



MEETING

Tuesday, June 25, 2024

Community Auditorium, 1915 Main Street

Historic Landmarks Board

Jennifer Brent, Chair

Heidi Ruby, Vice Chair

George Cushing, Secretary

Neil Poulsen

Vacant

Vacant

Vacant

Bryan Pohl, Staff Liaison

Malynda Wenzl, Council Liaison

Zoom Webinar:

Link:

<https://us06web.zoom.us/j/82298423067?pwd=GFrH0zvUWPa3UIPXWhMKnjywzbM4GW.1>

Meeting ID: 822 9842 3067

Passcode: 973924

A. Call to Order

1. Roll Call

B. Public Comment: Time provided for anyone wishing to speak to City Council on an item not on the agenda or on the agenda but not scheduled for a public hearing. Comments are limited to 2 minutes unless additional time is granted by the Presiding Officer. The public comment period shall not exceed 30 minutes unless a majority of Councilors present vote to extend the time. Zoom attendees may use the "Raise Hand" option to be called on.

1. Written Public Comment

C. Public Hearings/Action Items

1. Public Hearing: Proposed Dormer Expansion on a Designated Historic Home at 2620 18th Avenue
2. Approve Minutes from May 21, 2024

D. Discussion Items

1. Continue Forest Grove Preservation TLC Event Planning
2. Council Liaison Report
3. Board Member Communications
4. Staff Liaison Report

5. Discussion on items to be placed on future meeting agendas

E. Adjournment

Americans with Disabilities Act (ADA) Notice: The City of Forest Grove will make reasonable accommodations for participation in the meeting. Requests for assistance can be made by contacting the City Recorder's Office, 503-992-3235, mwoods@forestgrove-or.gov, at least 48-hours in advance of the meeting.

Forest grove Historic Landmarks Board May 21,2024

Members Present: Jenifer Brent, George Cushing, Neil Poulsen

Excused: Heidi Ruby

Staff Present Dan Riordan

Council liaison Malynda Wenzl

Friends of Historic Forest Grove: Ben Colter

Citizen: Heather Finnigan:

Call to Order: Jenifer Brent called meeting to order at 6:31PM

Action item

Public comment; Heather Finnigan advised that she was on the Committee for community development. She advised that they helped to promote and make possible the various community events such as chalk art festival and farmers market as well as other events. She said that in order to better help survey the community they were having members work as liaison to various boards and commissions .and she was engaging with the landmarks board and parks and recreation.

Action item: Post WWII reconnaissance survey; Riordan advised that 7 RFP had been sent out with no bids. He advised the reasons varied from not doing that type of work anymore to time constraints, but no one specific issue. It was noted the period of significance is 1946 to 1965 for this category. And include approximately 500 properties

Community education event and speaker research; Brent explained the event would be for historic property owners in august in a seminar type of event. With funds left over from SHIPPO because of the inaction on the post WWII survey

Brent explained that she had considered advocacy as a topic. but after studying the issue she determined that the board was the advocacy to history and so the event was fulfilling that issue. But felt some kind of walking tour would be good. Riordan advised that Ruby had contacted Clatsop college (a nationally known college with historical preservation) they offered a full day seminar for \$2,500.00. Poulsen, advise he had reached out to Oregon State University to their Oral History department and they are available Aug 6 the first weekend their cost is one night hotel millage and meals and stipend.

Cushing advised that after talking to SHIPPO about grants they were primarily for commercial buildings and very little for residential so that was not a good option. But he suggested "the Forest Grove Indian School as a great topic. he suggested three breakout sessions. Clatsop college, Oral history and Indian school in the three morning sessions.

after discussion the schedule was set \

for start time at 9:00am

9:00 am to 9:15am introduction

9:15am to 10:00 am first session

10:00am to 10:15am break

10:15am to 11:00 am 2nd session

11:00 am to 11:15 am break

11:15 to 12noon 3rd session

12noon to 1pm lunch

1pm to 2:30pm city walking tour

Discussion about the name of the event had many great options but final name was agreed to call it “

Forest Grove Preservation T.L.C

Discussion about the date Reardon advised that the primary instructor at Clatsop was only available Aug 6 the first weekend/ Cushing noted that the Indian school speaker would be the most important of the speakers. So, he advised he would contact Eva Guggemos at Pacific University to see if she was available for that date. as soon as he can confirm the date, he will advise others to finalize their speakers.

Reardon advised there was \$17,00.000 From SHIPPO in total but even the part for education was sufficient t as there was about \$`11,000 for public education. It was noted government amounts are 118.00 for hotel and 55.00 for meals and a \$200.00 stipend might be normally correct. He also would be able to look for refreshment funds for the event. As well as verify space for the event.

Brent will work with the city for advertising.

Wenzel advise city business including the Recognition social. June 18

Coulter advised there annual meeting had 50 in attendance and they had Guggemos as speaker. He also noted that Pacific University was building a Longhouse on campus.

Riordan advised the star theater was considering some work on the front of the building. as well as the moving of the Brown house was potential coming up as well. He advised one issue is that the smith house does not have titled access as parts of elm are privately owned. So that has to be worked out as well. Also, a home at 2620 18th is considering enlarging dormers visible from the street.

The Friends invited the board to join them for first Wednesday in June. Poulsen said he would like to work on a photo graphic project. Document historic homes Ferguson advise that Bites restaurant had previously expressed interest in having that type of display. Poulsen said he hoped to have a plan available for the august meeting.

Meeting adjourned 8:10pm has

of minutes from February 27, meeting to approve by Brent 2nd by Poulsen approved.

Agenda for the May 21, 24 to work on the mixer

Meeting adjourned at 8:49pm pm



A place where families and businesses thrive.

NOTICE OF PUBLIC HEARING FOREST GROVE HISTORIC LANDMARKS BOARD FILE NUMBER 311-24-000027-PLNG

NOTICE IS HEREBY GIVEN that the Forest Grove Historic Landmarks Board will hold a **Public Hearing** on **Tuesday, June 25, 2024**, at **6:30 p.m.** or thereafter, at the Forest Grove Community Auditorium, 1915 Main Street, to consider the following proposal:

PROPOSAL: Expansion to existing dormer on a designated historic home
LOCATION: 2620 18th Avenue, Forest Grove Oregon, 97116
Washington County Tax Lot 1S306AC00300
APPLICANT: Maxine DiPasquale & Michael Berger
OWNER: Michael David Berger Trust
FILE NUMBER: 311-24-000027-PLNG
CRITERIA: Development Code Article 5 - §17.5.220 – PROCEDURE FOR REVIEW OF PROPOSED WORK AFFECTING THE EXTERIOR OF LANDMARKS

All persons will be given a reasonable opportunity to give testimony about this proposal responding to the review criteria. If an issue is not raised in the hearing (by person or by letter) or if the issue is not explained in sufficient detail to allow the Historic Landmarks Board to respond to the issue, then that issue cannot be used for an appeal to the City Council or the Land Use Board of Appeals. If additional documents or evidence are provided in support of the application, any party shall be entitled to a continuance of the hearing. Unless there is a continuance, if a participant so requests before the conclusion of the initial evidentiary hearing, the record shall remain open for at least seven days after the hearing.

The hearing will be held in a “hybrid” format allowing the public to attend the meeting virtually via Zoom and in-person. A copy of the meeting agenda with Zoom instructions and staff report are available seven days prior to the hearing and are published on the City's website at <https://www.forestgrove-or.gov/meetings>. To provide testimony via Zoom, please email Senior Planner Daniel Riordan, drordan@forestgrove-or.gov, at least 24 hours prior to the hearing. Written comments or testimony may be sent prior to the hearing to the City of Forest Grove, P.O. Box 326, 1924 Council Street, Forest Grove, OR 97116-0326. For assistance, please contact the Community Development Department, 1924 Council Street, (503) 992-3226, between 8 a.m. and 5 p.m.



Historic Landmark Review Staff Report and Recommendation

Community Development Department, Planning Division

Report Date:	June 20, 2024
Hearing Date:	June 25, 2024
Request:	Historic Landmarks Board approval to expand a dormer on partially visible exterior side of a designated historic home.
File Number:	311-24-000027-PLNG
Property Location:	2620 18 th Avenue
Legal Description:	Washington County Map and Tax Lot 1S3065AC00300
Applicants:	Maxine DiPasquale & Michael Berger
Comprehensive Plan and Zoning Map Designations:	High Density Residential (HDR) Residential Multi-Unit High Density (RMH)
Historic District	Clark National Register Historic District
Applicable Standards and Criteria:	City of Forest Grove Development Code: <i>§17.5.220 Procedure for Review of Proposed Work Affecting the Exterior of Landmarks</i> City of Forest Grove Design Guidelines Handbook: <i>Focus Area V – Historic District Design Guidelines</i>
Reviewing Staff:	Daniel Riordan, Senior Planner
Recommendation:	Based on the evidence in the record, and findings contained in the staff report, staff recommends, that the Historic Landmarks Board approve the proposed dormer expansion based on the applicable design guidelines contained in the design handbook.

I. BACKGROUND:

The home located at 2620 18th Avenue, known as the Judge Hollis House, was constructed around 1890. The home is in the Clark Historic District and is also listed as a historic landmark on the City's Register of Historic and Cultural Landmarks contained in the Forest Grove Comprehensive Plan.

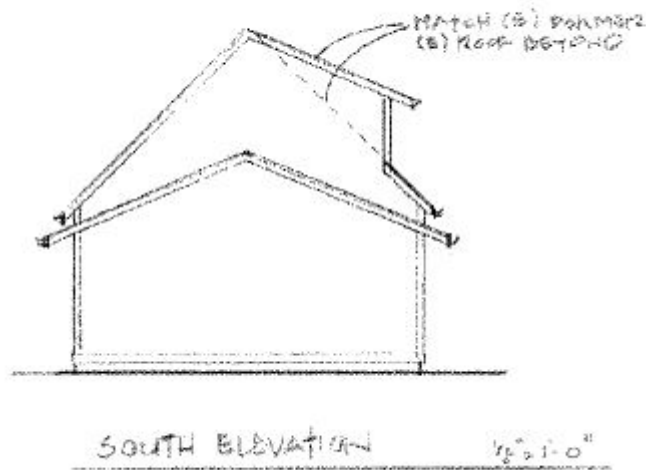
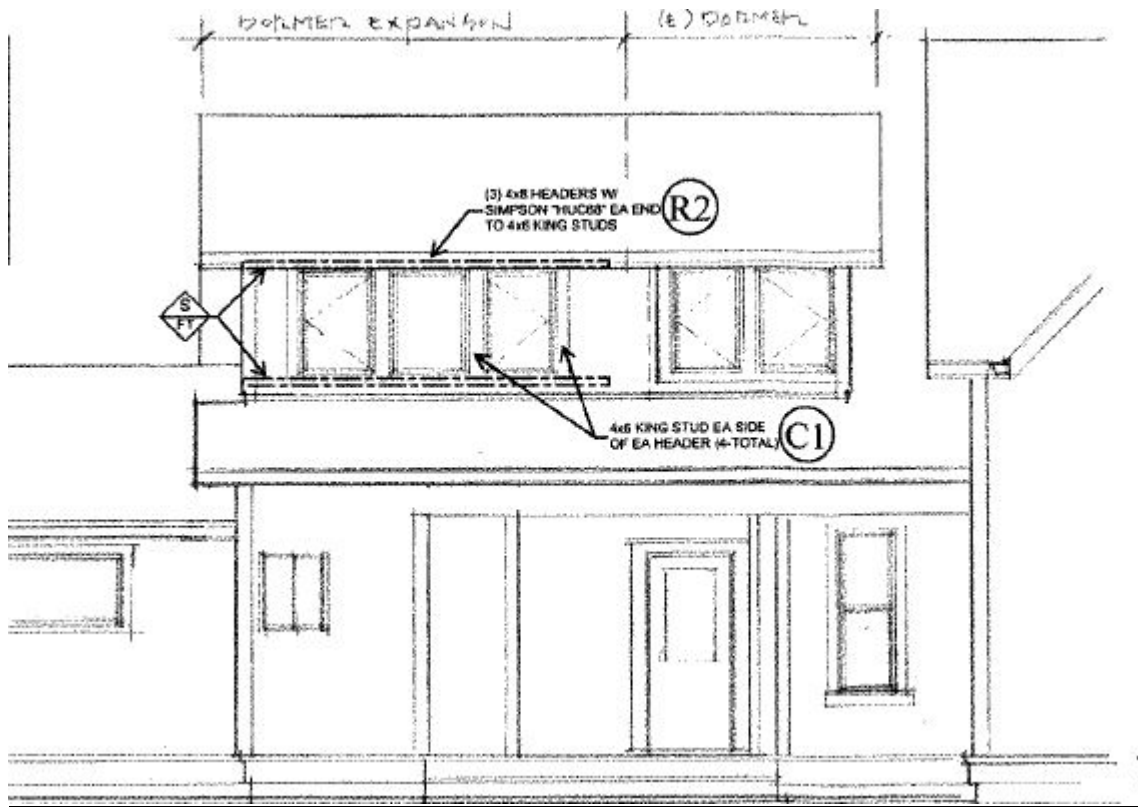
The homeowner applied for a building permit to expand the existing dormer located on the east side of the home. The Forest Grove Development Code states that the review of work affecting the exterior of a historic landmark. Forest Grove Development Code §17.As such, any work affecting the exterior of a historic landmark is subject to the review procedure outlined in Forest Grove Development Code §17.5.220 (Procedure for Review of Proposed Work Affecting the Exterior of Landmarks). DC §17.5.220 states that "Prior to commencement of work on the exterior of a landmark (including repairs, maintenance, alterations, improvements, reconstruction and/or expansion affecting the exterior appearance of the landmark), an application describing the proposed work shall be submitted to the Community Development Department for review." DC §17.5.220(B) goes on to state "Where the proposed work is of such a nature that a building permit is required, the Building Official shall withhold issuance of a building permit for the proposed work pending review and approval." DC §17.5.220(C)(1) also states that where review of the application results in a determination that work would not comply with the standards of §17.5.220(D), the application shall be forwarded to HLB for review and action. As described below, the proposed work does not comply with the standards of §17.5.220(D) and must be reviewed and approved by the Historic Landmarks Board.

As explained below the applicant wishes to expand the dormer and add new upper-level windows. It appears that the proposed work does not comply with the design standards for dormers and windows. Therefore, staff could not administratively approve the application. However, the Historic Landmarks Board may approve the application based on the design guidelines if the Historic Landmark Board finds that the proposed work is consistent with intent of the applicable historic district design guidelines contained in Section V of the City's Design Guidelines Handbook.

The next section of this report provides an overview of the proposed project. This is followed by an analysis addressing the applicable standards and design guidelines.

II. PROJECT DESCRIPTION AND ANALYSIS

- A. Description of Proposal: The applicant's request is to expand the existing dormer on the west side of the home to allow for additional light into the upstairs interior area of the home. The dormer as it exists has two windows. The proposal is to expand the dormer to add three additional windows as shown below.



- B. Architecture: According to the Clark District National Register Nomination, the house at 2620 18th Avenue is a small, rectangular shape, one-and-one-half story wood frame structure. The massing symmetrical and it has a simple, low pitched cross gable roof. The windows are primarily one-over-one, double-hung sash windows with a mullion.

The construction date of the home is c.190 and is rated as being in good condition and virtually intact.

Front of House

The existing dormer is not visible when viewing the front of the house from the 18th Avenue public right-of-way.



Side of House with Existing Dormer

A large western red cedar tree obscures the view of the northeast corner of the house from 18th Avenue. However, from a distance the existing dormer is visible from the public right-of-way when approaching the home from the east.



III. APPROVAL CRITERIA, FINDINGS AND ANALYSIS

DC §17.5.220(D)(1) *General Review Standards* and §17.5.220 (D)(4)(j) *Building Design – Doors and Windows* requires that the proposal complies with the following criteria. The action of the Board to approve the application shall be accompanied by specific findings of fact indicating how each of the criteria in §17.5.220(D) are satisfied or, if the Board acts to disapprove the proposal, indicating how the proposal fails to satisfy one or more of the criteria.

DC §17.5.220(D)(1) *General Review Standards*

- a) Every reasonable effort shall be made in the proposal to provide a compatible use for the property which requires minimal alteration of the structure, or to use the property for its originally intended purpose.

Finding: Use of the property is not proposed to change. It would retain its function as a single-family home. This standard is met.

- b) The distinguishing original qualities or character of the structure shall not be destroyed. The removal or alteration of historic material or distinctive architectural features shall be avoided when possible.

Finding: The attached historic resource inventory for the home does not mention the presence of a dormer. As such, the dormer was not identified as being an aspect of the distinguishing original quality of the home or a distinctive architectural feature. Therefore, this standard does not apply to the proposal and alteration is permitted. This standard is satisfied.

- c) All structures shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

Finding: The house dates from c. 1890. The proposed dormer expansion would not seek to create an earlier appearance. This standard is satisfied.

- d) Changes which may have taken place in the history and development of the structure shall be recognized and respected.

Finding: It is unclear from the cultural resource inventory if the dormer was part of the home's original construction.

- e) Distinctive stylistic features or examples of skilled craftsmanship which characterizes the structure shall be treated with sensibility.

Finding: The cultural resources inventory notes several stylistic features which characterize the home. Features include the gable roof, bay window on the front façade, small porch with a shed roof, decorative brackets and pilasters, one-over-one double hung wood sash windows and interior chimney. The presence of a dormer isn't noted.

- f) Deteriorated architectural features shall be repaired if practicable; if not, they should be replaced in-kind. Where replacement of features is proposed, the new material should

match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

Finding: The project includes expanding the existing dormer. The new material should match the material of the existing home in composition, design, and other visual qualities. This should be a condition of approval.

- g) Proposed surface cleaning, if any, of structures shall be undertaken with the least damaging means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

Finding: No surface cleaning is proposed; this criterion is not applicable.

- h) Every reasonable effort shall be made to protect and preserve archeological landmarks affected by, or adjacent to, the landmark.

Finding: No known archeological resources would be affected by this application. This criterion is not applicable.

- i) A design which may be proposed for alterations and additions to the structure shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, and environment.

Finding: The house was constructed c. 1890 and is of vernacular architecture. According to the cultural resources inventory the house is situated on a small lot in a residential district with some apartments nearby. Post-1945 homes predominate on the block. Altering the structure by expanding the dormer will not destroy the architectural character of the home and is compatible with neighborhood since a variety of housing types and architectural styles are present within the Clark Historic District.

- j) Wherever possible, new additions or alterations to any structures shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

Finding: The proposed alteration to the existing dormer could be removed in the future without affecting the essential form of the existing home and the integrity of the structure. This standard is met.

- k) Attempts to improve or enhance the exterior appearance of a landmark by installing decorative features, such as shutters, shall be avoided unless it can be established that the feature existed on the landmark at its inception.

Finding: A small dormer is present. The record does not indicate if the dormer existed on the landmark at its inception. No other exterior alteration to the home is proposed including incidental features such as shutters or other decorative features.

Recognizing that no set of standards can be perfect, the guidelines provide guidance on how

construction might deviate from the standards, and yet still accomplish the goal of protecting a building's architectural heritage. Projects can be permitted to deviate from the development standards in some ways, if it is demonstrated that the related design guidelines have been addressed, and that deviations would result in a higher quality development. The applicable Design Guidelines for this request are as follows (Design Guideline Handbook Section V):

ROOFS, DORMERS AND ROOF FEATURES

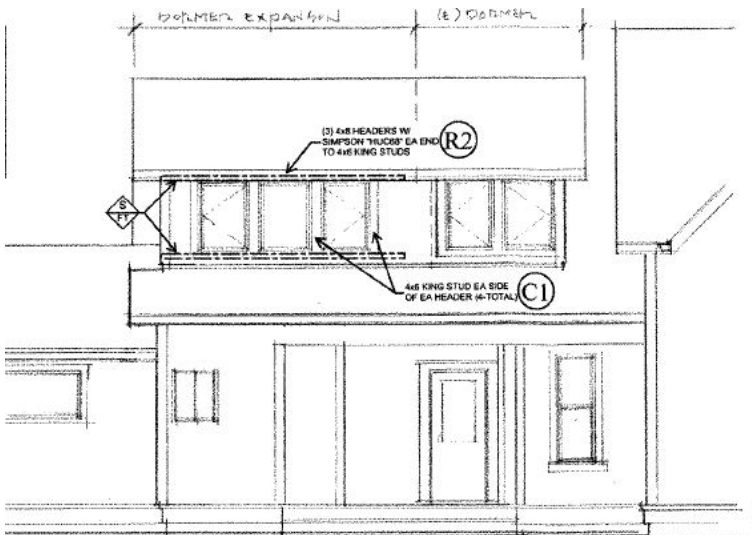
Guideline: Preserve and protect the original roof shape and characteristics of historic buildings.

Description: Utilize the existing roof shapes and qualities of the historic buildings as a guide for alteration and new work. Roof forms vary in shape and pitch. Most are of moderate pitch, although there are examples of steeply pitched and shallow roofs. The majority of roofs are gabled or hipped, although there are examples of gambrel roofs and clipped gable (or jerkinhead) roofs.

Applicable Code Standards

- Dormers on all buildings are to match the existing building style, shape and relative proportion. Dormers shall intersect the main roof below the main ridge.
- New dormers are not allowed on the front sloping roof of historic buildings.
- The total area for all dormers on a particular slope is limited to 33% for gabled dormers and 50% for shed roofed dormers.
-

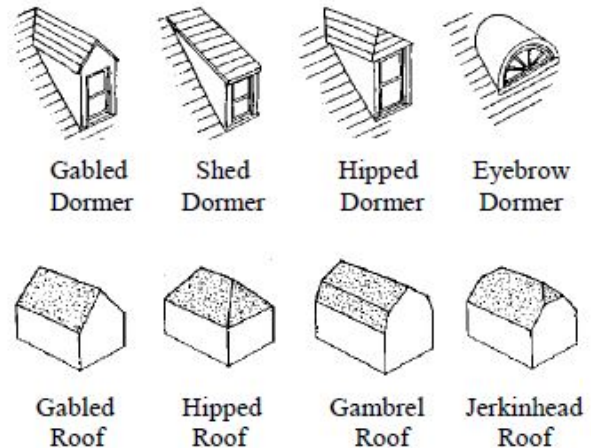
Finding: *The proposed dormer expansion matches the existing dormer's style and shape. Since the proposed dormer will replace the existing dormer there will be no conflict in terms of relative proportion with remaining dormers.*



Finding: *This standard suggests that new dormers are allowed on the side of a historic home. Since the proposed dormer expansion affects the side building elevation and not the front elevation this standard is met.*

Finding: *The existing dormer appears to be shed style. Therefore, the total area for the dormer is limited to 50% of the roof's slope. Based on the plans provided by the applicant, it appears the*

proposed dormer expansion would exceed the 50% limitation. Therefore, the Historic Landmarks Board must either approve a deviation from the standard or require that the dormer expansion adhere to the 50% limitation.



Applicable Design Guidelines

- Distinctive decorative features, such as dormers, character defining chimneys, and exposed rafter tails shall be retained. New dormers generally should have the same character as the existing roof (for example a gabled dormer of gabled roof) and should be designed in proportion to the roof area and other windows in the house.
- Dormers that did not exist historically should be kept to the rear of the house and out of view from the public right-of-way whenever possible.

Finding: The proposed dormer expansion seems consistent with the character of the existing dormer and includes windows of similar shape. This design guideline is met.

Finding: The proposed dormer expansion does not affect the front building elevation and is toward the rear of the house. There is a large tree that obscures a portion of the building elevation affected by the dormer expansion. The tree minimizes the view from the public right-of-way. This design guideline is met.

DOORS AND WINDOWS

Guideline: Preserve and maintain historic doors and windows and utilize their design as a cue for new work.

Description: Windows and doors provide access, light, and ventilation. Their design and arrangement is often a primary decorative feature in a historic building. The majority of historic windows in Forest Grove are double-hung wood sash, although there are examples of several other styles of windows. Historically, doors were also made of wood.

Applicable Code Standards

- Original openings on visible sides of historic building shall be retained
- New main or upper-level window or door openings on the front or visible sides of historic buildings are not allowed.
- New window types and materials not allowed: At front facing or visible sides: Sliding glass units, glass block, vinyl, fiber glass, between glass grids, commercial type windows.

Finding: The existing dormer has two window openings. The two window openings will be retained, and three new openings will be added. Since new upper-level window openings on visible sides of historic buildings are not allowed, the applicable standard above is not met.

Finding: The applicant did not provide window material details. Window material and design shall be compatible with the existing dormer windows and comply with applicable window standards for the historic district.

Applicable Design Guidelines

- Avoid removing a historic window and blocking the opening or replacing it with a new window that conveys a completely different appearance.
- The relationship of width to height of windows and doors should be consistent with the dominant pattern set by surrounding historic buildings, as should the rhythm of walls to openings.

Finding: The proposed dormer expansion takes design cues from the existing dormer. This includes the width to height relationship of the window openings. The vertical orientation of the windows is consistent with the dominant pattern set by other historic homes in the Clark Historic District of similar age.

IV. ALTERNATIVES

The Historic Landmarks Board may:

1. Approve the request as submitted based on the written findings, supported by substantial evidence in the record, that the request meets the applicable design guidelines contained in the Design Handbook.

Motion to Approve as Submitted -- I move to approve the application as submitted, as the project meets the intent of the applicable design guidelines based on the evidence included in the record.

2. Approve the request with modifications or conditions to ensure compliance with the applicable design guidelines and to minimize impact to the historic home.

Motion to Approve with Conditions - I move to approve the application with these conditions (list conditions). With these conditions, and based on the evidence included in the record, the project would meet the intent of the applicable design guidelines.

If the HLB concludes that the proposal meets the intent of the applicable design guidelines, staff recommends that approval of the application include the following conditions:

1. The applicant is bound by the conditions of approval adopted by the Historic Landmarks Board.
 2. New material should match the material of the home in composition, design, and other visual qualities.
 3. Modifications to the approved project design shall be reviewed by the Historic Landmarks Board through the Type III procedure required for the original approval.
 4. Window material and design shall be compatible with the existing dormer windows and comply with the applicable standards for the historic district. New window materials not allowed on visible sides of historic landmarks include
 5. The applicant shall comply with all applicable City building codes and standards.
3. Deny the request, stating specific reasons why the proposal does not meet the intent of the applicable design guidelines based on the evidence included in the record.

Motion to Deny - *I move to deny the application because the project does not meet the applicable design guidelines for the following reasons. [State the reasons for denying the application based on the evidence included in the record].*

4. Continue the matter to a date certain for further considerations.

Motion to Continue the Hearing to a Date Certain - *I move to continue the issue to DATE and request additional information from the applicant including...*

V. CONCLUSION AND RECOMMENDATION

Staff concludes that the proposed dormer expansion would not significantly detract from the historic appearance of the home since the alternation is to the side of the home. In addition, the dormer is partially obscured by a large fir tree. It is also unclear if the existing dormer was part of the original construction. Therefore, based on the evidence in the record, and findings above, staff recommends, that the Historic Landmarks Board approve the proposed dormer expansion based on the applicable design guidelines contained in the design handbook.

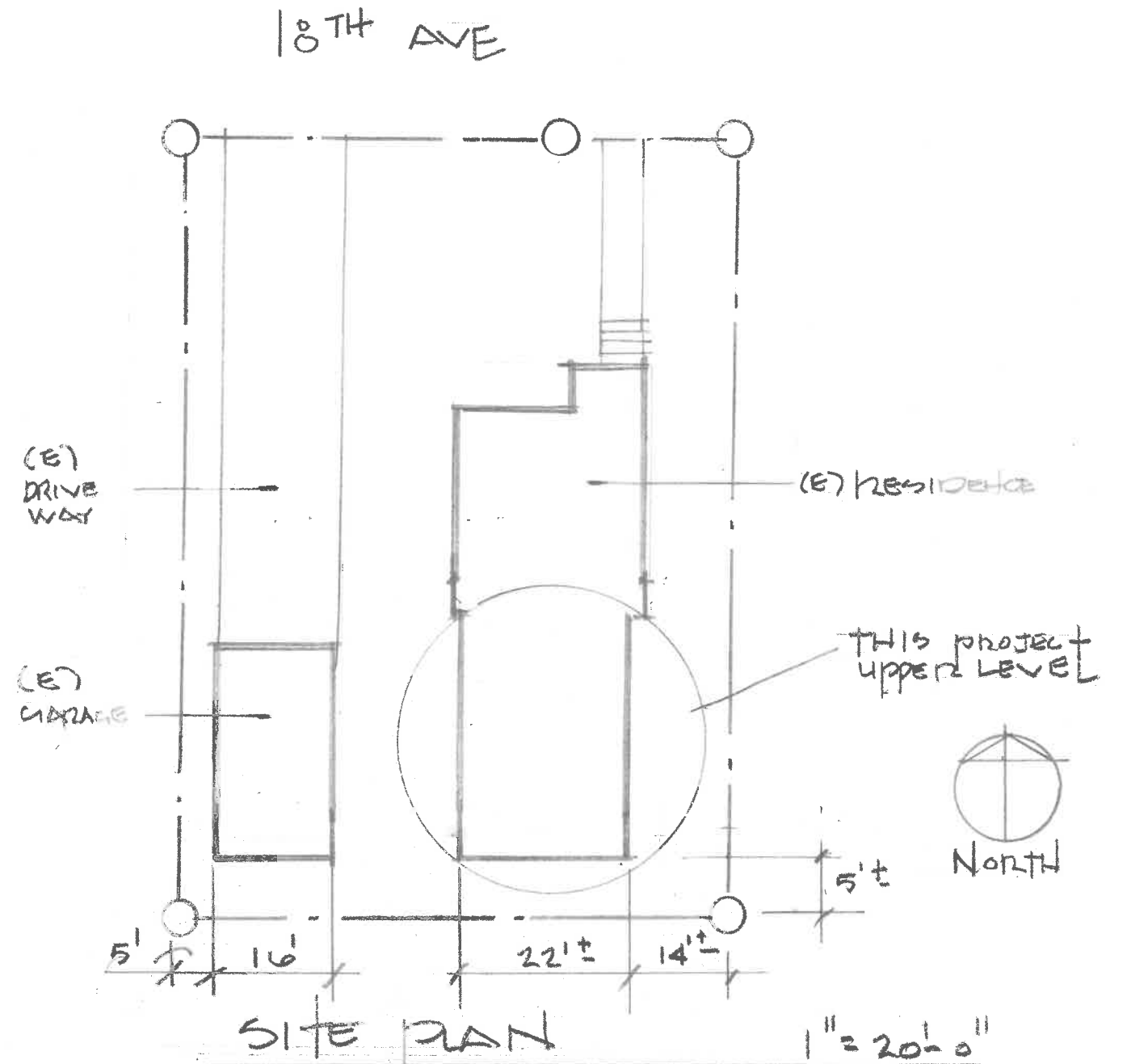
VI. LIST OF EXHIBITS

The following exhibits were received, marked, and entered into the record as evidence for this application at the time this staff report was written. Exhibits received after the date of this report will be marked beginning with the next consecutive number and will be entered into the record at the time the hearing is opened, prior to oral testimony.

Exhibit 1 Application Materials, submitted by the applicant

Exhibit 2 Historic Inventory Information

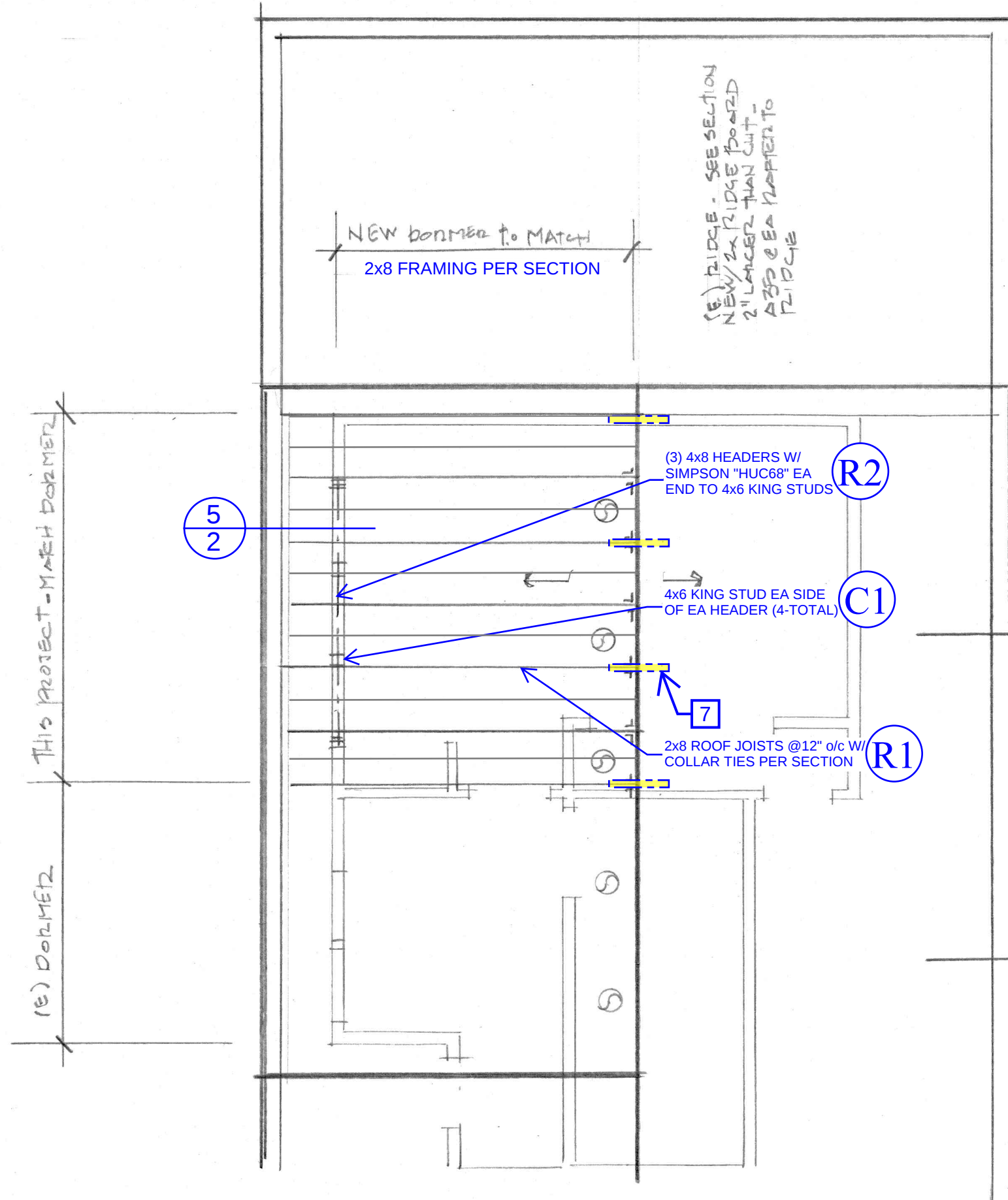
EXHIBIT 1



SITE PLAN

1" = 20'-0"

2020 18TH AVE
FOREST GROVE, OREGON
TAX MAP/LOT # 15306A00300



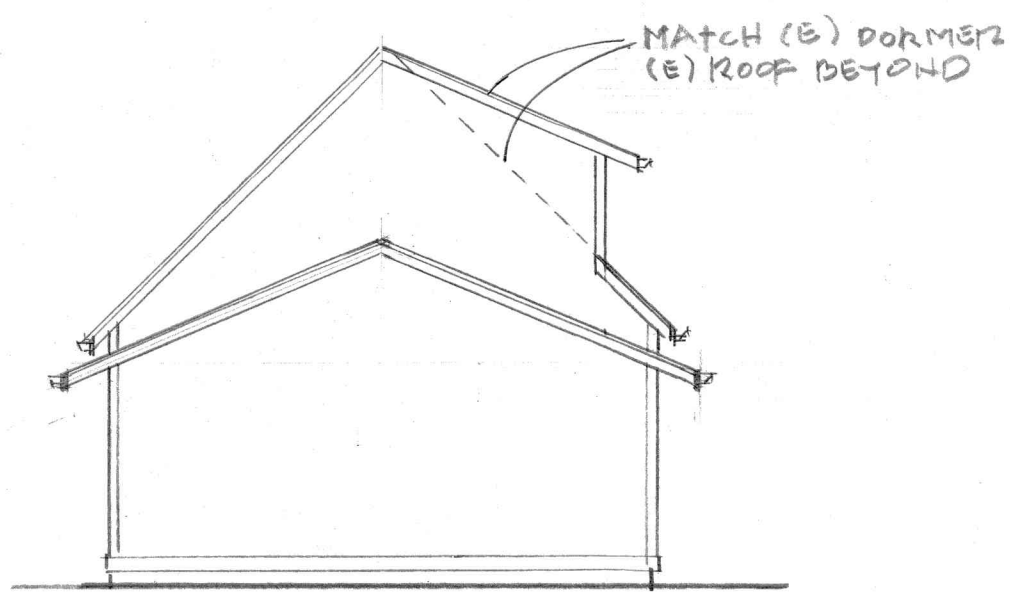
ROOF FRAMING PLAN 1/4" = 1'-0"

1. COMPOSITION SHINGLES ON 30# FELT OR EA ON 1/2" APA RATED PLYWOOD (NOTE (E) ROOF MAY HAVE ADDITIONAL SPACED SHEATHING)
2. RAFTERS: MIN 2x4 @ 24" OC TO MATCH EXISTING
3. 4x6 HEADERS MIN
4. PROVIDE (FRAME) FOR ATTIC ACCESS 12"x20"
5. INSTALL SOPPIT VENTING / BLOCKING @ MIN 24" OC
6. INSTALL ROOF VENTING @ LOCATIONS INDICATED (1)
7. PROVIDE SIMPSON "LSTA24" RAFTER-RAFTER STRAPS @ 48" OC

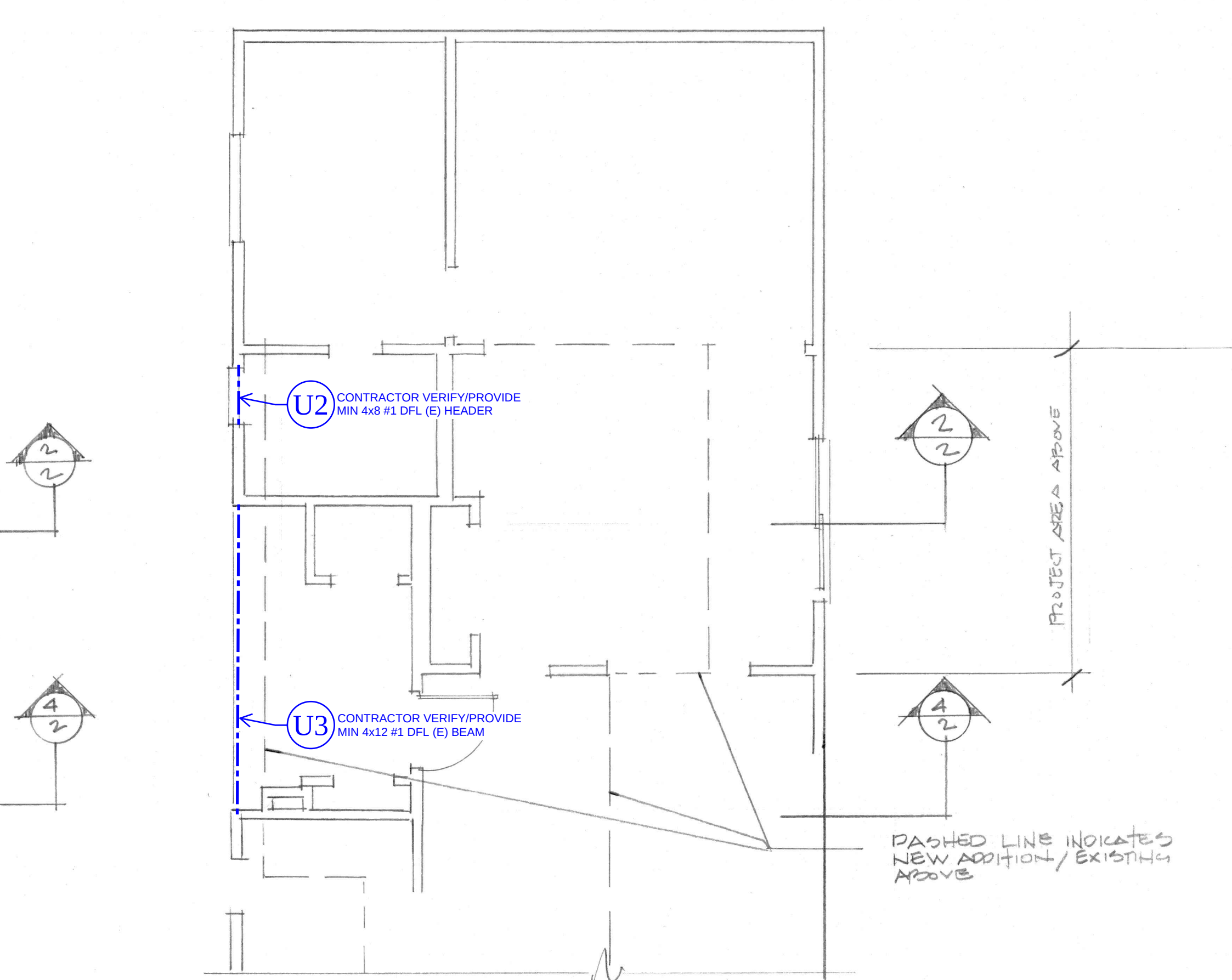
Electrical permits/inspections
through Washington County
Building Department.
503-846-3470

311-24-000348-STR

RECEIVED
05/20/2024
City of Forest Grove
2620 18th Avenue



SOUTH ELEVATION 1/8" = 1'-0"

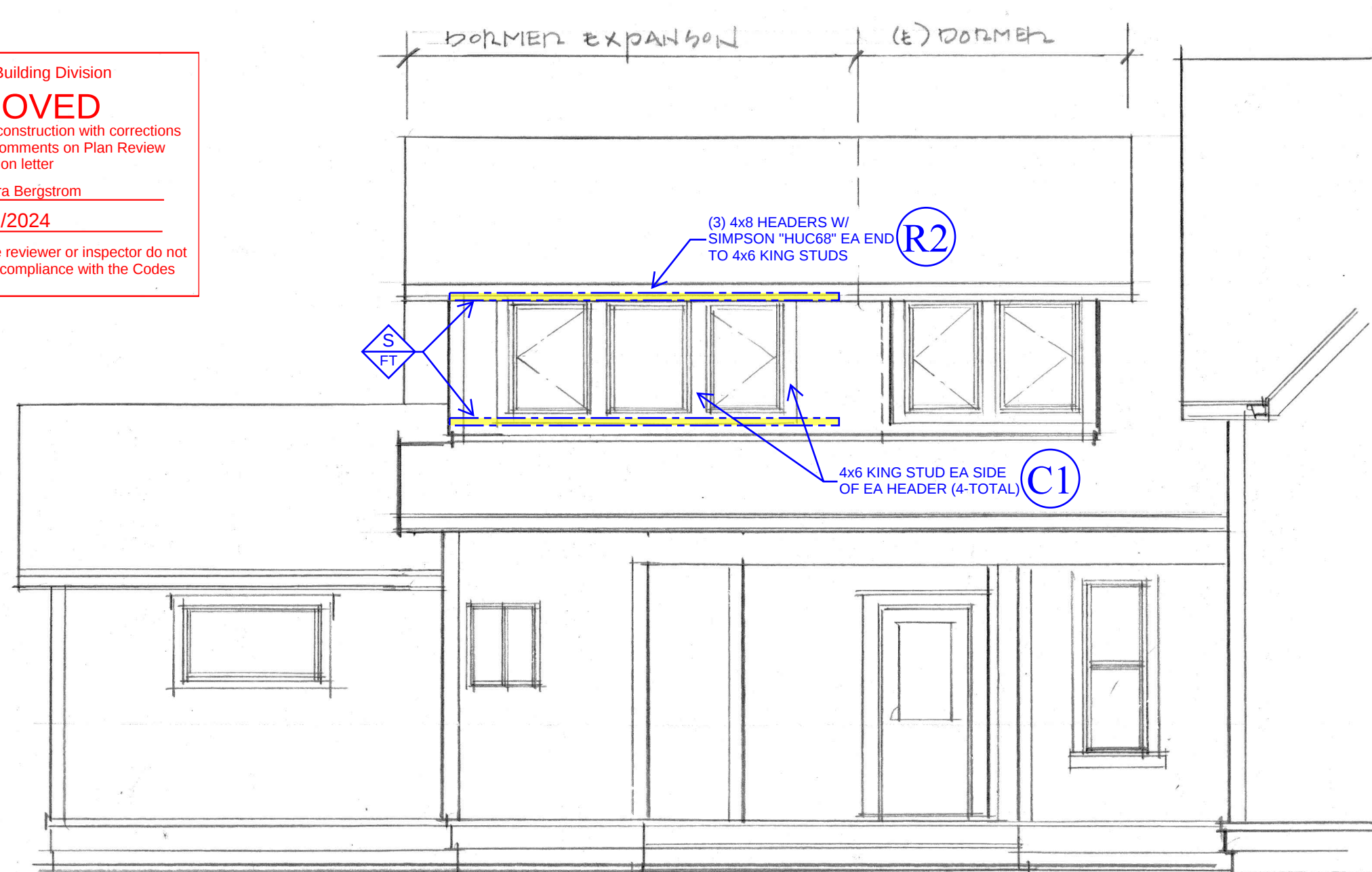


(E) MAIN LEVEL FLOOR PLAN 1/4" = 1'-0"

* SHEAR WALL SCHEDULE *						
7/16" PLYWOOD OR OSB APA RATED PANELS AND 1/2" GYP WALL BOARD (1)(5-7)(11-12)(14-20)						
MARK	PANEL TYPE/THICKNESS	FASTENERS (3)(9)	SHEAR WALLING (164 SINKERS)	SILL PLATE	ALLOW LOAD WIND SECS	
		TYPE	@ PANEL EDGES	SIZE	A-B SPACING (2)	
(S)	7/16" APA ON ONE SIDE OF WALL	0.131" x 2.5" F. RH P-NAIL	6" OC	8" OC OR 2-@16" OC	2x	48" OC 365 260

* HOLDOWN SCHEDULE *			
MARK	SIMPSON MODEL#	FASTENERS (10)(13)	CAPACITY (LBS)
(H)	HORIZONTAL CORNER TO CORNER	(8) 8d COMMON AT EA 10" END LENGTH & 6" OC BETWEEN	1,540
			MIN 2x STUDS EA END & 16" OC BETWEEN 2x HOR. BLND AS REQ'D

* SHEAR WALL / HOLDOWN NOTES *	
(1) 2x DFL STUDS MAX 16" OC	(2) ANCHOR BOLTS TO BE 5/8" DIA. HEX HEADED W/ MIN. 7" CONCRETE EMBED. SECURE WITH BP 5/8"x3 OR BPS 5/8"x3 (BPS REQ'S ADD'L STD. WASHER)
(3) INTERMEDIATE STUDS NAILED @12" OC	(4) 3x NOMINAL FRAMING AT ADJOINING PANELS W/ NAILING STAGGERED
(5) 0.131" x 2.5" F. RH P-NAIL MAY BE REPLACED WITH 0.131" x 2.5" COMMON NAIL OR 0.131" x 2.5" HOT DIP OR TUMBLER GALVANIZED BOX NAIL	(6) 0.148" x 3" F. RH P-NAIL MAY BE REPLACED WITH 0.148" DIA. 3" COMMON NAIL OR 0.131" DIA. 3" HOT DIP OR TUMBLER GALVANIZED BOX NAIL
(7) "F" RH P-NAIL DESIGNATES A FULL ROUND-HEAD POWER NAIL	(8) DESIGNATED SHEAR WALLS MUST BE FULLY COVERED BY APA SHYG WITH TOP & BOTTOM EDGES. WALL SHYG SHALL BE EDGE NAILED TO EA HOLDN STUD.
(9) USE SSTBL IN PLACE OF SSTB WHERE 3x PLATES OCCUR.	(10) 1/2" (NOMINAL) SHYG TO BE EITHER 7/16" OR 3/32" APA RATED SHYG
(11) 1/2" (NOMINAL) SHYG TO BE EITHER 7/16" OR 3/32" APA RATED SHYG	(12) BLOCK ALL EDGES OF SHYG PANELS W/ 2x4 MIN FLAT BLNG.
(13) INSTALL ANCHOR BOLT WITHIN 1' OF EA END OF SHEAR PANEL PER IBC.	(14) ALL FASTENERS EXPOSED TO WEATHER SHALL BE GALVANIZED.
(15) ALL EXTERIOR WALLS SHALL BE BUILT TO "S" SHEARWALL REQUIREMENTS AS A MINIMUM.	(16) SHEATHING ON SHEARWALLS SHALL NOT BE INTERRUPTED BY ANY ABUTTING WALL/ROOF FRAMING.
(17) BUILDERS TO VERIFY INSTALLATION REQUIREMENTS FOR ALL HARDWARE PER MANUFACTURER.	(18) ALL FLOOR SYSTEM LUMBER TO BE INSTALLED WITH MAX MOISTURE CONTENT OF 16%.
(19) ALL METAL IN CONTACT WITH F. LUMBER SHALL BE STAINLESS STEEL, 2 MAX. OR HOT DIP GALV.	(20) INTERIOR "S" SHEAR WALLS ARE TYPICAL INTERIOR GYP COVERED WALLS WHICH ARE UTILIZED AS LIGHTLY LOADED LATERAL LOAD RESISTING ELEMENTS BY FASTENING TOP AND BOTTOM PLATES TO FLOOR/ROOF FRAMING W/ 2-16d @12" OC.

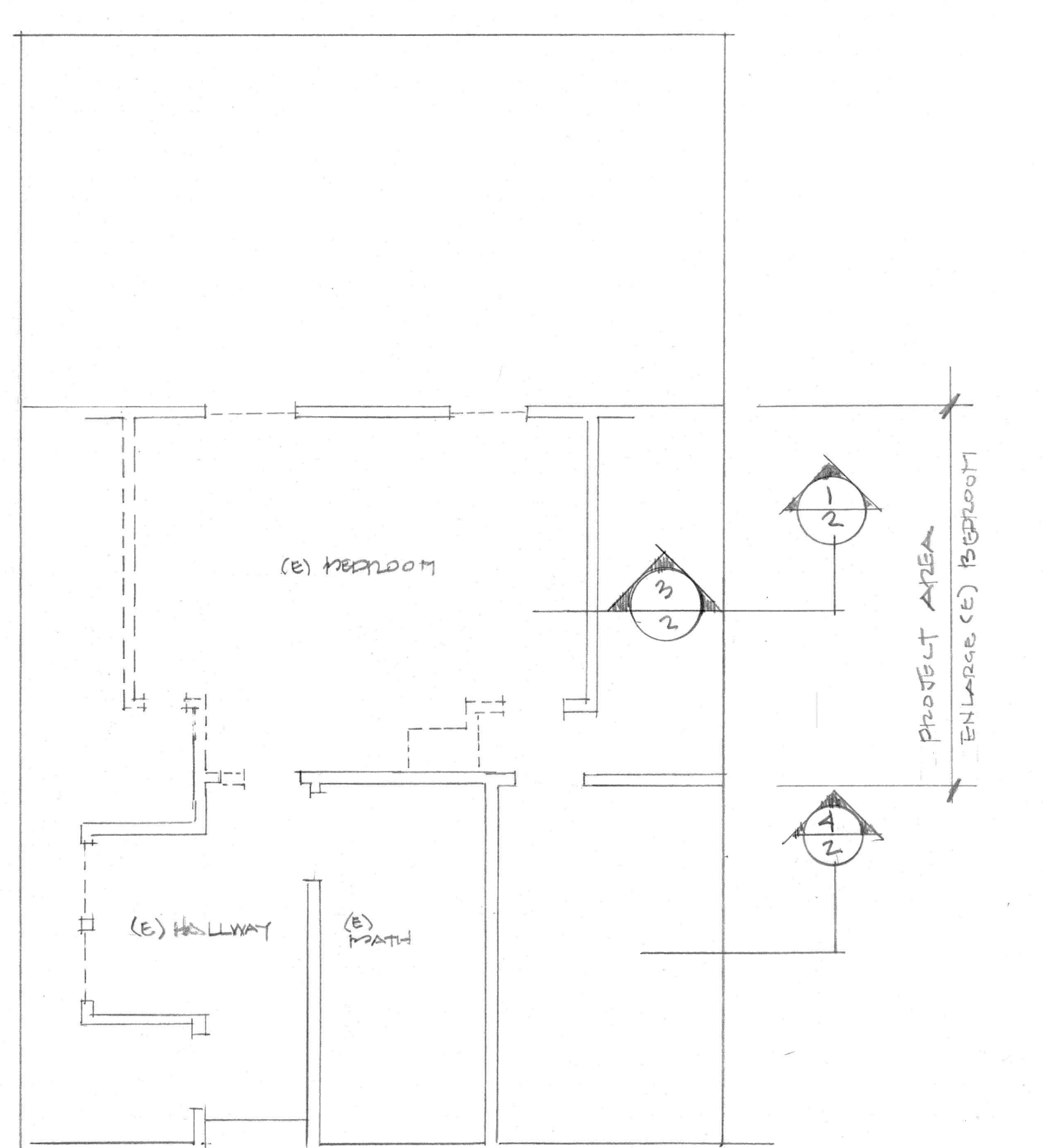


EAST ELEVATION 1/4" = 1'-0"

C# & R#

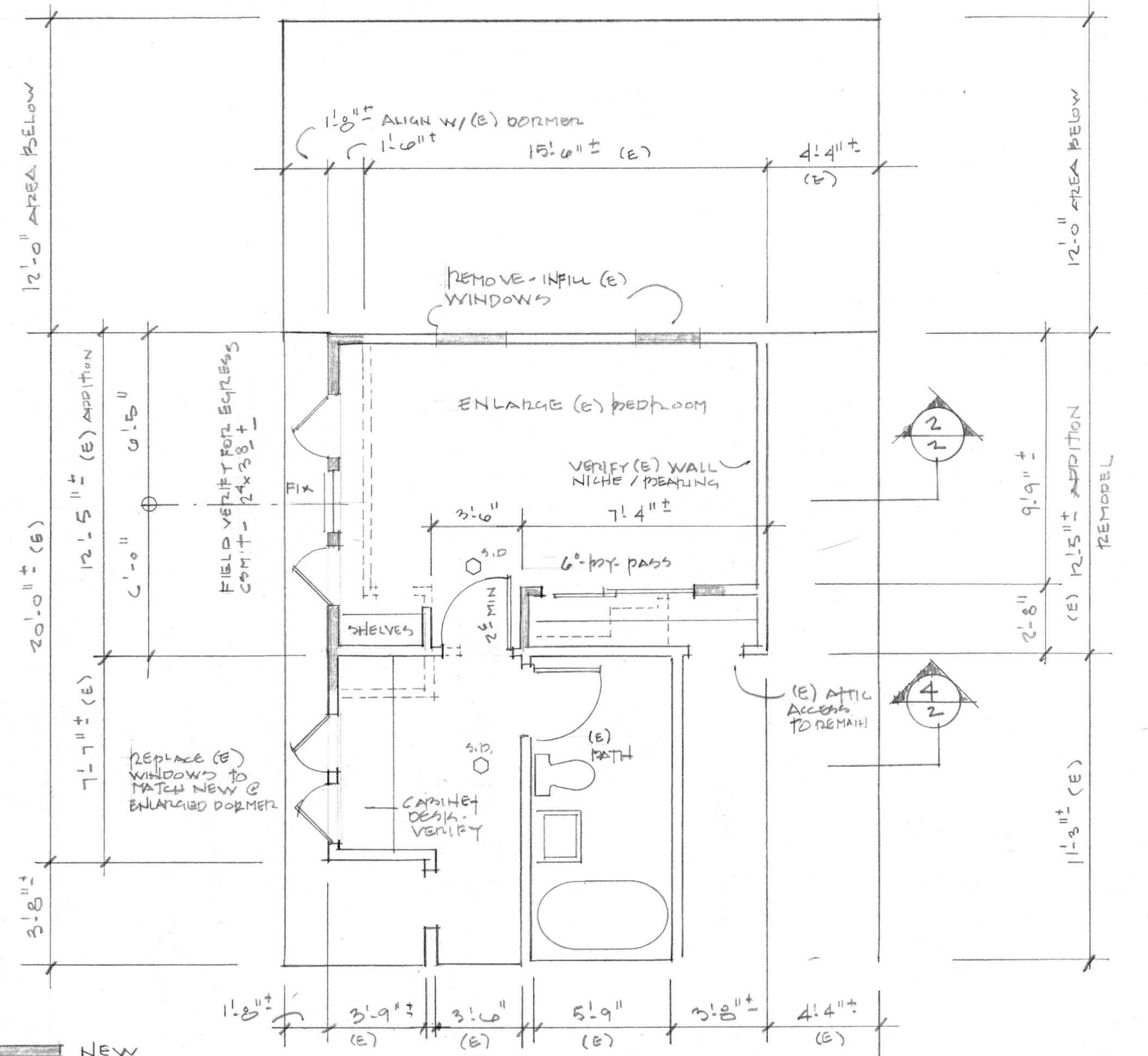
REPRESENTS CALCULATION KEY MARKS FOR PLAN CHECK COORDINATION. NOT FOR FIELD CREW REFERENCING.

CONTRACTOR RESPONSIBLE FOR VERIFYING DIM'S AND AS BUILT INFORMATION. CONTACT ARCHITECT AND ENGINEER WITH ANY CONFLICTING INFORMATION PRIOR TO FURTHER CONSTRUCTION.



(E) UPPER PROJECT LEVEL - DEMOLITION PLAN 1/4" = 1'-0"

NOTE: DEMO AS REQ'D - VERIFY (E) FRAMING, REMOVE/REPLACE/REPAIR AS REQ'D



FLOOR PLAN 2132 S.F. ADDITION 1/4" = 1'-0"

1. NOTE: ALL DIMENSIONS ±, FIELD MEASURE/VERIFY PRIOR TO CONSTRUCTION & TIME OF DEMO.
2. SMOKE DETECTOR - COMBINATION IONIZATION/MONOXIDE - SEE GENERAL NOTES

KV

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REVISIONS:

PROJECT NUMBER: 231370

DATE:

DESIGNED BY: KV

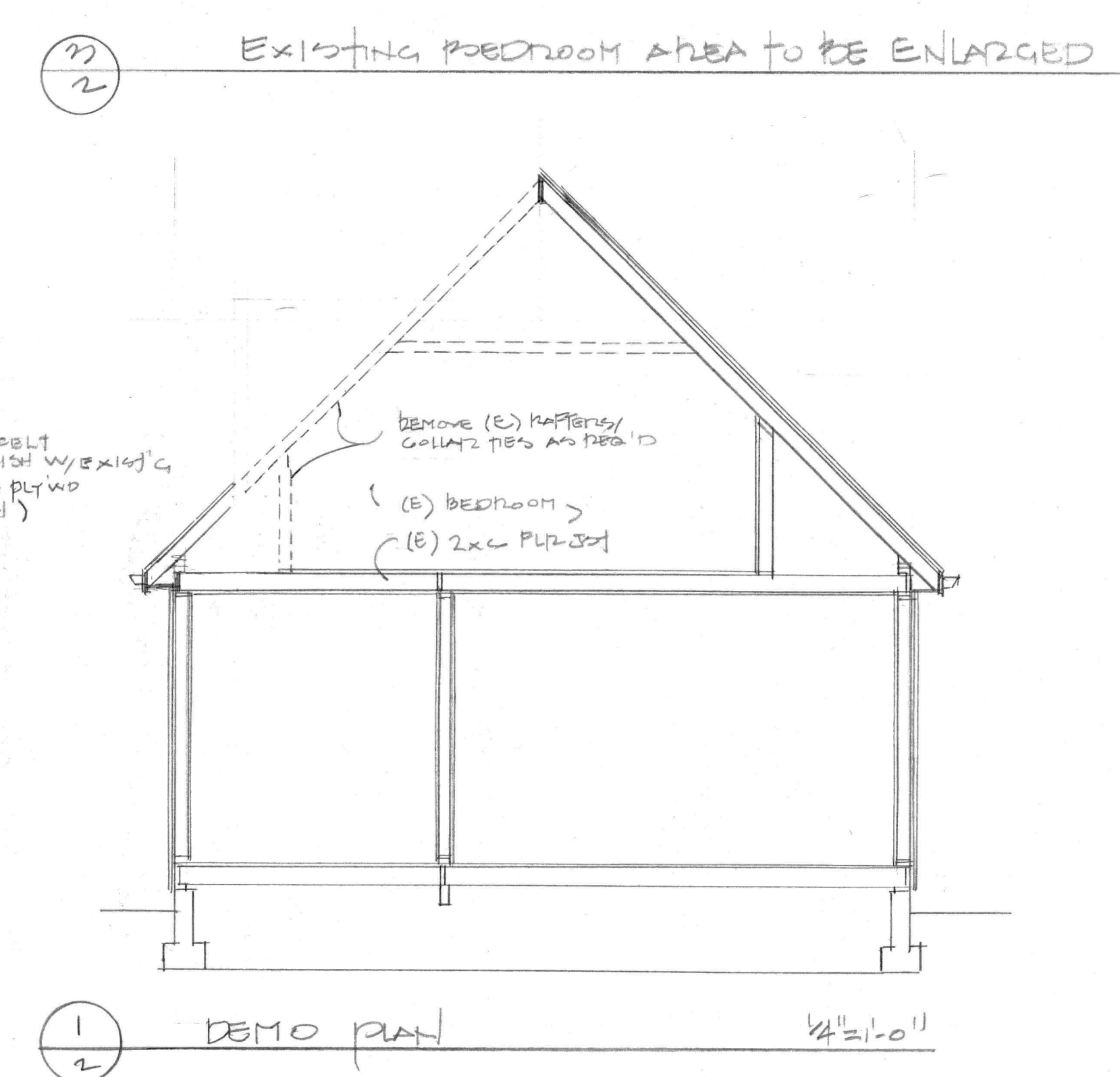
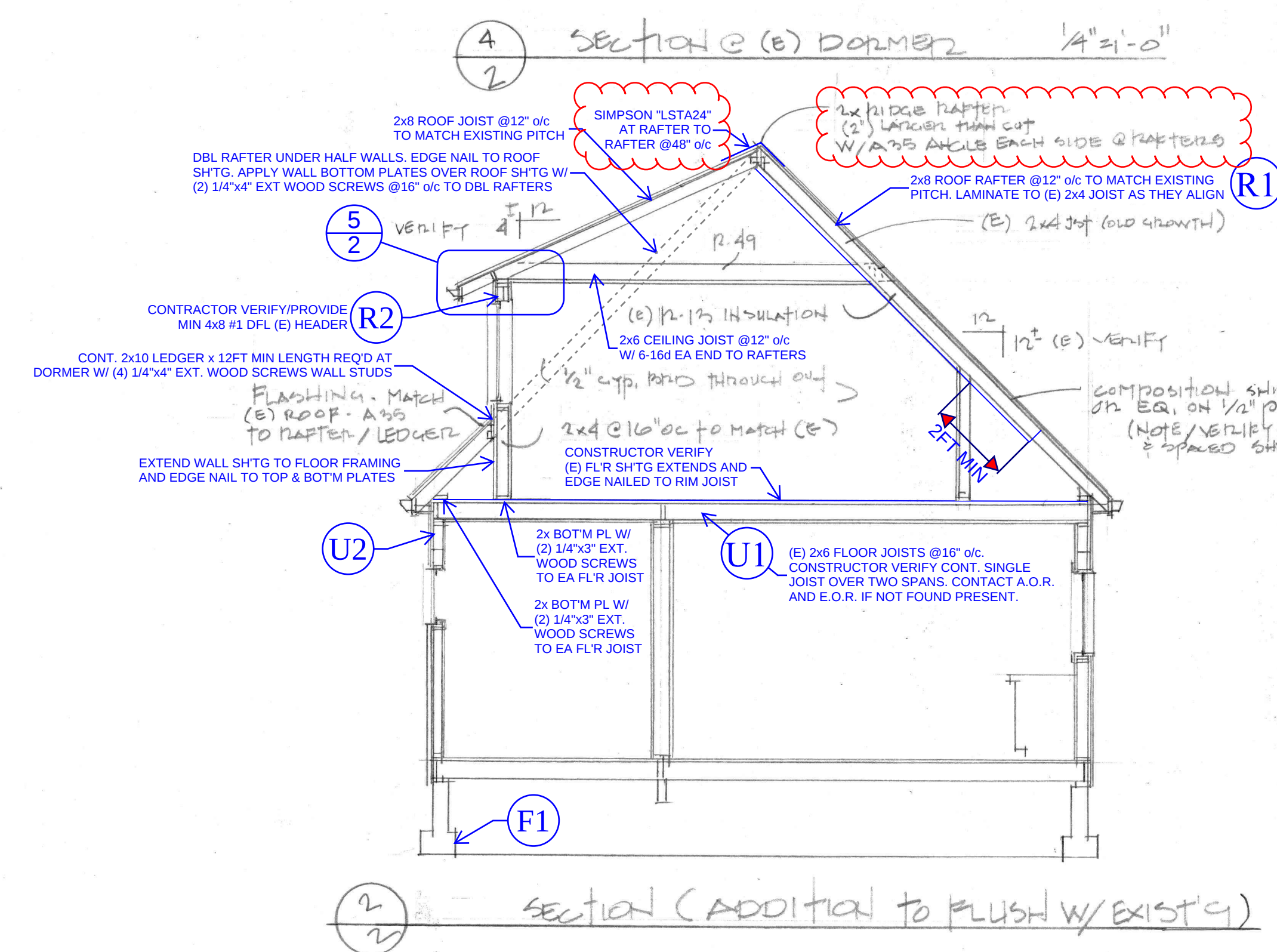
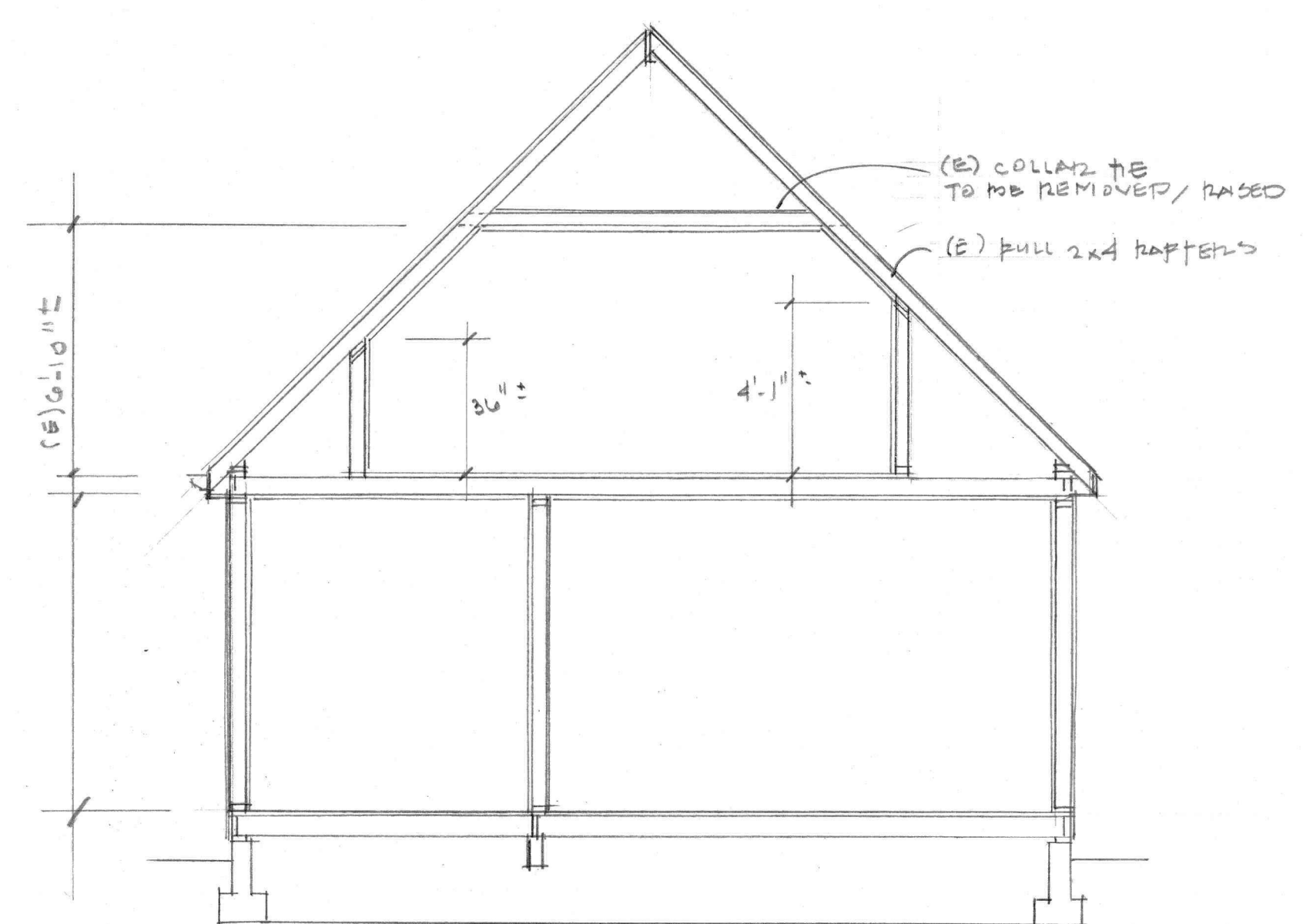
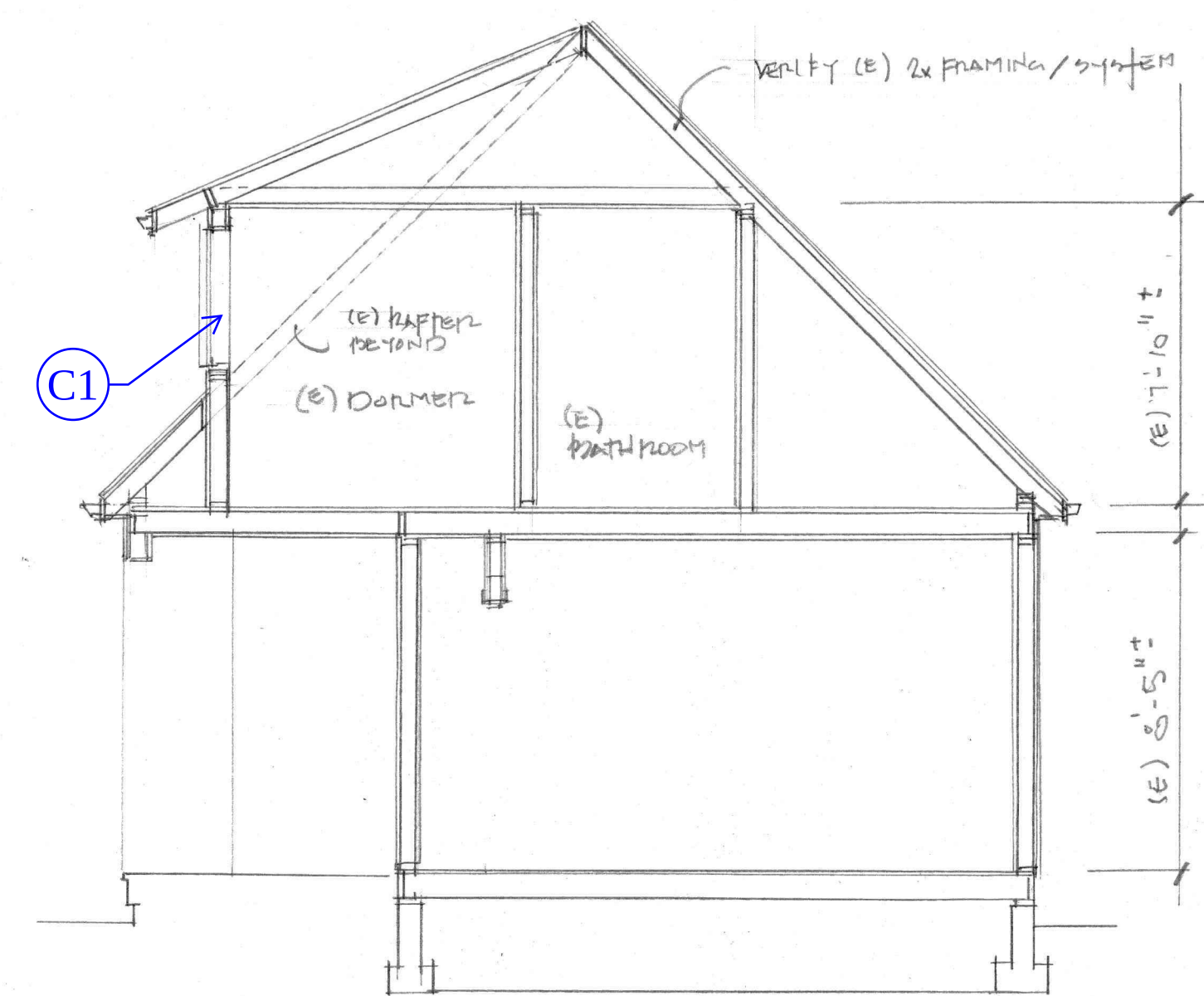
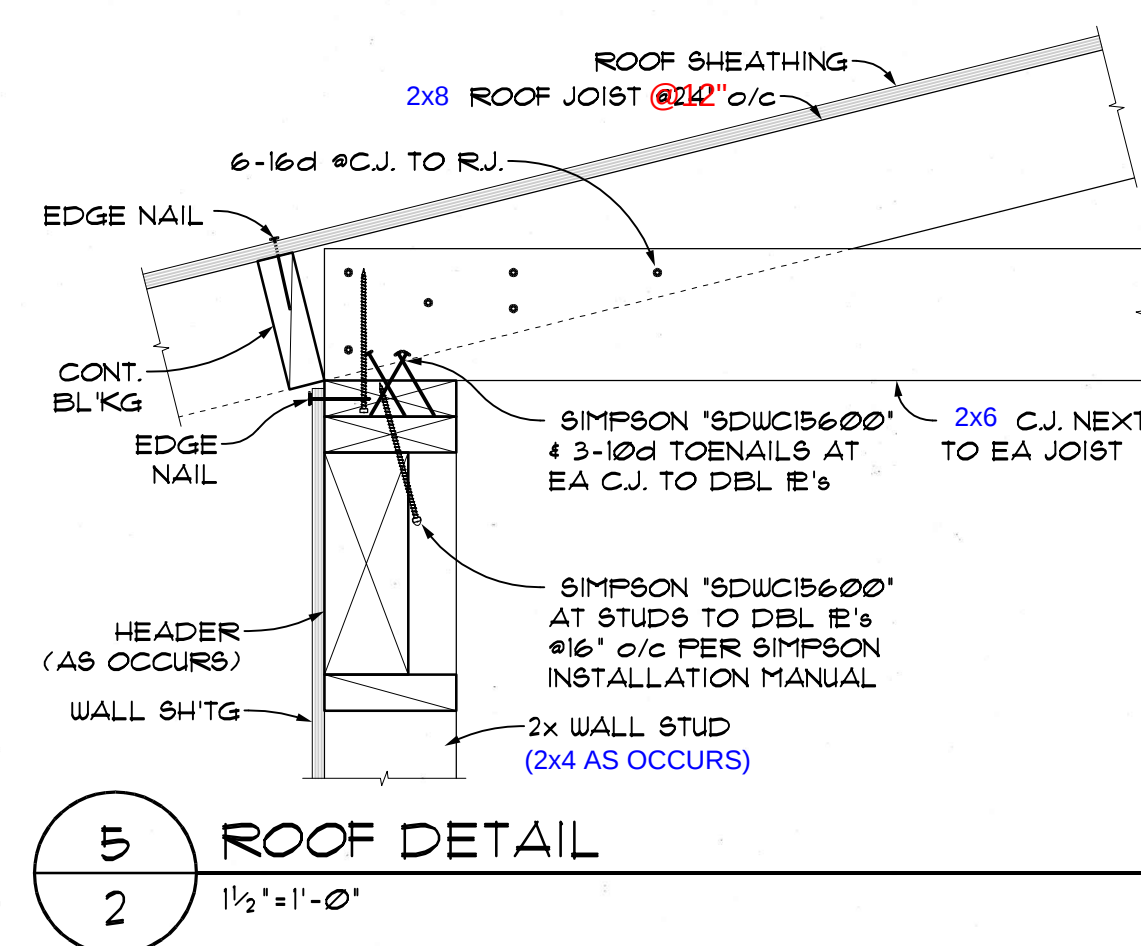
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SHEET NUMBER:

1 OF 3



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CONTRACTOR RESPONSIBLE FOR VERIFYING DIM'S AND AS BUILT INFORMATION. CONTACT ARCHITECT AND ENGINEER WITH ANY CONFLICTING INFORMATION PRIOR TO FURTHER CONSTRUCTION.

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SHEET TITLE:

SHEET NUMBER:

RESIDENTIAL ENERGY COMPLIANCE

N1101.3 ADDITIONS. ADDITIONS TO EXISTING BUILDINGS OR STRUCTURES MAY BE MADE WITHOUT MAKING THE ENTIRE BUILDING OR STRUCTURE COMPLY WITH THE NEW MEASUREMENTS, WITH THE REQUIREMENTS OF THIS CHAPTER.

N1101.3.1 LARGE ADDITIONS. ADDITIONS THAT ARE EQUAL TO OR MORE THAN 600 SQUARE FEET (56 M²) IN AREA SHALL BE REQUIRED TO COMPLY WITH TABLE N1101.1(2).

N1101.3.2 SMALL ADDITIONS. ADDITIONS THAT ARE LESS THAN 600 SQUARE FEET (56 M²) IN AREA SHALL BE REQUIRED TO SELECT ONE COMPLY WITH TABLE N1101.1(2), OR COMPLY WITH TABLE N1101.3.2.

**TABLE N1101.1(1)
PRESCRIPTIVE ENVELOPE REQUIREMENTS***

BUILDING COMPONENT	STANDARD BASE CASE		LOG HOMES ONLY	
	REQUIRED PERFORMANCE	EQUIVALENT VALUE ^b	REQUIRED PERFORMANCE	EQUIVALENT VALUE ^b
WALL INSULATION ABOVE GRADE	U-0.059	R-21 INTERMEDIATE	NOTE 4	NOTE 4
WALL INSULATION BELOW GRADE ^c	U-0.063	R-21	U-0.063	R-21
FLAT CEILING ^d	U-0.021	R-49	U-0.020	R-49A
VAULTED CEILING ^e	U-0.033	R-30 RAFTER OR R-30W ^f SCISSOR TRUSS	U-0.027	R-38A
UNDERFLOORS	U-0.033	R-30	U-0.033	R-30
SLAB-EDGE PERIMETER	U-0.030	R-10	U-0.030	R-10
HEATED SLAB INTERIOR	N/A	R-10	N/A	R-10
WINDOWS	U-0.27	U-0.27	U-0.27	U-0.27
SKYLIGHTS	U-0.30	U-0.30	U-0.30	U-0.30
EXTERIOR DOORS ^g	U-0.20	U-0.20	U-0.24	U-0.24

- FOR 81: 1 INCH = 25.4 MM, 1 SQUARE FOOT = 0.0929 M², 1 DEGREE = 0.015 RAD, N/A = NOT APPLICABLE
- a. AS ALLOWED IN SECTION N104.1, THERMAL PERFORMANCE OF A COMPONENT MAY BE ADJUSTED, PROVIDED THAT OVERALL HEAT LOSS DOES NOT EXCEED THE TOTAL RESULTING FROM CONFORMANCE TO THE REQUIRED U-FACTOR STANDARDS. CALCULATIONS TO DOCUMENT EQUIVALENT HEAT LOSS SHALL BE PERFORMED USING THE PROCEDURE AND APPROVED U-FACTORS CONTAINED IN TABLE N1104.1(1).
- b. R-VALUES USED IN THIS TABLE ARE NORMAL FOR THE INSULATION ONLY IN STANDARD WOOD-FRAMED CONSTRUCTION AND NOT FOR THE ENTIRE ASSEMBLY.
- c. WALL INSULATION REQUIREMENTS APPLY TO ALL EXTERIOR WOOD-FRAMED, CONCRETE OR MASONRY WALLS THAT ARE ABOVE GRADE. THIS INCLUDES CRIPPLE WALLS AND JOIST AREAS. NOMINAL COMPLIANCE WITH R-21 INSULATION AND INTERMEDIATE FRAMING (SECTION N104.5.2) WITH INSULATED HEADERS.
- d. THE WALL COMPONENT SHALL BE A MINIMUM SOLID LOG OR TIMBER WALL THICKNESS OF 3 1/2 INCHES.
- e. BELOW-GRADE WOOD, CONCRETE OR MASONRY WALLS INCLUDE ALL WALLS THAT ARE BELOW GRADE AND DO NOT INCLUDE THOSE PORTIONS OF SUCH WALL THAT EXTEND MORE THAN 24 INCHES ABOVE GRADE. R-21 FOR INSULATION IN FRAMED CAVITY, R-15 CONTINUOUS INSULATION.
- f. INSULATION LEVELS FOR CEILING THAT HAVE LIMITED ATTACHMENT DEPTH SUCH AS DOMES, BAY WINDOWS OR SIMILAR ARCHITECTURAL FEATURES TOTALING NOT MORE THAN 24 SQUARE FEET IN AREA MAY BE REDUCED TO NOT LESS THAN R-21, WHERE REDUCED, THE CAVITY SHALL BE FILLED (EXCEPT FOR REQUIRED NATURAL VENTILATION) TO MINIMUM R-ANCHOIR DEPTH AT TOP OF PLATE AT EXTERIOR OF STRUCTURE TO ACHIEVE U-FACTOR.
- g. VAULTED CEILING SURFACE AREA EXCEEDING 50 PERCENT OF THE TOTAL HEATED SPACE FLOOR AREA SHALL HAVE A U-FACTOR NOT GREATER THAN U-0.026 (EQUIVALENT TO R-38 RAFTER OR SCISSOR TRUSS WITH R-38 ADVANCED FRAMING).
- h. A = ADVANCED FRAME CONSTRUCTION, SEE SECTION N104.6.
- i. HEATED SLAB INTERIOR APPLIES TO CONCRETE SLAB FLOORS BOTH ON AND BELOW GRADE THAT INCORPORATE A RADIANT HEATING SYSTEM WITHIN THE SLAB. INSULATION SHALL BE INSTALLED UNDERNEATH THE ENTIRE SLAB IN ADDITION TO PERIMETER INSULATION.
- j. GLASS DOORS SHALL COMPLY WITH WINDOW PERFORMANCE REQUIREMENTS. WINDOW EXEMPT FROM TESTING IN ACCORDANCE WITH SECTION N104.5.1 SHALL COMPLY WITH WINDOW PERFORMANCE REQUIREMENTS IF CONSTRUCTED WITH ALUMINUM WITH THERMAL BREAK, WOOD, VINYL, REINFORCED VINYL, ALUMINUM-CLAD WOOD, OR INSULATED FIBERGLASS FRAMES, AND DOUBLE-PANE GLAZING WITH LOW-EMISSIVITY COATINGS OF 0.10 OR LESS. BUILDINGS DESIGNED TO INCORPORATE PASSIVE SOLAR ELEMENTS MAY INCLUDE GLAZING WITH A U-FACTOR GREATER THAN 0.35 IF USING TABLE N1104.1(1) TO DEMONSTRATE EQUIVALENT TO BUILDING ENVELOPE REQUIREMENTS.
- k. A MAXIMUM OF 26 SQUARE FEET OF EXTERIOR DOOR AREA PER DWELLING UNIT MAY HAVE A U-FACTOR OF 0.54 OR LESS.
- l. MINIMUM 24-INCH HORIZONTAL OR VERTICAL BOLDING, THE MINIMUM TOTAL DISTANCE OF 24 INCHES MAY BE A COMBINATION OF THE HORIZONTAL AND VERTICAL PLANES. IF A HORIZONTAL PLANE IS USED ON THE EXTERIOR OF THE SLAB, IT MUST BE A MINIMUM OF 12 INCHES BELOW FINISHED GRADE.

**TABLE N1101.1(2)
ADDITIONAL MEASURES**

MEASURE NO.	MEASURE DESCRIPTION
1	HIGH EFFICIENCY HVAC SYSTEM ^a
2	HIGH EFFICIENCY WATER HEATING SYSTEM ^b
3	WALL INSULATION UPGRADE ^c
4	ADVANCED ENVELOPE ^d
5	DUCTLESS HEAT PUMP (DWELLING UNITS WITH ALL-ELECTRIC HEAT)
6	HIGH-EFFICIENT THERMAL ENVELOPE ^e
7	275 ACH50 AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION

- FOR 81: 1 INCH = 25.4 MM, 1 SQUARE FOOT = 0.0929 M², N/A = NOT APPLICABLE
- a. APPLIANCES LOCATED WITHIN THE BUILDING THERMAL ENVELOPE SHALL HAVE SEALED COMBUSTION AIR INSTALLED. COMBUSTION AIR SHALL BE DUCTED DIRECTLY FROM THE OUTDOORS.
- b. THE MAXIMUM WATTEG CELSIUS SURFACE AREA SHALL NOT BE GREATER THAN 50 PERCENT OF THE TOTAL HEATED SPACE FLOOR AREA UNLESS VAULTED AREA HAS A U-FACTOR NO GREATER THAN U-0.026.
- c. IN ACCORDANCE WITH TABLE N1101.1(2), THE PROPOSED U-FACTOR TOTAL OF THE PROPOSED ALTERNATIVE DESIGN SHALL BE A MINIMUM OF 8 PERCENT LESS THAN THE CODE U-FACTOR TOTAL OF THE STANDARD BASE CASE.

**TABLE N1101.2
EXISTING BUILDING COMPONENT REQUIREMENTS**

BUILDING COMPONENTS	REQUIRED PERFORMANCE	EQUIVALENT VALUE
WALL INSULATION	U-0.083	R-15
FLAT CEILING	U-0.022	R-49
VAULTED CEILING > 10 INCHES NOMINAL RAFTER DEPTH	U-0.040	R-25
VAULTED CEILING < 10 INCHES NOMINAL RAFTER DEPTH	U-0.047	R-21
UNDERFLOOR > 10 INCHES NOMINAL JOIST DEPTH	U-0.039	R-30
UNDERFLOOR < 8 INCHES NOMINAL JOIST DEPTH	U-0.039	R-25
SLAB-EDGE PERIMETER	N/A	N/A
WINDOWS AND GLAZED DOORS	U-0.30	U-0.30
SKYLIGHTS	U-0.50	U-0.50
EXTERIOR DOORS	U-0.30	R-4

FOR 81: 1 INCH = 25.4 MM, 1 SQUARE FOOT = 0.0929 M², N/A = NOT APPLICABLE

**TABLE N1101.3.2
SMALL ADDITION ADDITIONAL MEASURES (SELECT ONE)**

1	INCREASE THE CEILING INSULATION OF THE EXISTING PORTION OF THE HOME AS SPECIFIED IN TABLE N1101.2
2	REPLACE ALL EXISTING SINGLE-PANE WOOD OR ALUMINUM WINDOWS TO THE U-VALUES AS SPECIFIED IN TABLE N1101.2
3	INSULATE THE EXISTING FLOOR, CRAWL SPACE, OR BASEMENT WALL SYSTEMS AS SPECIFIED IN TABLE N1101.2 AND INSTALL 100 PERCENT OF PERMANENTLY INSTALLED LIGHTING FIXTURES AS CFL, LED, OR LINEAR FLUORESCENT OR A MINIMUM EFFICACY OF 40 LUMENS PER WATT AS SPECIFIED IN SECTION N1101.2
4	TEST THE ENTIRE DWELLING WITH A BLOWER DOOR AND EXHIBIT NO MORE THAN 4.5 AIR CHANGES PER HOUR @ 50 PASCALS.
5	SEAL AND PERFORMANCE TEST THE DUCT SYSTEM
6	REPLACE EXISTING 80 PERCENT AFUE OR LESS GAS FURNACE WITH A 84 PERCENT AFUE OR GREATER SYSTEM
7	REPLACE EXISTING ELECTRIC RADIANT SPACE HEATERS WITH A DUCTLESS MINI SPLIT SYSTEM WITH A MINIMUM HSPF OF 10.0 OR HSPF2 OF 9.0
8	REPLACE EXISTING ELECTRIC FURNACE WITH AN AIR SOURCE HEAT PUMP WITH A MINIMUM HSPF OF 8.0 OR HSPF2 OF 7.1
9	REPLACE EXISTING WATER HEATER WITH ONE OF THE FOLLOWING:
a.	NATURAL GAS PROPANE WATER HEATER WITH MINIMUM 0.80 UEF
b.	ELECTRIC HEAT PUMP WATER HEATER WITH MINIMUM 3.45 UEF

This plan is designed to meet Oregon Residential Specialty Code under prescriptive envelope requirements for Residential Buildings. Table N1101.1 (1). Small additions with exception for under 200 sq ft. No additional measures are required.

FRAMING NOTES

ALL EXTERIOR WALL OPENINGS & BEARING WALL OPENINGS TO HAVE 4x10 HEADERS UNLESS OTHERWISE INDICATED. IF BUILT WITH 8" STUDS USE 4x8 HEADERS UNLESS OTHERWISE NOTED IN THE PLAN.

ALL EXTERIOR WALLS TO BE BUILT OF 2x4 STUDS @ 16" OC TYPICALLY UNLESS NOTED OTHERWISE. ALL INTERIOR WALLS ARE TO BE BUILT OF 2x4 STUDS @ 16" OC TYPICALLY UNLESS NOTED OTHERWISE. ALL INTERIOR WALLS SUPPORTING TWO OR MORE FLOORS AND 1 OR MORE ROOF/CULP/ING ASSEMBLIES SHALL BE 2x6 STUDS @ 16" OC. FOUNDATION CRIPPLE WALLS SHALL BE FRAMED OF STUDS NOT LESS IN SIZE THAN THE STUDS ABOVE, WHEN EXCEEDING 4'-0" IN HEIGHT, SUCH WALLS SHALL BE FRAMED OF STUDS HAVING THE SIZE REQUIRED FOR AN ADDITIONAL STORY UNLESS SPECIFIED OTHERWISE.

ALL METAL CONNECTORS TO BE SIMPSON OR EQUIVALENT UNLESS NOTED OTHERWISE. JOISTS HUNG ON FLUSH BEAMS TO BE ATTACHED WITH L201 OR EQUIVALENT. MULTIPLE JOISTS USE U210-2X12-3 AS REQUIRED. USE OF 104 x 1 1/2" NAILS ARE ALLOWED WITH THESE TYPE OF HANGERS UNLESS OTHERWISE NOTED ON THE PLANS. SEE NAIL CONVERSION CHART FROM CONNECTOR MANUF. CATALOG FOR OTHER NOTES AND RESTRICTIONS THAT MAY APPLY. USP CONNECTORS CONSIDERED APPROVED EQUAL.

PROVIDE MIN DOUBLE JOISTS UNDER ALL BEARING WALLS ABOVE, RUNNING PARALLEL TO JOISTS AND SOLID BLOCKING BELOW ALL BEARING WALLS RUNNING PERPENDICULAR TO JOIST JOISTS.

PROVIDE POSITIVE VENTILATION AT EACH END OF EACH RAFTER SPACE AT VAULTED CLO AREAS, AND INSULATION BAPPLIES AT EAVE VENTS BETWEEN RAFTERS. RAFTER VENTILATION IS ALSO REQUIRED AT BLOCKING LOCATIONS ABOVE THE PLATE.

PROVIDE FIRE BLOCKING, DRAFT STOPS AND FIRE STOPS AS PER OREGON RESIDENTIAL SPECIALTY CODE SECTION R902.8.

HIPS, VALLEYS AND RIDGES SHALL NOT BE LESS IN DEPTH THAN THE END CUT OF THE RAFTER.

UNLESS NOTED OTHERWISE, POST TO BEAM CONNECTIONS REQUIRE SIMPSON BC SERIES CARBASE (OR APPROVED EQUAL) CONNECTORS. EXTERIOR APPLICATIONS REQUIRE SIMPSON EPE SERIES BASES. UNLESS NOTED OTHERWISE, AND INTERIOR GARAGE POSTS REQUIRE SIMPSON BC SERIES BASES. USP CONNECTORS CONSIDERED APPROVED EQUAL.

FOUNDATION NOTES

FOOTINGS ARE TO BE ON UNDISTURBED LEAD SOIL BEDDING OF AT LEAST 6" GRANULAR MATERIAL AND STEPPED AS REQUIRED TO MAINTAIN THE REQUIRED DEPTH BELOW THE FINAL GRADE.

SOIL BEARING PRESSURE ASSUMED TO BE 1500 PSF.

MINIMUM SLOPE OF CUTS AND FILLS TO BE TWO (2) TO ONE (1) VERTICAL FOR BUILDINGS, STRUCTURES, AND FOUNDATIONS.

ANY FILL UNDER FOUNDATION SLABS TO BE A MIN OF 4" GRANULAR MATERIAL COMPACTED TO 95%.

CONCRETE - MIX AND 28 DAY STRENGTH OF CONCRETE.

BASEMENT WALLS AND FOUNDATIONS NOT EXPOSED TO WEATHER: 2,500 PS

BASEMENT AND INTERIOR SLABS ON GRADE: 2,500 PS

BASEMENT WALLS AND FOUNDATIONS EXPOSED TO THE WEATHER AND GARAGE SLABS: 3,000 PS

PORCHES, STEPS AND CARPORT SLABS EXPOSED TO WEATHER: 3,500 PS

MORTAR AND GROUT TO BE MIXED PER MANUF REQUIREMENTS

GRADE FLOORS TO SLOPE 1/8" FT MIN TOWARDS OPENING AS REQUIRED FOR DRAINAGE. CONCRETE SLABS TO HAVE CONTROL JOINTS AT 25' MAX INTERVALS EACH WAY. SLABS ARE TO BE 5" MIN EXTRACTED.

CONCRETE SIDEWALKS TO HAVE 3/4" TOOLED JOINTS AT 8' MIN OC.

REINFORCING STEEL TO BE A-515 GRADE 60, WELDED OPTION, WIRE MESH TO BE A-185.

EXCAVATE SITE TO PROVIDE A MIN OF 1" CLEARANCE UNDER ALL GRIDERS.

COVER ENTIRE CRAWL SPACE WITH 6 MIL POLYETHYLENE FILM AND EXPOSED UP FOUNDATION WALLS TO 1 FT MIN.

PROVIDE A MIN OF 1" SOFT OF VENTILATION AREA FOR EACH 150 SQ FT OF CRAWL SPACE AREA. VENTS ARE TO BE CLOSABLE WITH 1/8" MESH CORROSION RESISTANT SCREEN, ONE VENT REQUIRED WITHIN 3'-0" OF EACH CHAMBER. POST NOTE: RE OPENING VENTS AT THE ELECTRICAL PANEL.

ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED OR PROTECTED WITH 55# ROLL ROOFING.

BEAM POCKETS IN CONCRETE TO HAVE 1/2" AIRSPACE AT SIDES AND ENDS WITH A MIN BEARING OF 3".

GENERAL NOTES

ALL WORK IS TO COMPLY WITH THE LATEST ADOPTED VERSION OF THE OREGON RESIDENTIAL SPECIALTY CODE (ORSC) AND/OR ANY APPLICABLE COUNTY OR LOCAL JURISDICTION.

THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION. OWNER/CONTRACTOR SHALL VERIFY WITH LOCAL BUILDING DEPARTMENT WHICH CLIMATE ZONE THE PROJECT WILL BE BUILT IN.

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.

DESIGN LOADS:	ROOF (LL)	25 PSF
	ROOF (LL + DL) (SNOW/COMP)	40 PSF
	ROOF (LL + DL) (TILE/MATERIAL)	40 PSF
	FLOOR (LL + DL)	50 PSF
	STAIRS (LL + DL)	100 PSF
	GARAGE FLOOR (LL) (2,000 LB POINT)	50 PSF
	DECKS (LL + DL)	50 PSF
	MAJONES (EXT) (LL + DL)	70 PSF
	ATTIC STORAGE (CLG JST) (LL + DL)	30 PSF
		TBL-1

(IF YOUR LOCAL AREA REQUIRES DIFFERENT DESIGN LOADS CONSULT WITH A LOCAL QUALIFIED PROFESSIONAL TO DETERMINE THE APPROPRIATE REVISIONS)

ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING NOT TO EXCEED 25. A SMOKE-DEVELOPED INDEX NOT TO EXCEED 450, WHEN TESTED IN ACCORDANCE WITH ASTM E 84, OR UL 723, AND CRITICAL RADON FLUX NOT LESS THAN 1/12 WATTS PER SQUARE CENTIMETER.

INSULATE ALL ACCESS DOORWAYS TO CRAWLSPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE.

ALL WINDOWS WITHIN 24" OF ANY DOOR, REGARDLESS OF WALL PLANE, AND WHOSE BOTTOM EDGE IS LESS THAN 4" ABOVE FLOOR OR WALKING SURFACE SHALL HAVE TEMPERED GLASS.

SKYLIGHTS ARE ASSUMED TO BE PRE-MANUFACTURED UNIT SKYLIGHTS. UNIT SKYLIGHTS SHALL BE COMPLIANT WITH THE REQUIREMENTS OF ORSC SECTION N1102.

ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING. PROVIDE 1/2" DEAD BOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 12" OF VERTICAL OF GRADE. PROVIDE PESTICIDE 4'-6" ABOVE FINISH FLOOR ON EXTERIOR INTERIOR DOORS. OPERABLE WINDOWS LOCATED MORE THAN 7' ABOVE FINISHED GRADE OR SURFACE SHALL BE INTERCONNECTED SUCH THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL ALARMS AND WILL BE AUDIBLE IN ALL SLEEPING AREAS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. SINGLE STATION CARBON MONOXIDE ALARMS THAT ARE HARD WIRED SHALL BE EQUIPPED WITH BATTERY BACKUP. COMPLY WITH ORSC 314.4 FOR INTERCONNECTION IN ENTIRE HOUSE.

BASEMENTS AND EVERY SLEEPING ROOM TO HAVE MIN WINDOW OPENING OF 5.7 SQ FT WITH A MIN WIDTH OF 20" AND A MIN HEIGHT NOT MORE THAN 44" ABOVE FINISH FLOOR.

GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS, AND IN ANY PART OF A BUILDING WALL ENCLOSED THESE COMPARTMENTS, WHERE BOTTOM EDGE OF GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE, TO BE TEMPERED GLAZING.

SMOKE DETECTORS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE THE IMMEDIATE VICINITY OF EACH SLEEPING AREA, AND ON EACH STORY OF THE DWELLING. CARBON MONOXIDE ALARMS SHALL BE LOCATED IN EACH BEDROOM OR WITHIN 15 FEET OUTSIDE OF EACH BEDROOM DOOR. BEDROOMS ON SEPARATE FLOOR LEVELS IN A STRUCTURE OF TWO OR MORE STORIES SHALL HAVE SEPARATE CARBON MONOXIDE ALARMS SERVING EACH STORY. ALL SMOKE DETECTORS AND/OR COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED SUCH THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL ALARMS AND WILL BE AUDIBLE IN ALL SLEEPING AREAS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.

SINGLE STATION CARBON MONOXIDE ALARMS THAT ARE HARD WIRED SHALL BE EQUIPPED WITH BATTERY BACKUP. COMPLY WITH ORSC 314.4 FOR INTERCONNECTION IN ENTIRE HOUSE.

ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS, EXTERIOR LOCATIONS AND GARAGES SHALL BE GFI OR GFCI PER NATIONAL ELECTRICAL CODE (NEC) REQUIREMENTS.

INTERIOR AND EXTERIOR STAIRS SHALL HAVE A MEANS TO ILLUMINATE THE STAIRS, INCLUDING LANDINGS AND TREADS. INTERIOR STAIRS OF 6 STEPS OR MORE SHALL HAVE THE REQUIRED LIGHTING IN THE IMMEDIATE VICINITY OF THE TOP AND BOTTOM OF THE STAIRS. EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE TOP/LANDINGS OF STAIRS. EXTERIOR STAIRS LEADING FROM GRADE TO BASEMENT SHALL HAVE AN ARTIFICIAL LIGHT SOURCE IN THE IMMEDIATE VICINITY OF THE BOTTOM/LANDINGS OF STAIRS. LIGHTING FOR INTERIOR STAIRS SHALL BE CONTROLLED FROM TOP AND BOTTOM OF EACH STAIR. SEE ORSC 303.6.

PROVIDE COMBUSTION AIR VENTS (WITH SCREEN AND BACK DAMPER) FOR FIREPLACES, WOOD STOVES, AND ANY APPLIANCES WITH AN OPEN FLAME.

DOMESTIC KITCHEN COOKING APPLIANCES SHALL BE EQUIPPED WITH DUCTED RANGE HOODS OR DOWN DRAFT EXHAUST SYSTEMS AND SHALL BE RATED FOR A MINIMUM OF 150 CFM INTERMITTENT. ROOMS CONTAINING BATHING AND SPA FACILITIES REQUIRE A MINIMUM EXHAUST RATE OF 80 CFM INTERMITTENT OR 20 CFM CONTINUOUS. ANY ROOM WITH A BATHTUB OR SHOWER SHALL BE PROVIDED WITH A MECHANICAL VENTILATION SYSTEM CONTROLLED BY A USE-HANDS-AT, TIMES OR SIMILAR MEANS OF AUTOMATIC CONTROL.

SLAB ON-GRADE/BELOW-GRADE (BASEMENT) SUB-MEMBRANE DEPRESSURIZATION SYSTEM

PASSIVE SUB-SLAB DEPRESSURIZATION RADON CONTROL SYSTEM FOR NEW CONSTRUCTION

- NOTES:
- ALL CONCRETE SLABS THAT COME IN CONTACT WITH THE GROUND SHALL BE LINED WITH A GAS PERMEABLE MATERIAL MADE UP OF EITHER A MINIMUM 4" THICK UNIFORM LAYER OF SAND, OVERLAIN BY A LAYER OF POLYURETHANE OR MANUFACTURED MATTING DESIGNED TO ALLOW THE LATERAL FLOW OF SOIL GASES.
 - ALL OPENINGS, GAPS AND JOINTS IN FLOOR AND WALL ASSEMBLIES SHALL BE CLEARED OF LOOSE MATERIAL AND FILLED WITH POLYURETHANE CAULK OF EQUIVALENT SEALANT APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
 - VENT PIPES SHALL BE INSTALLED SO THAT ANY RAINWATER OR CONDENSATION DRAINS DOWNWARD INTO THE GROUND BENEATH THE SLAB OR SOIL-GAS-RETARDER MEMBRANE. CIRCUITS SHOULD BE A MINIMUM OF 15 AMP, 115 VOLT.

EXHAUST (10' FROM OPENINGS INTO CONDITIONED SPACE OF BUILDING)

12" MIN ABOVE ROOF

FLASHING

3"-4" DIA VENT PIPE (PVC OR EQ)

EXPOSED PIPE SHALL BE MARKED "RADON REDUCTION SYSTEM"

ROOF BRACE

JOIST

INTERIOR PARTITION

LIVING SPACE

SEAL AROUND PIPE PENETRATIONS

SOIL-GAS-RETARDER MEMBRANE SEALED AGAINST WALL AND AROUND PENETRATIONS (MIN 5-MIL POLYETHYLENE SHEETING OR EQ)

OPTIONAL PERFORATED DRAIN TILE

CONC FND (SEE FND DTLS)

MIN 4" GRAVEL OR OTHER APPROVED GAS PERMEABLE LAYER

T-FITTING TO SUPPORT VENT PIPE (PVC OR EQ)

ADJOINING SHEETS OF MEMBRANE OVERLAPPED AND SEALED

GRADE LEVEL

RAFTER

JOIST

INTERIOR PARTITION

LIVING SPACE

SEAL AROUND PIPE PENETRATIONS

SOIL-GAS-RETARDER MEMBRANE SEALED AGAINST WALL AND AROUND PENETRATIONS (MIN 5-MIL POLYETHYLENE SHEETING OR EQ)

OPTIONAL PERFORATED DRAIN TILE

CONC FND (SEE FND DTLS)

MIN 4" GRAVEL OR OTHER APPROVED GAS PERMEABLE LAYER

T-FITTING TO SUPPORT VENT PIPE (PVC OR EQ)

ADJOINING SHEETS OF MEMBRANE OVERLAPPED AND SEALED

GRADE LEVEL

RAFTER

JOIST

INTERIOR PARTITION

LIVING SPACE

SEAL AROUND PIPE PENETRATIONS

SOIL-GAS-RETARDER MEMBRANE SEALED AGAINST WALL AND AROUND PENETRATIONS (MIN 5-MIL POLYETHYLENE SHEETING OR EQ)

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SEAL AROUND PIPE PENETRATIONS

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ADJOINING SHEETS OF MEMBRANE OVERLAPPED AND SEALED

GRADE LEVEL

RAFTER

JOIST

INTERIOR PARTITION

LIVING SPACE

SEAL AROUND PIPE PENETRATIONS

SOIL-GAS-RETARDER MEMBRANE SEALED AGAINST WALL AND AROUND PENETRATIONS (MIN 5-MIL POLYETHYLENE SHEETING OR EQ)

OPTIONAL PERFORATED DRAIN TILE

CONC FND (SEE FND DTLS)

MIN 4" GRAVEL OR OTHER APPROVED GAS PERMEABLE LAYER

T-FITTING TO SUPPORT VENT PIPE (PVC OR EQ)

ADJOINING SHEETS OF MEMBRANE OVERLAPPED AND SEALED

GRADE LEVEL

RAFTER

CRAWLSPACE SUB-MEMBRANE DEPRESSURIZATION SYSTEM

PASSIVE RADON CONTROL SYSTEM IN

CITY OF FOREST GROVE,
WASHINGTON COUNTY CULTURAL RESOURCE INVENTORY

EXHIBIT 2

RESOURCE NO: 67
PRESENT OWNER: Stan Lemire T 1S R 3W Sec. 6 AC 1/4 NE
ORIGINAL OWNER: Judge Hollis TAX LOT #: 300
ARCHITECT/BUILDER: _____ CONDITION: Good
LOCATION: 2620 18th Avenue CONSTRUCTION DATE: c.1890
COMMON/HISTORIC NAME: Hollis House
USE: PRESENT Residence THEME: _____
ORIGINAL Residence TYPE: Building

* * * * *

Description of the resource and statement of historical significance:
(Continue on back if necessary)

ARCHITECTURAL DESCRIPTION:

The Hollis house is a small, rectangular shape, one-and-one-half story wood frame structure. The massing is symmetrical and it has a simple, low pitched cross gable roof. The ornamentation on the house is Eastlake in style. It consists of a sunburst and spindle pattern in all four gable peaks and a bay window on the front facade with scroll brackets under the bay roof and jigsaw panels beneath the window. The front door is wood with twenty-four panels and a glass transom. It is covered by a small porch with a shed roof and decorative brackets and pilasters.

The windows are primarily one-over-one, double-hung sash windows with a mullion. The siding is shiplap and the foundation is concrete block. There is a central brick chimney. Two single story additions have been made on the rear of the house.

CONTEXTUAL DESCRIPTION:

The house is situated on a small lot in a residential district with some apartments and newer houses nearby. The commercial district is one block away. The front yard slopes down to the sidewalk.

Sources consulted:

Recorded by: Claudia H. Worl Date: _____

PRESENT OWNER'S ADDRESS
(If different from above): _____

467

The yard is landscaped nicely with lawn and shrubs. A massive maple tree dominates the backyard and an old fir tree shades the front lawn.

HISTORICAL AND ARCHITECTURAL SIGNIFICANCE:

The house is a very small, quaint example of vernacular architecture in well preserved condition.



**CITY OF FOREST GROVE INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
WASHINGTON COUNTY, OREGON**

Historic Name: Common Name: Hollis House Address: 2620 18th Avenue City: Forest Grove Zoning: R7 T/R/S: T. 1S., R. 3 W. Sec. 6 Map No.: 1 § 3 6AC Tax Lot: 300 Addition: Original Town Plat Block: 34 Lot: 2 Quad: USGS Forest Grove 7.5'	Date of Construction: c. 1880 Original Use: Residence Present Use: Residence Architect: Builder: Theme: Culture: 19th C. Architecture Style: Stick Building ☒ Structure ☐ Site ☐
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Plan Type/Shape: Rectangular Foundation Material: Concrete Block Roof Form and Materials: Cross-gable with composition shingles Wall Construction: Wood Primary Window Type: 1/1 DHS paired with lintels Exterior Surfacing Materials: Shiplap with cornerboards and watertable Decorative Features: Gable end ornament with spindle work; frieze; eave brackets on rectangular window bay; scrolled ornament on window bay below transoms of all 4 windows; Other : Rectangular window bay, N elevation; Entry door with transom lite on N elevation; gable and shed lean-tos on S elevation; interior chimney. Condition: Good ☒ Fair ☐ Poor ☐ Moved ____ (Date): Integrity: Virtually Intact ☒ Minor Alterations ☐ Major Alterations ☐	Number of Stories: 1.5 Basement (Y/N): N Structural Frame: Stud.
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Exterior Alterations/Additions (Dated): Shed roof lean-to probably a porch enclosure, enclosed some time before 1930.

Noteworthy Landscape Features: Large western red cedar obscures view of NE corner of house from 18th Avenue.

Associated Structures:

Known Archaeological Features:

Setting: 2620 18th is located on the S side of 18th Street in a residential area of Forest Grove. Traffic is light and post-1945 homes predominate on the block.

Negative No.:
Slide No.:

Recorded By: Peter J. Edwards, *Columbia Historical Research*
Date: August 1993

Resource #:

SHPO Inventory No.: 467 (Add-on)

**CITY OF FOREST GROVE INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM**

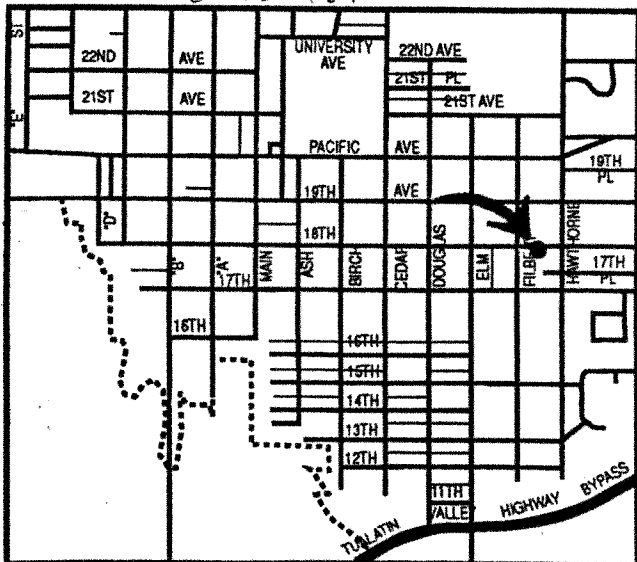
Name : Hollis House
Address: 2620 18th Avenue
Resource #:

T/R/S: T 1.S, R.3 W. Sec. 6
Map No.: 1 S 3 6AC Tax Lot: 300
Quadrangle: USGS Forest Grove 7.5'



Negative No.: Roll

Slide No. :



**SKETCH OF
STRUCTURE**

Graphic and Photo Sources: City of Forest Grove, Peter J. Edwards *CHR*, Forest Grove Historic Landmarks Board

SHPO Inventory No.: 467 (Addendum)

**CITY OF FOREST GROVE INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM**

Name : Hollis House
Address: 2620 18th Avenue
Resource #:

T/R/S: T 1.S, R.3 W. Sec. 6
Map No.: 1 S 3 6AC **Tax Lot:** 300
Quadrangle: USGS Forest Grove 7.5'

Statement of Historical and Architectural Significance:

This c. 1885 home was the residence of William H. Hollis, a lawyer and judge in Forest Grove during the early years of the 20th century. Hollis was born in Illinois in 1854. He married Louise [b. 1852 in Vermont] in 1908. It was the second marriage for both. They lived at 2620 18th in 1910 while William was working in Forest Grove as a lawyer. It is doubtful that they owned the house prior to 1901, as neither appears on the 1910 census for that location. They had a mortgage on the house in 1910, which would indicate short term ownership. Charles E. Campbell was also residing at the house in 1910, working for the Hollis' as a hired man and doing carpentry work on the side. Previous owners have not been identified.

The house is a fine example of the vernacular adaptation of the Stick style. Like so many other vernacular houses in Forest Grove, this residence borrows from popular styles on a scale that fits with the neighborhood. The gable end ornament, decorative scrollwork on the window bay and the tall narrow paired 1/1 double hung sash windows all date the house to 1875-1880. The window bay hints of the Italianate style, with the brackets at the cornice line of the mansard roof of the bay. The house is in fine condition and the decorative elements are intact. The original shiplap siding remains, as do the original windows.

Houses of this vintage in good condition with good integrity are the exception in Forest Grove. The original residents of this home can and should be discovered, as they built a fine house.

Sources: US Bureau of the Census, 1880.
 US Bureau of the Census, 1900.
 US Bureau of the Census, 1910.
 Clark, *Architecture Oregon Style*, 1984.
 City Files, 2620 18th, 1993.