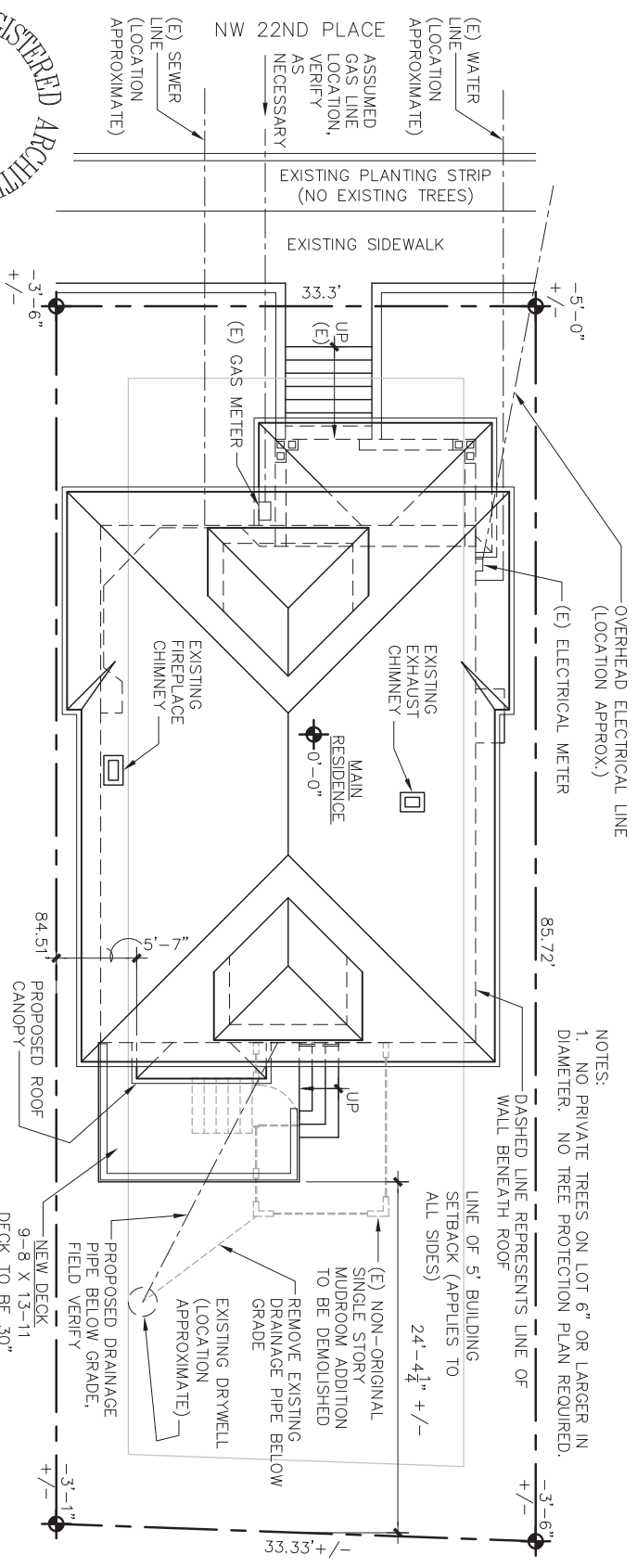


\*Approved\*  
 City of Portland  
 Bureau of Development Services  
 Planner \_\_\_\_\_  
 DATE: 07/26/2022  
 \*This approval applies only to the review requested and is subject to alterations of design and other conditions of approval.

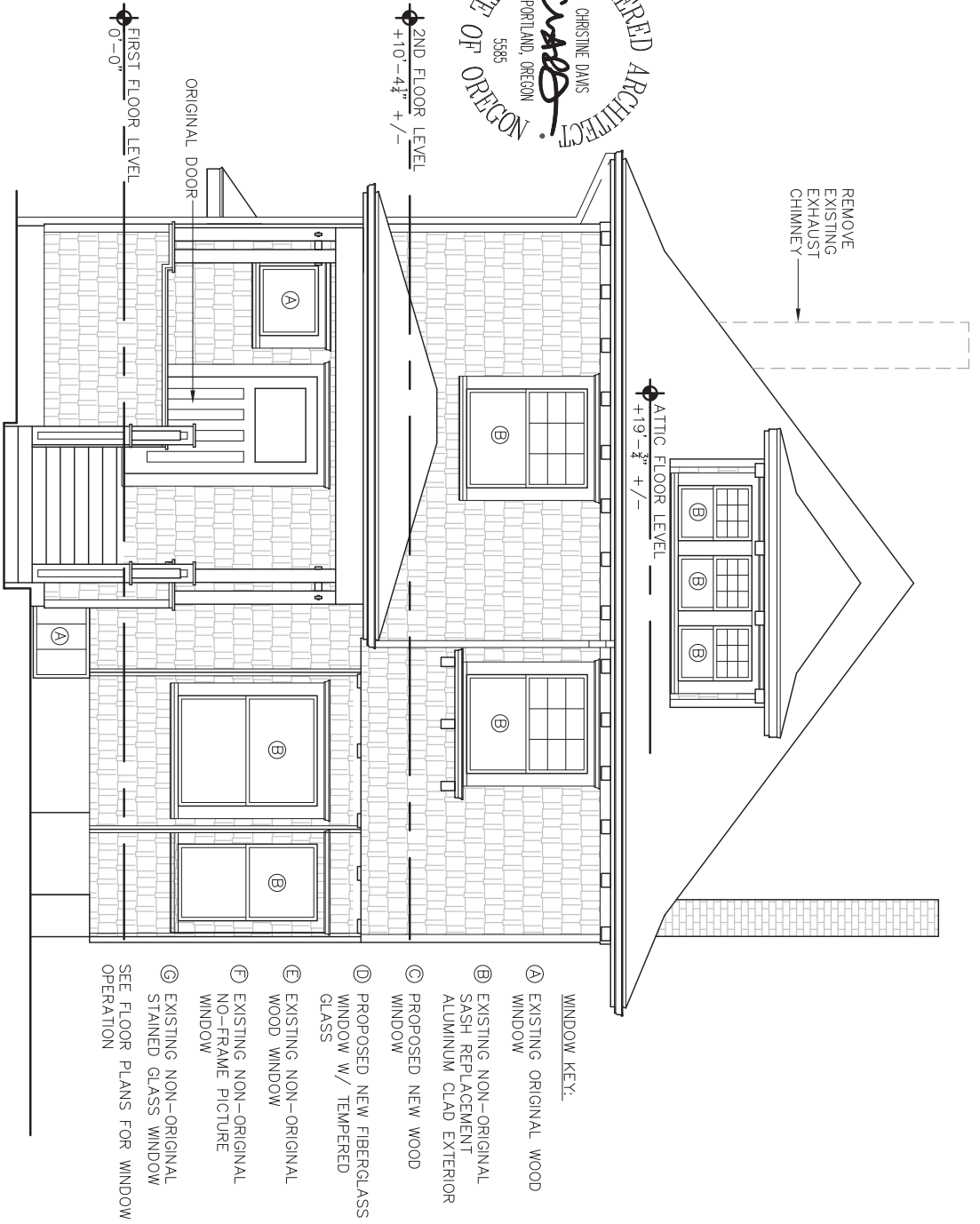
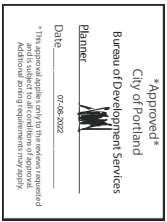
PROPOSED SITE PLAN / ROOF PLAN  
 SCALE:  $\frac{1}{8}'' = 1'-0''$   
 204 NW 22ND PLACE  
 PORTLAND, OR 97210  
 HISTORIC RESOURCE REVIEW

CHRIS DAVIS DESIGN  
 ARCHITECTURE + INTERIORS  
 812 NW 17TH AVE.  
 PORTLAND, OR 97209  
 503-281-5282  
 chris@chrisdavisdesign.com

DRAWING A1  
 5-2-2022  
 NORTH



NOTES:  
 1. NO PRIVATE TREES ON LOT 6" OR LARGER IN DIAMETER. NO TREE PROTECTION PLAN REQUIRED.



SCALE: 1/4" = 1'-0"  
 204 NW 22ND PLACE  
 PORTLAND, OR 97210  
 HISTORIC RESOURCE REVIEW

CHRIS DAVIS DESIGN  
 ARCHITECTURE + INTERIORS  
 812 NW 17TH AVE.  
 PORTLAND, OR 97209  
 503-281-5282  
 chris@chrisdavisdesign.com

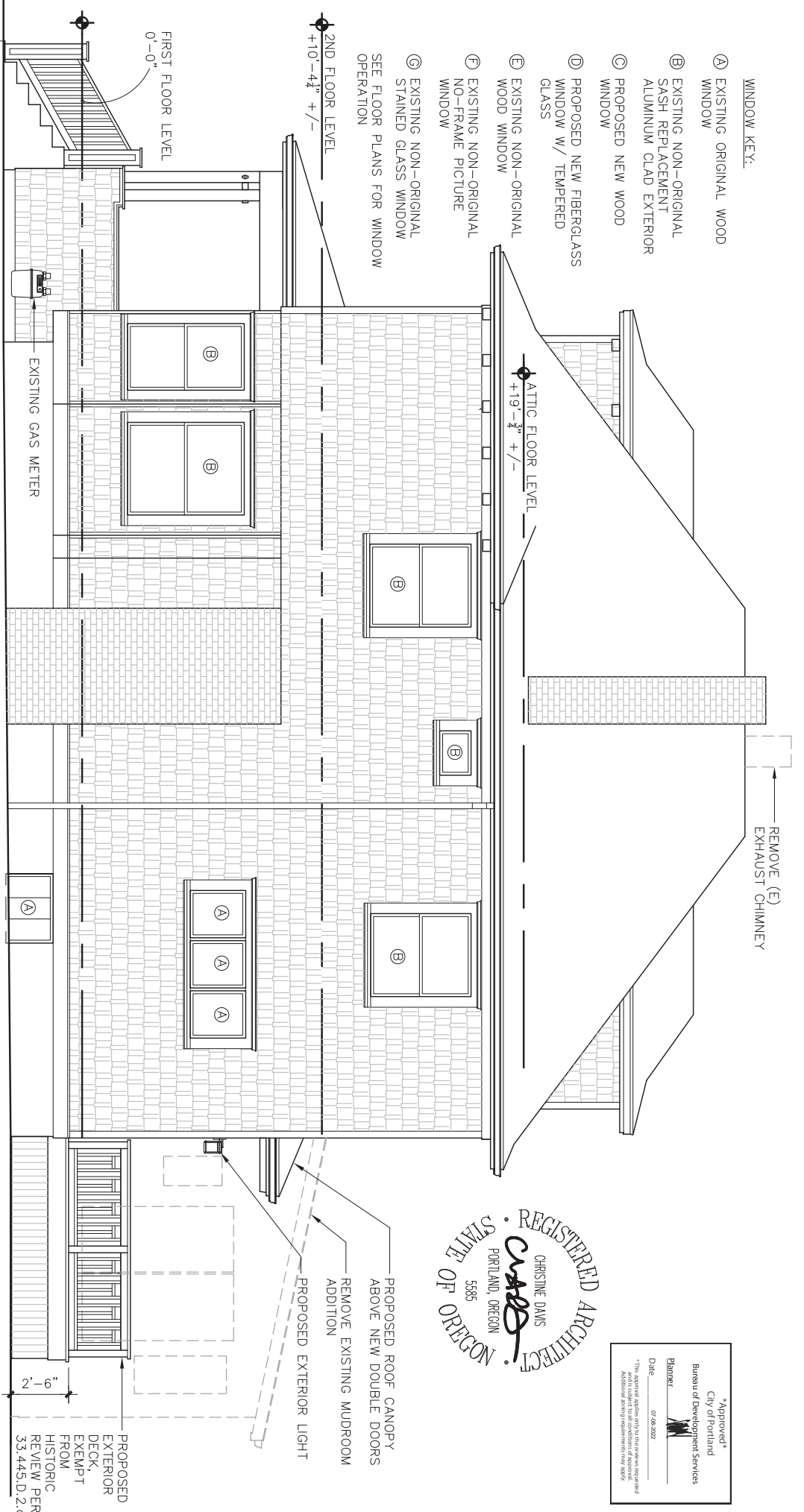
DRAWING A6

5-2-2022

LU 22-1377Z1 HR  
 EXHIBIT C6

WINDOW KEY:

- (A) EXISTING ORIGINAL WOOD WINDOW
  - (B) EXISTING NON-ORIGINAL SASH REPLACEMENT ALUMINUM CLAD EXTERIOR WINDOW
  - (C) PROPOSED NEW WOOD WINDOW
  - (D) PROPOSED NEW FIBERGLASS WINDOW W/ TEMPERED GLASS
  - (E) EXISTING NON-ORIGINAL WOOD WINDOW
  - (F) EXISTING NON-ORIGINAL NO-FRAME PICTURE WINDOW
  - (G) EXISTING NON-ORIGINAL STAINED GLASS WINDOW
- SEE FLOOR PLANS FOR WINDOW OPERATION



PROPOSED SOUTH EXTERIOR ELEVATION

CHRIS DAVIS DESIGN  
ARCHITECTURE + INTERIORS

DRAWING A7

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

204 NW 22ND PLACE  
PORTLAND, OR 97210  
HISTORIC RESOURCE REVIEW

812 NW 17TH AVE.  
PORTLAND, OR 97209

503-281-5282  
chris@chrisdavisdesign.com

5-2-2022

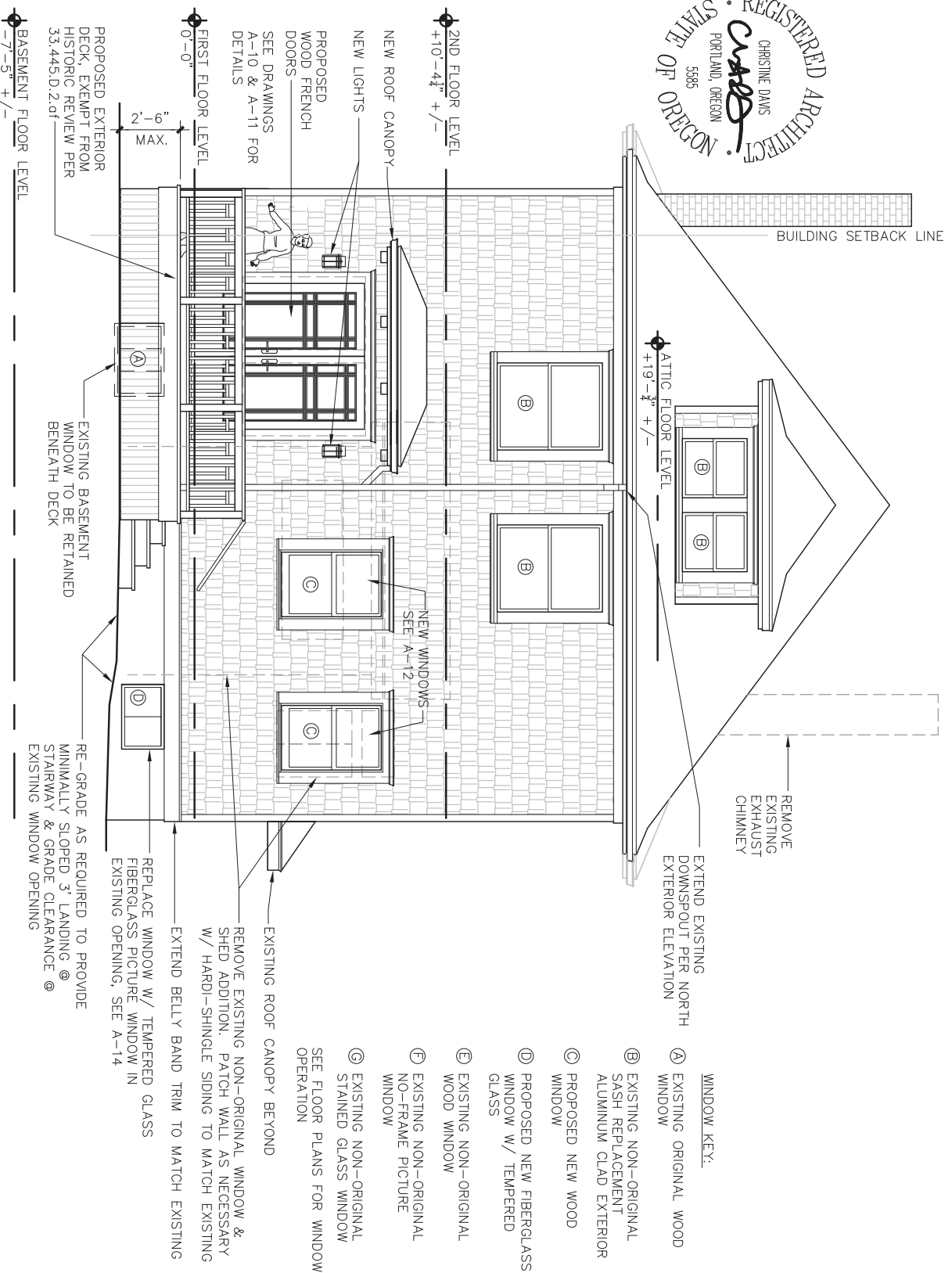


\*Approved\*  
City of Portland  
Bureau of Development Services

Planner: [Signature]  
Date: 07/06/2022

\*This seal and signature are not valid unless the project has been reviewed and approved by the Bureau of Development Services. Additional project requirements may apply.

LU 22-1377Z1 HR  
EXHIBIT C7



**WINDOW KEY:**

- Ⓐ EXISTING ORIGINAL WOOD WINDOW
- Ⓑ EXISTING NON-ORIGINAL SASH REPLACEMENT ALUMINUM CLAD EXTERIOR WINDOW
- Ⓒ PROPOSED NEW WOOD WINDOW
- Ⓓ PROPOSED NEW FIBERGLASS WINDOW W/ TEMPERED GLASS
- Ⓔ EXISTING NON-ORIGINAL WOOD WINDOW
- Ⓕ EXISTING NON-ORIGINAL NO-FRAME PICTURE WINDOW
- Ⓖ EXISTING NON-ORIGINAL STAINED GLASS WINDOW SEE FLOOR PLANS FOR WINDOW OPERATION
- Ⓗ EXISTING ROOF CANOPY BEYOND
- Ⓘ REMOVE EXISTING NON-ORIGINAL WINDOW & SHED ADDITION. PATCH WALL AS NECESSARY W/ HARDI-SHINGLE SIDING TO MATCH EXISTING
- Ⓚ EXTEND BELLY BAND TRIM TO MATCH EXISTING
- Ⓛ REPLACE WINDOW W/ TEMPERED GLASS FIBERGLASS PICTURE WINDOW IN EXISTING OPENING. SEE A-14
- Ⓜ RE-GRADE AS REQUIRED TO PROVIDE MINIMALLY SLOPED 3' LANDING @ STAIRWAY & GRADE CLEARANCE @ EXISTING WINDOW OPENING

PROPOSED EAST EXTERIOR ELEVATION

CHRIS DAVIS DESIGN  
 ARCHITECTURE + INTERIORS

**DRAWING A8**

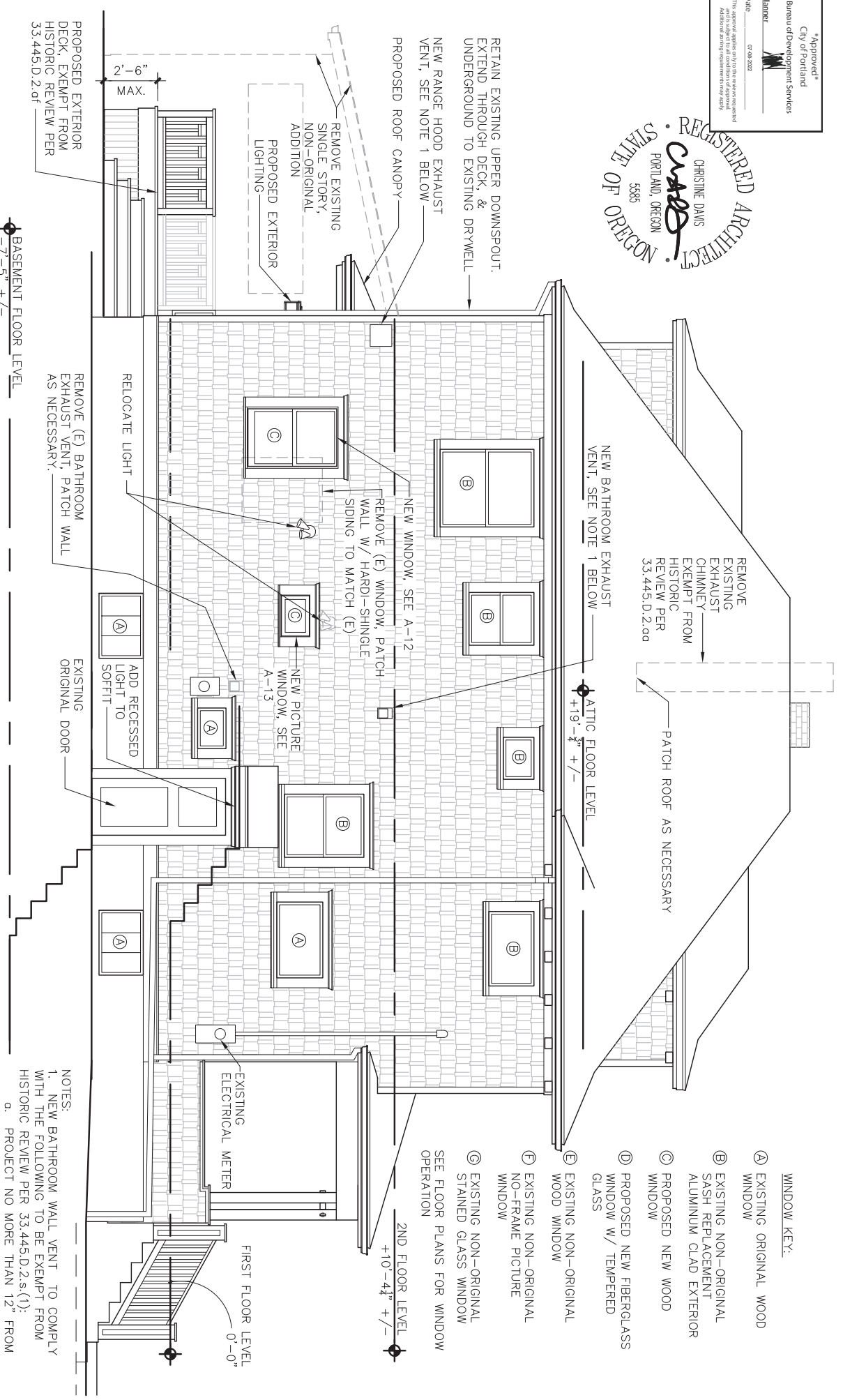
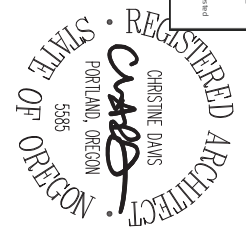
SCALE: 1/4" = 1'-0"

204 NW 22ND PLACE  
 PORTLAND, OR 97210  
 HISTORIC RESOURCE REVIEW

812 NW 17TH AVE.  
 PORTLAND, OR 97209  
 503-281-5282

chris@chrisdavisdesign.com

5-2-2022



PROPOSED NORTH EXTERIOR ELEVATION

CHRIS DAVIS DESIGN  
 ARCHITECTURE + INTERIORS

DRAWING A9

SCALE: 1/4" = 1'-0"  
 204 NW 22ND PLACE  
 PORTLAND, OR 97210  
 HISTORIC RESOURCE REVIEW

812 NW 17TH AVE.  
 PORTLAND, OR 97209  
 503-281-5282  
 chris@chrisdavisdesign.com

5-2-2022  
 REVISED 5-18-2022

- NOTES:
1. NEW BATHROOM WALL VENT TO COMPLY WITH THE FOLLOWING TO BE EXEMPT FROM HISTORIC REVIEW PER 33.445.D.2.s.(1):
    - a. PROJECT NO MORE THAN 12" FROM THE WALL
    - b. BE NO MORE THAN 1sqft IN AREA
    - c. BE AT LEAST 3' AWAY FROM ADJACENT WINDOWS (1' MIN. REQUIRED BY HISTORIC DISTRICT)
    - d. BE PAINTED TO MATCH ADJACENT SURFACE.

WINDOW KEY:

- (A) EXISTING ORIGINAL WOOD WINDOW
  - (B) EXISTING NON-ORIGINAL SASH REPLACEMENT ALUMINUM CLAD EXTERIOR WINDOW
  - (C) PROPOSED NEW WOOD WINDOW
  - (D) PROPOSED NEW FIBERGLASS WINDOW W/ TEMPERED GLASS
  - (E) EXISTING NON-ORIGINAL WOOD WINDOW
  - (F) EXISTING NON-ORIGINAL NO-FRAME PICTURE WINDOW
  - (G) EXISTING NON-ORIGINAL STAINED GLASS WINDOW
- SEE FLOOR PLANS FOR WINDOW OPERATION