

as the east wall of the pantry. Installing new roof framing, supported on existing walls and new columns.

- A custom wood window wall will form the new entrance. Inside the new window wall, a one-and-a-half story rear entry will lead into the existing kitchen space via a new stair. A new opening at the north pantry wall will mirror the existing opening in the laundry room. Approximately one third of the south wall that contains the original rear door opening will be preserved, with new steel beams supporting the remainder. Portions of the brick wall on the south side of the house will be reconstructed on existing foundations.
- The existing kitchen will be renovated, and a gas fireplace installed in the Family Room that is part of the kitchen.
- New tapered insulation and EPDM roofs will be installed on the flat roofs of the garage and pantry addition.
- The upper six risers of the rear stair from the kitchen to the second floor will be reconfigured to increase headroom in the kitchen.

**APPLICABLE ZONING** City of Portland Zoning Ordinance and Map

**ZONING DISTRICT:** R4 Residential Zone

**Chapter 14**

**14-136 Permitted Uses**

Allowable Use: Single-family detached dwelling

Existing Use: Single-family detached dwelling

Proposed Use: same

**NOTE: no changes to existing building footprint or envelope are proposed.**

**HISTORIC PRESERVATION**

The property is located in the Western Promenade Historic District. An application for Certificate of Appropriateness was filed on June 23<sup>rd</sup>. The project was reviewed in a workshop session with the Historic Preservation Board on July 3<sup>rd</sup>, and revised materials have been submitted in support of a public hearing on August 3<sup>rd</sup>.

**INTERNATIONAL BUILDING CODE**

All work is designed to comply with:

2009 International Residential Code (IRC)

2009 International Building Code (IBC)

2009 International Existing Building Code (IEBC)

2009 International Energy Conservation Code (IECC)

ASHRAE 62.2 – 2007 Ventilation & Acceptable Indoor Air Quality in Low-Rise Residential Buildings