

**CITY OF ROSEBURG
HISTORIC RESOURCE REVIEW COMMISSION
Wednesday, December 18, 2024
Roseburg City Hall, Council Chambers – 4:00 p.m.**

*UK
12-13-2024*

Public Access: - Facebook Live at www.Facebook.com/CityofRoseburg

AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
Chair Kylee Rummel Marilyn Aller James DeLap Lisa Gogal
Bentley Gilbert Stephanie Giles Nick Lehrbach
- 3. APPROVAL OF MINUTES**
A. Minutes October 16, 2024. Please see attached minutes document.
- 4. AUDIENCE PARTICIPATION: Comments can be provided by email or hand delivered. Please see information on the reverse.**
- 5. BUSINESS FROM STAFF**
A. **Historic Resource Review HR-24-031** (Mark Moffett, staff). Exterior alterations to the historic (1903) James G. Stephenson House at 815 SE Flint Street, an individually-listed historic resource. Alterations include new windows and doors, a remodeled front porch, and an enclosed former side/rear porch.
- 6. BUSINESS FROM THE COMMISSION**
- 7. NEXT MEETING – January 15, 2025**
- 8. ADJOURNMENT**

The agenda packet is available on-line at:
<http://www.cityofroseburg.org/your-government/commissions/historic-resource-review/>

AMERICANS WITH DISABILITIES ACT NOTICE

Please contact the office of the City Recorder, Roseburg City Hall, 900 SE Douglas Avenue, OR 97470 (Phone 541-492-6700) at least 48 hours prior to the scheduled meeting time if you need an accommodation. TDD users please call Oregon Telecommunications Relay Service at 1-800-735-2900.

CITIZEN PARTICIPATION

Comments can be provided via email to the Commission at cdd@roseburgor.gov or hand delivered to City Hall, 900 SE Douglas Avenue in Roseburg, prior to 12:00 p.m. on December 18, 2024. Comments must include the person's name and address, including whether or not they are a resident of the City of Roseburg, for the record. The Commission reserves the right to delay any action requested until they are fully informed on the matter.

The Community Development Director will provide any comments received prior to 12:00 p.m. on December 18, 2024 to the Commission and will be read into the record during the meeting.

For further details or information please contact the Community Development Department Monday through Friday, 8:00 a.m. to 5:00 p.m., at Roseburg City Hall, 900 SE Douglas Avenue, Third Floor, Roseburg OR 97470, phone number 541-492-6750, or e-mail kmartin@roseburgor.gov.

**CITY OF ROSEBURG
HISTORIC RESOURCE REVIEW COMMISSION MINUTES
October 16, 2024**

CALL TO ORDER – Chair Kylee Rummel called the meeting of the Historic Resource Review Commission to order at 4:00 p.m. in the Roseburg City Hall Council Chambers.

ROLL CALL - Present: Chair Kylee Rummel, Marilyn Aller, Stephanie Giles, Jim DeLap, Nick Lehrbach, Bentley Gilbert

Absent: Lisa Gogal

Others Present: Senior Planner Mark Moffett, Department Technician Kristin Martin

Others in the audience: Sharon Lee Schwartz and Russ Johnsen, applicants and property owners. Stated they were there to answer any questions regarding their proposed project.

APPROVAL OF MINUTES -

Commissioner Gilbert moved to approve the minutes of the August 21, 2024 meeting as submitted but noted that his first name had been misspelled. The motion was seconded by Commissioner DeLap and approved (with corrected spelling of Bentley Gilbert's first name) with the following votes: Chair Rummel and Commissioners Aller, Giles, DeLap, Lehrbach and Gilbert voted yes. No one voted no

AUDIENCE PARTICIPATION – None

PUBLIC HEARING –

Chair Rummel read the procedures for the public hearing, opened the public hearing and asked for the staff reports and other related commission items.

Historic Resource Review HR-24-029 (Mark Moffett, staff). Exterior alterations to the historic (1947) Boyles Building at 431-435 SE Main Street, including replacement siding, doors and windows, as well as two options for a new sign/theater marquee. Ground floor to be used as a café and single-screen art house cinema.

No exparte contact or conflict of interest was declared by the Commissioners.

Moffett provided the staff report. The applicant proposed modifications to the exterior of the historic 1947 Boyles Building, a simple 1947 structure that was remodeled previously after the 1959 blast in downtown Roseburg. Failing cement plaster siding would be replaced with a cement panel board system, the ground floor is being remodeled with re-located walls and doors, and new door and window systems are being provided. The changes are simple in character and will provide for new life on the ground floor of this building.

Staff found that the guidelines for the exterior remodeling or alteration of a historic resource at RMC 12.04.110.G could be met for this project to be approved. Based on the information provided by the applicant and the findings in this report, staff recommended that the Historic Resource Review Commission approve the proposal.

Public hearing was closed and there were no further questions or discussion

Commissioner Lehrbach moved to approve Historic Resource Review Application #HR-24-029 based on the applicant's proposal and revised drawings for exterior alterations to the historic (1947) Boyles Building at 431-435 SE Main Street in the Roseburg Downtown Historic District. The motion was seconded by Commissioner DeLap and approved with the following votes: Chair Rummel and Commissioners Aller, Giles, DeLap, Lehrbach and Gilbert voted yes. No one voted no.

Commission Priorities Memo (Mark Moffett, staff). Moffett presented a Commission Priorities memo in hopes to continue staff discussion from July and August where opportunities were presented that could strengthen our preservation program and also information to begin seeking grant funding to develop an informational brochure(s) to assist property owners, contractors and others who wish to make changes to historic properties in Roseburg.

Moffett went on to say that State of Oregon CLG (Certified Local Government) funding could be applied for to develop resources to use in direct mailings and have available on the City's website, in City Hall lobbies, etc. Moffett stated that the City will pursue this project in early 2025 after the Certified Local Government (CLG) grant funding window opens again in December (applications due February 28, 2025) and will bring our grant application to an HRRC meeting in early 2025 to get Commission feedback before submitting it to the State.

Discussion ensued regarding the recommendations from the September, 2023 CLG Program Review with Kuri Gill. Moffett stated that staff was seeking feedback on priorities and general direction from Commissioners today, as those recommendations were discussed. Commissioners enthusiastically supported the recommendations. In particular, Commissioners supported doing mock case discussions and public walking tours (Commissioner Gilbert), participation at home shows, events and showcasing nice remodels (Chair Rummel) as well as boosting stories and events that showcase downtown Roseburg.

Commissioners also liked the idea of offering free preliminary advice to project teams performing work on historic properties through a pre-app like process, provided it was clear that feedback was preliminary and not considered a final decision.

Public hearing was closed and there were no further questions or discussion.

BUSINESS FROM COMMISSION –

Additional discussion ensued about ways the Commission and staff could inform community members and property owners about the recent projects completed in hopes to generate more public interest and build a positive rapport in the preservation of historic properties in Roseburg.

Chair Rummel thanked Sharon Lee Schwartz and Russ Johnsen, applicants and property owners for their attendance at this meeting for and their availability to answer Commissioner questions if need be. She went on to say that she hopes that over time, more applicants and/or property owners choose to attend Commission meetings where their applications are discussed...

ADJOURNMENT – The meeting adjourned at 4:34 p.m. The next Historic Resource Review Commission meeting is scheduled for November 20, 2024.

Respectfully submitted,



Kristin Martin
Department Technician



CITY OF ROSEBURG HISTORIC RESOURCE REVIEW COMMISSION AGENDA ITEM REPORT

HRRC Review No. HR-24-031

Meeting Date: December 18, 2024

Prepared for: Historic Resource Review Commission

Staff Contact: Mark Moffett, Senior Planner

Request: Historic Review Alteration Request at 815 SE Flint Street.

PROPOSAL SUMMARY:

Dan Devlaeminck, applicant and property owner with his wife Dahn, are requesting historic resource review approval for exterior alterations to the historic (1903) James G. Stephenson House at 815 SE Flint Street, an individually-listed historic resource. Work including interior remodeling, window removal, and enclosure of an original covered back/side porch has already been completed. One rear-facing people door and north side-facing window have been framed in, and T-1-11 vertical pressboard siding has been applied, in the now-enclosed former porch. New wall and trim paint have already been applied on the exterior. Proposed replacement windows would be vinyl single-hung windows for existing openings, and a slider at the former porch, with new builder grade light-over-paneled front and rear doors.

CONCLUSION AND RECOMMENDATION:

Guidelines for the exterior remodeling or alteration of a historic resource at RMC 12.04.110.G must be met for this project to be approved. Based on the information provided by the applicant and the findings in this report, and with conditions of approval as noted, staff recommends that the Historic Resource Review Commission approve this proposal.

SUGGESTED MOTION:

BASED ON THE APPLICANT'S PROPOSAL AND DRAWINGS, THE HISTORIC RESOURCE REVIEW COMMISSION CONDITIONALLY APPROVES HISTORIC RESOURCE REVIEW APPLICATION #HR-24-031 FOR EXTERIOR ALTERATIONS TO THE HISTORIC (1903) JAMES G. STEPHENSON HOUSE AT 815 SE FLINT STREET.

**IN THE MATTER OF THE REQUEST
FOR HISTORIC RESOURCE REVIEW APPROVAL AT 815 SE FLINT STREET
BEFORE THE ROSEBURG HISTORIC RESOURCE REVIEW COMMISSION
ORDER OF APPROVAL**

I. NATURE OF APPLICATION

Dan Devlaeminck, applicant and property owner with his wife Dahn, are requesting historic resource review approval for exterior alterations to the historic (1903) James G. Stephenson House at 815 SE Flint Street, an individually-listed historic resource. Work including interior remodeling, window removal, and enclosure of an original covered back/side porch has already been completed. One rear-facing people door and north side-facing window have been framed in, and T-1-11 vertical pressboard siding has been applied, in the now-enclosed former porch. New wall and trim paint have already been applied on the exterior. Proposed replacement windows would be vinyl single-hung windows for existing openings, and a slider at the former porch, with new builder grade light-over-paneled front and rear doors.

This application was submitted on October 31, 2024. Staff determined that the case was complete on November 15, 2024. Therefore, the 120-day deadline for a final decision in this application, including any continued hearings and local appeals, expires on March 15, 2025.

II. HISTORIC RESOURCE REVIEW COMMISSION HEARING

A public hearing on the application before the Roseburg Historic Resource Review Commission occurred on December 18, 2024. During that hearing, the Commission reviewed historic application number HR-24-031 and it was made part of the record.

III. FINDINGS OF FACT

A. EXISTING CONDITIONS

- i. The Historic Resource Review Commission takes official notice of the Roseburg Urban Area Comprehensive Plan adopted by City Council Ordinance No. 2980 on December 9, 1996 and of the Roseburg Municipal Code (RMC) Ordinance No. 3497, as originally adopted March 12, 2018, as both may have been amended from time-to-time.
- ii. The subject site may be described as Township 27 South, Range 06 West, Section 24AD, Tax Lot 07400, Willamette Meridian; R71459.
- iii. The property is zoned MR14 (Limited Multiple-Family Residential) and abuts other MR14-zoned properties. The site includes an individually-listed historic resource and is therefore subject to the requirements of the Historic Districts Overlay (RMC 12.04.110). The home had been owned by the same family since 1981, until purchased by the Devlaemincks in July, 2024.
- iv. The site has an existing single-story home with a front door facing SE Flint Street between SE Lane Avenue to the north, and SE Mosher Avenue to the south. There is no driveway or vehicle area off of SE Flint Street, and the front yard is fenced with shrubs and other garden plants. The property does have access off of the alley at the rear of the lot for parking.
- v. The existing building was constructed in 1903 with horizontal board siding and is an Italianate-style cottage. The historic name in the records is "James G. Stephenson House", but unfortunately there is no personal background or history on Mr. Stephenson and his ownership of the property. The

property is classified as “eligible/contributing” and is listed only as a city resource, and is not on the National Register or in any district. There are no images or pictures of the structure in the city’s historic inventory.

vi. The building does appear to include original horizontal shiplap siding, with an original bracketed frieze at the top of the wall which also creates a boxed eave. Exterior window and door trim is approximately 5-inches wide, and windows have projecting angled sills. Because there are no historic photographs in the city’s records, staff reviewed online street imagery, which appears to show either aluminum storm or full aluminum windows on the house. The photograph of the street façade from 2009, shown on this page, is unfortunately the best record available of the recent house condition.



vii. Online images of the east or front façade facing SE Flint Street show corrugated awnings over the front two windows and a small gable-roofed porch projection with decorative midcentury steel porch support posts. During an inspection on December 11, 2024, staff noted that the two front awnings had been removed, and only one of two midcentury steel porch support posts was still in place, with a temporary support post on the other side. Staff called the applicant that afternoon and learned that simple 4” x 4” support posts will be added to the existing porch overhang, and that the cracked concrete entry steps and landing will likely be replaced. Staff requested a supplemental drawing from the applicant showing the future porch configuration for the record and this report, and the new porch drawing was received on December 12, 2024.

B. AGENCY COMMENTS

This application was reviewed by the three standard public agencies that comment on building alteration projects. Roseburg Public Works has responded to the request with comments related to water services and backflow prevention devices, stormwater issues, and right-of-way permitting. A separate right-of-way permit is being required to ensure repair of the existing sidewalk in SE Flint, which is required because of porch enclosure and new floor area. Roseburg Fire Department responded without objections or concerns, noting that existing access and water supply to the home appear to be adequate. Roseburg Urban Sanitary Authority (RUSA) has reviewed the proposal and responded that the sanitary sewer service for this property is tied to the sewer service of the neighboring property, and that the applicant will be required to install a new service and disconnect from the existing system. The applicant will need to excavate the sewer main and coordinate with RUSA to install a new sewer tap, installed per all RUSA and Plumbing Code standards. The applicant was invoiced for the related Public Works and RUSA fees, which will need to be paid before final approval of this application.

C. ANALYSIS

For “contributing” structures, as found in this application, exterior alterations to the building require consideration before the Historic Resource Review Commission (HRRRC) prior to approval, with publication of a staff report before the hearing. The appropriate guidelines are those found at RMC 12.04.110.G.1-7.

The applicant has the burden of proof to show that all the relevant historic review guidelines have been met, and that the proposal complies with all applicable criteria of the Roseburg Municipal Code (RMC 12.10.010.O.1.a).

D. REVIEW CRITERIA: RMC 12.04.110.G.1-7: EXTERIOR ALTERATIONS/ADDITIONS TO HISTORIC RESOURCES

This section applies to all contributing, significant, primary, historic, eligible or similarly classified historic resources. Affirmative findings shall be documented addressing the following guidelines based upon their relative importance.

1. Retention of original construction. All original exterior materials and details shall be preserved to the maximum extent possible.

Findings: Unfortunately the remodeling work on this home began without the benefit of historic resource review. Specifically, windows and doors were removed and a former exterior porch was enclosed to expand the kitchen and create a new utility room. There are no photographs or detailed descriptions of the windows and doors in the historic files, and internet street imagery shows what looks like midcentury aluminum windows on the building that were likely not original. Replacing the missing windows and doors with single-hung vinyl windows in the original openings is a reasonable solution given the lack of evidence for intact historic window materials being removed. The applicant has provided a window opening detail and verbal statements that the flange on the new windows will be removed, allowing the punched or inset window opening detail found on Italianate and other traditional homes in the area will be preserved, instead of mounting the window sashes flush with the exterior wall, immediately behind the window trim. With approval granted for punched or inset window sashes in the historic window openings, and traditional single-light over panel exterior doors, the original details of this historic Italianate cottage can be preserved to the maximum extent possible.

Existing exterior walls of the home include horizontal shiplap wood siding, as well as a decorative bracketed frieze at the top of the exterior walls, giving a classical boxed frieze detail to the roofline that is typical of the Italianate style. Some of the upper facing boards have been removed and replaced when the roof was re-covered recently with new asphalt shingles, but the overall materials and design of the bracketed frieze at the top of the walls remains in place.

Exterior walls associated with the enclosed rear/side porch have been covered in vertical pressboard T-1-11 siding, which is a dramatic departure from the intact horizontal shiplap siding found elsewhere on the building. In order to preserve the original exterior details of horizontal shiplap siding, this T-1-11 siding should be removed and replaced with horizontal shiplap-style siding that matches the reveal or vertical dimension and rough-sawn wood appearance of the historic siding as possible. Therefore, in order to approve the porch enclosure as proposed, a condition of approval will require that the T-1-11 siding at the enclosed former rear/side porch be removed and replaced with horizontal shiplap-style siding that matches the reveal or vertical dimension and rough-sawn wood appearance of the historic siding as much as possible.

The applicant did not include the existing front porch on the original elevation drawings, but does intend to keep the porch, although the cracked concrete landing and steps and the decorative midcentury steel porch posts will be removed. After doing the site visit and discussing this issue with the applicant, staff requested an additional detail after learning that the plan is to remove the cracked concrete landing and steps and replace this with a new wooden landing, steps and handrails

in the same location. The applicant provided a single side view drawing showing simple 4" x 4" wooden porch posts and a simple wooden handrail and steps. The existing gable-roofed porch cover may or not be original to the house, but appears to likely be a simple practical addition from the 1940s or 1950s, given the design of the prior porch posts. The applicant indicated he might like to expand the porch, but no details, footprint or size for any such expansion have been identified on the submitted plans. To ensure a modest porch in keeping with the existing design, and to preserve as much of the original street-facing historic Italianate façade as possible, a condition of approval will clarify that the replacement wooden porch posts, landing, stairs and railings must match the footprint and size of the existing porch, without being extended further towards the street or across the main façade, generally staying under the cover of the existing porch roof to remain.

With approval granted based on the submitted drawings and photographs, and with conditions of approval regarding the enclosed porch siding and remodeled front porch design, the proposal is able to meet the above "retention of original construction" guideline.

2. Height. Additional stories may be added to historic building and zoning codes.
 - a. The added height complies with requirements of the building and zoning codes.
 - b. The added height does not exceed that which was traditional for the style of the building.
 - c. The added height does not alter the traditional scale and proportions of the building style.
 - d. The added height is visually compatible with adjacent historic resources.
3. Bulk. Horizontal additions may be added to historic buildings provided that:
 - a. The bulk of the additions do not exceed that which was traditional for the building style.
 - b. The addition maintains the traditional scale and proportion of the building style.
 - c. The addition is visually compatible with adjacent historic resources.

Findings for 2 and 3: There are no changes proposed to the height of the building. A former side/rear entry porch is being enclosed, but this occurs under the existing rectangular roof structure and does not significantly change the overall bulk of the building. A simple rectangular plan cottage with walls built out to the perimeter roofline is a traditional building style, and is compatible with adjacent historic homes in the area. The height guideline is not relevant to the current proposal, and the bulk guideline can be met with approval being granted based on the proposed building drawings and porch-related size condition.

4. Visual Integrity of Structure. The lines of columns, piers, spandrels, and other primary structural elements shall be maintained so far as is practicable.

Findings: With preservation of the existing small front porch, which may not be original, there is no significant change to the visual integrity of the structure. Original 1903 wooden windows were not in place prior to the remodel, and the overall design of vertical window openings, shiplap horizontal siding, and a classical bracketed (Italianate) frieze and boxed eave at the top of the wall will remain in place. Conditions of approval will ensure appropriate horizontal siding at the enclosed former side/rear porch, and no significant change to the existing front porch design, ensuring that the Italianate features of the building remain visually dominant on this historic home. With conditions of approval as noted, the visual integrity of the building can be maintained as far as is practicable.

5. Scale and Proportion. The scale and proportion of altered or added building elements, the relationship of voids to solids (window to wall) shall be visually compatible with traditional architectural character of the historic building.

Findings: The only significant altered building element is the enclosed former side/rear entry porch. Two new voids in the wall are being created: a new entry door on the east/rear façade, and a new window opening on the north/side façade. The new window opening on the north wall is a square-ish opening with a slider window that contrasts in scale and proportion with the larger vertical hung

windows found elsewhere on the home. However, this new window will be above a new kitchen sink location, and would not be feasible as a taller vertical opening above a kitchen sink and counter. The sliding window design is not ideal for a historic home, but the limited visibility and side wall placement towards the back yard will limit the scale and proportion impacts of the opening on the overall architectural appearance of the home. Therefore, this guideline is met.

6. **Materials and Texture.** In-kind materials and textures shall be used in the alteration or addition of historic resources. Exterior alteration or addition shall follow the requirements of the Secretary of Interior's Standards for Historic Preservation Projects and the Historic Preservation League of Oregon's Rehab Oregon Right manual.

Findings: Unfortunately, there is no photographic or written evidence showing original window and door designs on this home available in city records. Most likely the original windows were wood double-hung windows, but more recently it appears the building had replacement midcentury aluminum windows in place. Using a simple single-hung window design in vinyl, given the lack of historic fabric or photographic evidence to the contrary, is a reasonable approach. Replacement of the T-1-11 siding on the enclosed former rear/side porch with compatible horizontal siding will be achieved through a condition of approval. Using these compatible, approximate design features, materials and textures are consistent with the requirements of the Interior Secretary standards and "Rehab Right" guidelines. With conditions of approval as noted, this guideline is met.

7. **Signs, lighting, and other appurtenances.** Signs, exterior lighting, and other appurtenances, such as walls, fences, awnings, and landscaping shall be visually compatible with the traditional architectural character of the historic resource.

Findings for 2 and 3: There are no changes to signs, lighting or other appurtenances. An existing chain link fence at the front yard and entry walkway will remain in place. Therefore, this guideline does not apply.

IV. CONCLUSION

The applicant has proposed modifications to the exterior of the historic 1903 James G. Stephenson House, an Italianate cottage with charming original siding and classical bracketed frieze detail typical of the Edwardian Era of 1901-1914. Unfortunately there are no good city records describing the original window and door design, and window removal and other work was done without benefit of the required site review and building permit. The applicant, however, does appreciate the historic character of the building and is attempting to revitalize and improve the livability and appearance of this charming historic home. With conditions of approval requiring compatible new siding at the enclosed side/rear porch, and ensuring that the porch material replacement keeps the existing size and design, the proposal is able to meet the relevant guidelines and should be approved.

Based on the above findings, the Historic Resource Review Commission **APPROVES** Historic Resource Review application #HR-24-031 for alterations to the (1903) James G. Stephenson House at 815 SE Flint Street, as depicted on the attached photographs and drawings.

This approval is granted based on the following conditions of approval:

- A. The T-1-11 siding at the enclosed former rear/side porch be removed and replaced with horizontal shiplap-style siding that matches the reveal or vertical dimension and rough-sawn wood appearance of the historic siding as much as possible; and
- B. The replacement wooden front porch posts, landing, stairs and railings must match the footprint and size of the existing porch, without being extended further towards the street or across the front façade, generally staying under cover of the existing porch roof to remain.

V. ORDER

BASED ON THE APPLICANT'S PROPOSAL AND DRAWINGS, THE HISTORIC RESOURCE REVIEW COMMISSION **CONDITIONALLY APPROVES** HISTORIC RESOURCE REVIEW APPLICATION #HR-24-031 FOR EXTERIOR ALTERATIONS TO THE HISTORIC (1903) JAMES G. STEPHENSON HOUSE AT 815 SE FLINT STREET.

Stuart Cowie, Community Development Director

Date

Kylee Rummel, Historic Resource Review Commission Chair

Date

Historic Resource Review Commission Members:

Kylee Rummel, Chair
Bentley Gilbert

Lisa Gogal, Vice Chair
Nick Lehrbach

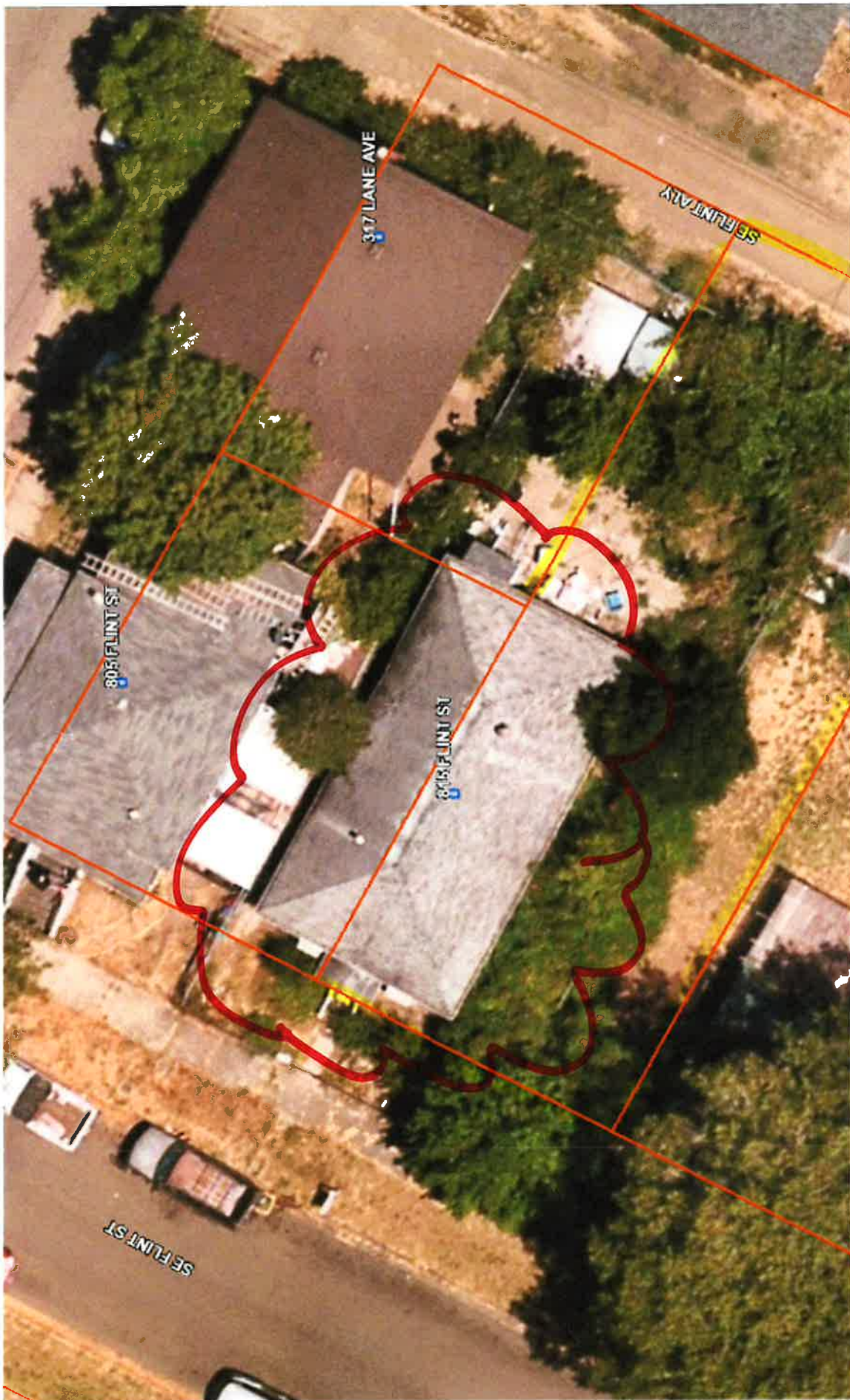
Marilyn Aller
Stephanie Giles

James De Lap

Exhibits (ATTACHED exhibits in bold font):

- A. Original Application Form
- B. Historic Site Record
- C. Agency Comments
- D. Sidewalk/curb permit
- E. Approved site plan, floor plans, elevations and details – 7 pages **(ATTACHED)**
- F. Applicant photos of existing conditions – 5 pages **(ATTACHED)**
- G. Staff photo of front façade and porch, taken Dec. 12, 2024 **(ATTACHED)**

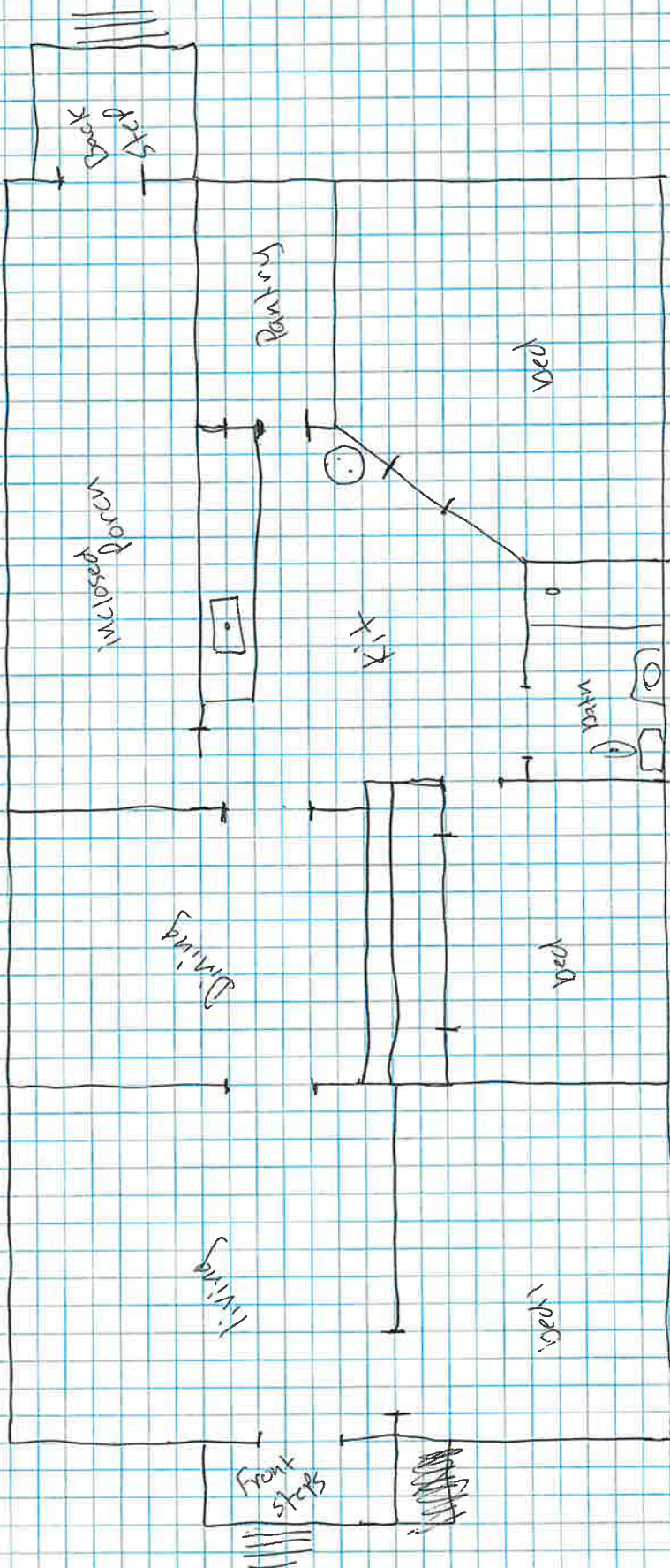
← N



815 SE Flint St

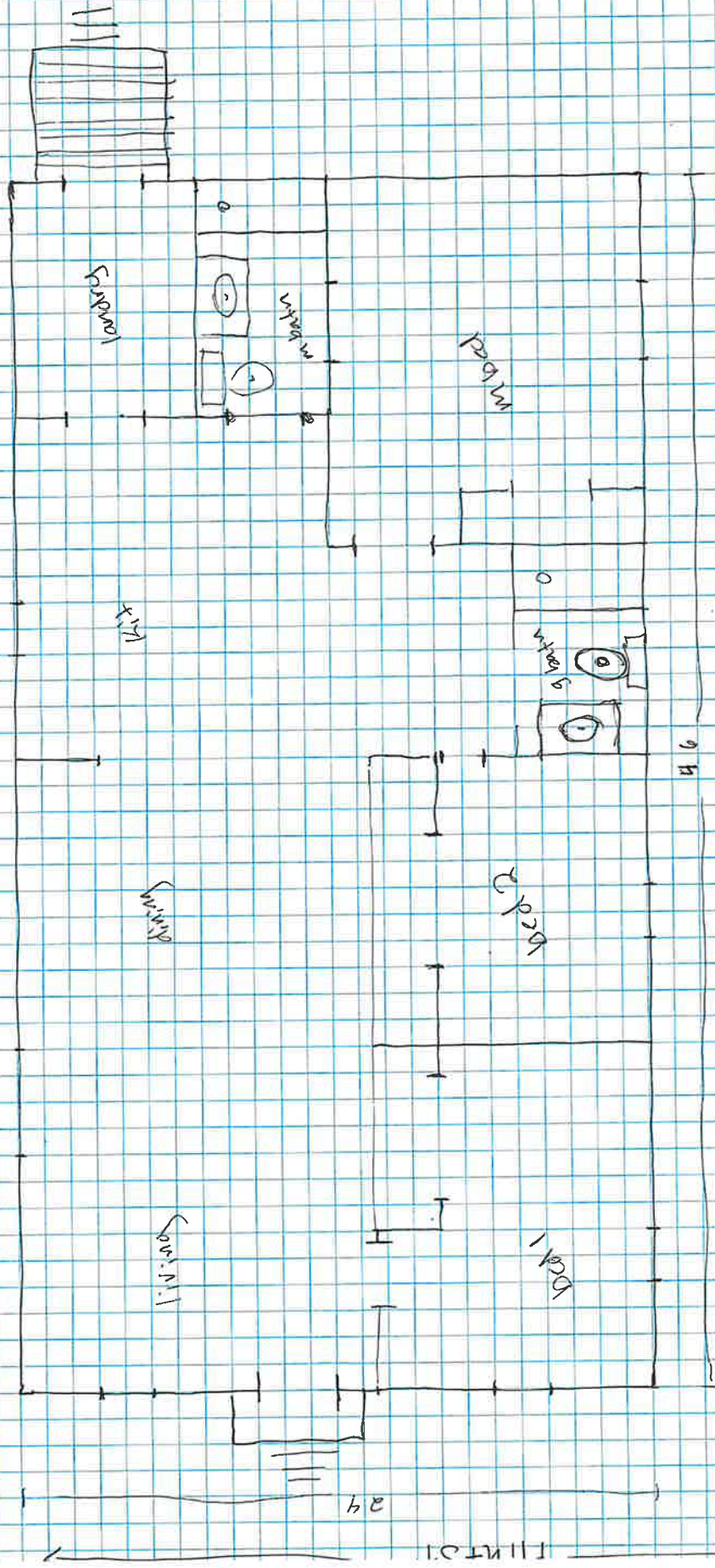
#R-24-031
Exh. E.
1/7

Existing -
N



HR-24-031
Exh. E
2/7

Proposed



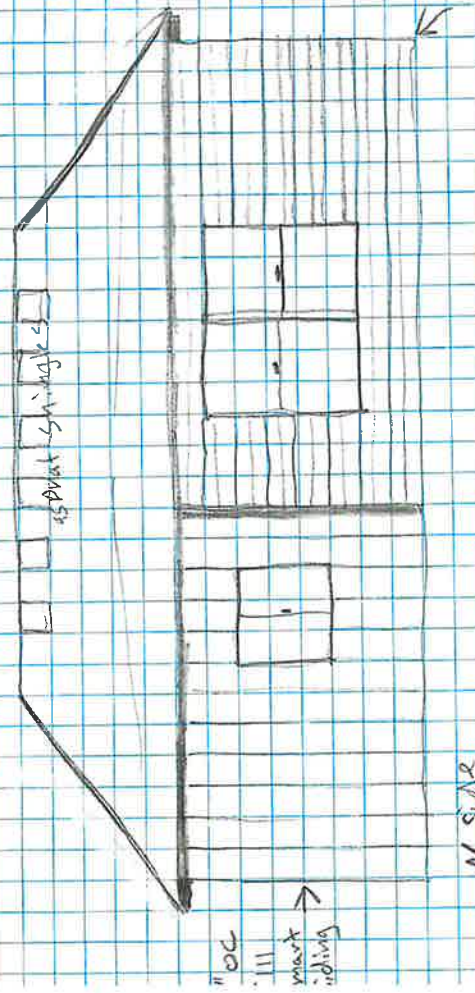
HR-24-031
Exh. E.
3/7

Elevations

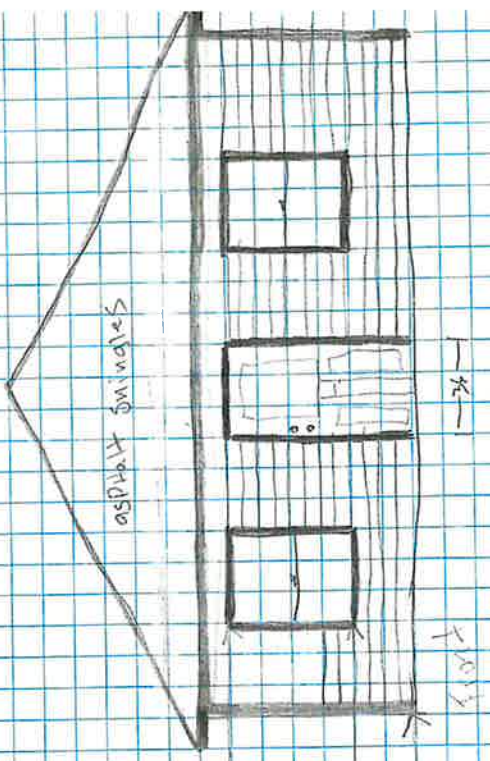
White Vinyl

Window Sizes
Single Panel
exterior doors
6 Panel

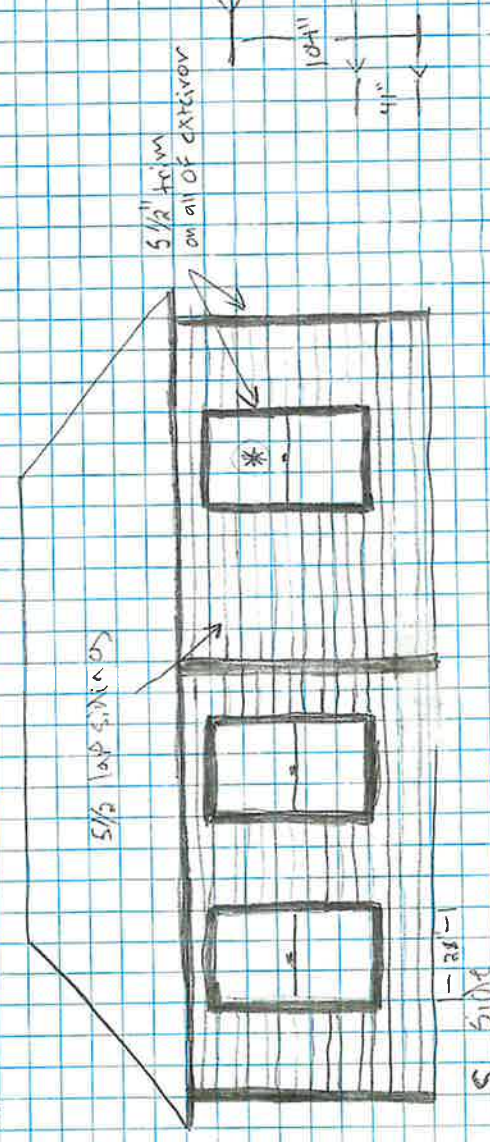
7 28" x Col 1/2 H
1 34" x 62 H *
a 36" x 80



N Side



Back



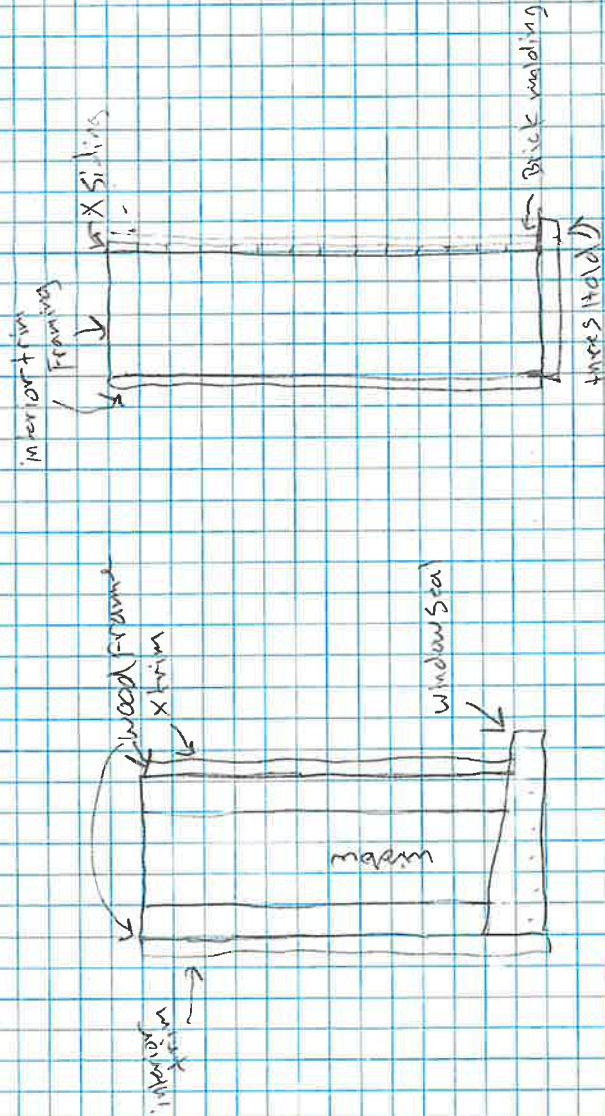
S Side

HR-24-031
Est. E.
4/7

WINDOWS & DOORS

Fiber glass exterior 3/4" 6 Panel Doors
white vinyl single hung windows

7 28" W X 61 1/2" H
1 34" W X 62" H



HR-24-031
Exh. E
5/7

Roof →

4x4 Post →

Front door →

Hand rail →

2x6x8 Pt wood
Porch
Steps

H2-24-03
Exh. E.
6/7

8

DISCOUNT WINDOWS

1635 JUNIPER ST
 JUNCTION CITY, OR 97448
 Phone 541-998-8984
 Fax 541-998-3156

QUOTE - QT002909

Job Name:

Bid For: (Business Address)

Ship To Address:

Line	Qty	Description	Each	Total
1	7	9200-SINGLE HUNG	226.77	1,587.39
		 <p>Window Sizing: WINPRO SERIES NFD NET WIDTH=28 NET HEIGHT=61.5 Color: WHT Glass Options: EC ARGON Frame Options: * 2 3/4" NAIL FIN (NEW) Hardware Opts: CAM LOCK Misc. Options: SCREEN Perform. Data: U-VALUE=0.3 SHGC=0.3 VLT=0.57 STC=26</p>		
2	1	9200-SINGLE HUNG	248.71	248.71
		 <p>Window Sizing: WINPRO SERIES NFD NET WIDTH=34 NET HEIGHT=62 Color: WHT Glass Options: EC ARGON Frame Options: * 2 3/4" NAIL FIN (NEW) Hardware Opts: CAM LOCK DBL LATCH Misc. Options: SCREEN Perform. Data: U-VALUE=0.3 SHGC=0.3 VLT=0.57 STC=26</p>		

Total Material	+	Labor	+	Delivery	+	0% Tax:	=	Sub Total
1,836.10		0.00		0.00		0.00		1,836.10
						Less Deposit		0.00
						Balance Due:	\$	1,836.10

HR-24-031
 Exh. E. 7/7

(E) PICS: NORTH SIDE WALL LOOKING
TOWARDS SE FLINT.



HR-24-031
Exh. F
1/5

(E) PICS: EAST / REAR WALL



HR 24-031
Exh. F
2/5

(E) PICS: NORTH SIDE WALL @ ENCLOSED PORCH



(E) PICS : NORTH SIDE WALL / SIDING DETAIL



HR-24-031
Exh. F.
4/5

(E) PICS: EAST/REAR WALL & ENCLOSED PORCH



HR-24-031
Exh. F
S/S



HR-24-031
Ext. 6