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

Carmen Rubio, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
TTY: 711
www.portland.gov/bds

RECORDER
Please stamp the County Recorder's copy of the recording sheet and return with the attached decision to City of Portland, BDS 299/5000/BDS LUR

Multnomah County Official Records
E Murray, Deputy Clerk

2023-071743
11/17/2023 09:04:43 AM

LUA-LUA Pgs=6 Stn=77 ATLR
$30.00 $11.00 $60.00

$101.00

Date: November 15, 2023

To: Interested Person

From: Grace Jeffreys, Land Use Services
503-865-6521 / Grace.Jeffreys@portlandoregon.gov

NOTICE OF A TYPE I DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has approved a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision are included in the version located on the BDS website https://www.portland.gov/bds/zoning-land-use/news/notices. Enter the land use case file number in the keyword search. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 23-094017 HR
2375 SW PARK PLACE – NEW SOLAR ENERGY SYSTEM

GENERAL INFORMATION

Applicant: Lindsey Davis, Stumptown Engineering
9644 SE 29th Ave, Milwaukie OR 97222
lindsey@stumptownengineering.com, 503-924-7533

Owners: Jacob and Nancy Langan,
2375 SW Park Pl., Portland, OR 97205

Site Address: 2375 SW PARK PL

Legal Description: LOT 47, CEDAR HILL

Tax Account No.: R144800520
State ID No.: 1N1E33CC 03000
Quarter Section: 3027

Neighborhood: Goose Hollow, contact at board@goosehollow.org
Business District: None
District Coalition: Neighbors West/Northwest, contact Darlene Urban Garrett at darlene@nwnw.org

Plan District: None
Other Designations: Individually Listed Historic Landmark, and considered a Contributing Resource to the Historic District.

Zoning: **RM2,** Residential Multi-Dwelling 2
Case Type: **HR,** Historic Resource Review
Procedure: **Type I,** an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:
Applicant proposes exterior alterations to a Historic Landmark in the Kings Hill Historic District. The residence, known historically as the Charles J and Elsa Schnabel House, was constructed in 1907 in the Craftsman style. The proposal is to add a new solar energy system which includes a rooftop solar array to the street-facing pitched roof which faces south towards SW Park Place.

Historic Resource Review is required for non-exempt exterior alterations to a Historic Landmark within a Historic District require Historic Design Review, per Portland Zoning Code Section 33.445.100.D.1.a.

Relevant Approval Criteria:
In order to be approved, this proposal must comply with the approval criteria specified in the Portland Zoning Code. The relevant approval criteria are:
- Kings Hill Historic Design Guidelines
- 33.846.060.G Other Historic Approval Criteria

CONCLUSIONS

The purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. This proposal will maintain the integrity and historic character of the existing Landmark, and the new elements added will be compatible with the Landmark as well as the surrounding historic district. This proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of new rooftop solar energy system including a solar array on the street-facing pitched roof.

Approval per the approved site plans, Exhibits C-1 through C-9, signed and dated November 9, 2023, subject to the following conditions:

A. As part of the building permit application submittal, the following development-related conditions (B through C) must be noted on each of the four required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE- Case File LU 23-094017 HR." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."

B. At the time of building permit submittal, a signed Certificate of Compliance form (https://www.portlandoregon.gov/bds/article/623658) must be submitted to ensure

the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.

C. No field changes allowed.

Staff Planner: Grace Jeffreys

Decision rendered by: _____ **on November 9, 2023**

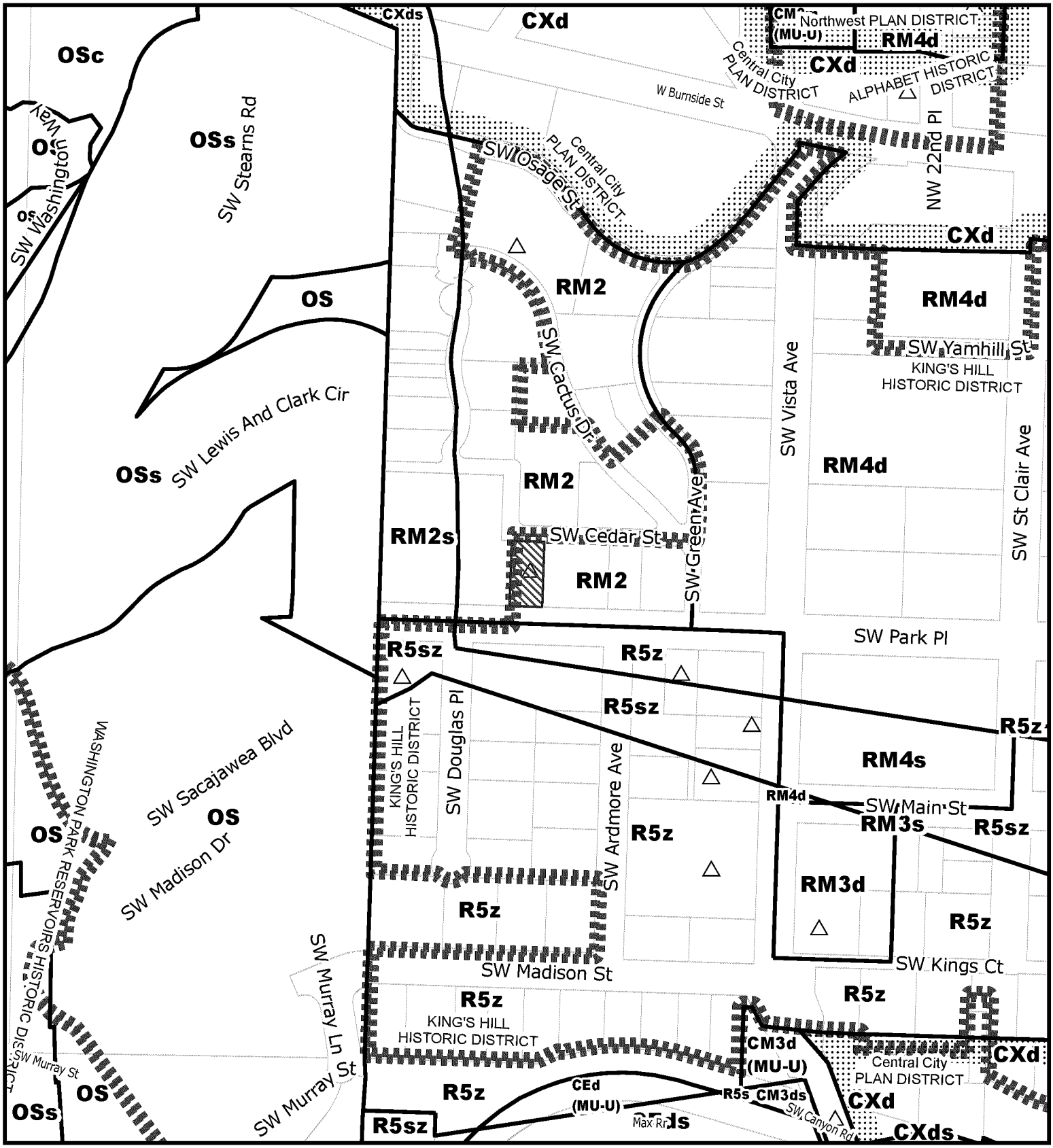
By authority of the Director of the Bureau of Development Services

Decision mailed: November 15, 2023
Effective Date (if no appeal): November 16, 2023 Decision may be recorded on this date
Kimberly Tallant, Principal Planner

City of Portland
Bureau of Development Services
1900 SW Fourth Ave, #5000
Portland, OR 97201

Date: November 16, 2023

_____
Representative



For Zoning Code in Effect Post October 1, 2022

ZONING

THIS SITE LIES WITHIN THE:
KING HILL HISTORIC DISTRICT

- Site
- Plan District
- Historic District
- △ Historic Landmark

File No.	LU 23 - 094017 HR
1/4 Section	3027
Scale	1 inch =200 feet
State ID	1N1E33CC 3000
Exhibit	B Oct 16, 2023

LU 23-094017 HR, Exhibit B.1


SW Cedar St
SW Cedar St
SW Park Pl
SW Park Pl
SW Park
2903
Google
Approved
City of Portland
Bureau of Development Services
Planner
Date 11-09-2023
*This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.
LU 23-094017 HR

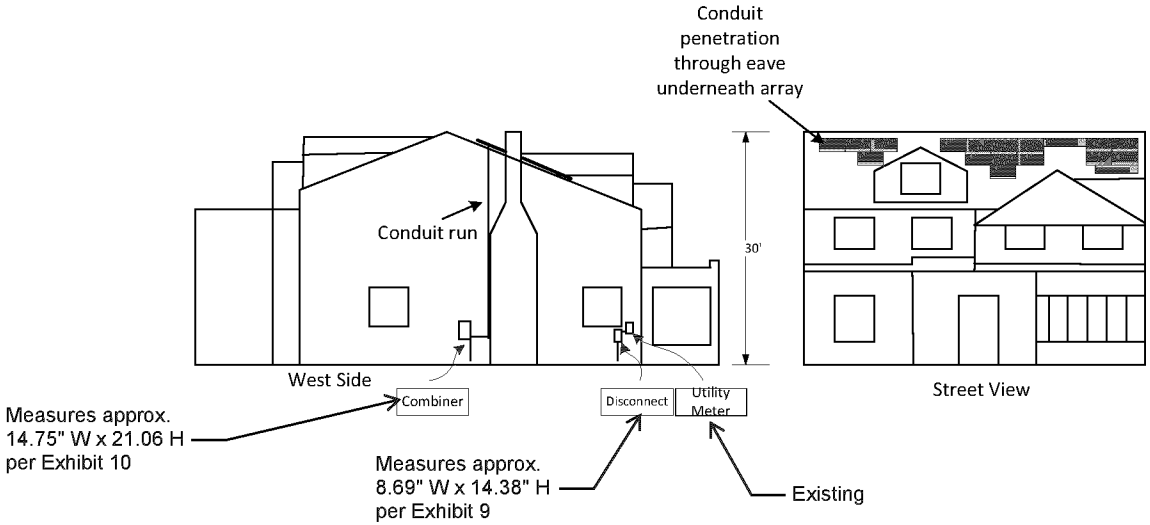
Site Plan

Exhibit 3b-West Side Elevation

Scale 1/16" = 1'

Langan Residence

West Side Elevation



Approved
City of Portland
Bureau of Development Services
Planner
Date 11-09-2023
*This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

EQUIPMENT
(18) REC410AA Modules
(18) Enphase IQ8A-72-2-US Inverters
Iron Ridge Mounting System
Aluminum PV Roof Flashings

GENERAL CONTRACTOR:
C4 Group,LLC
5690 SW 88th Ave
PORTLAND OR.,97225
503 828-9500
CONTACT: BRET CULLIVAN

August 16, 2023

Jacob Langan
2375 SW Park Pl.
Portland, OR 97205
503) 927-1425

PREMIER SOLAR
NORTHWEST

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

Carmen Rubio, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
TTY: 711
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Quarter Section: 3027

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Zoning: **RM2,** Residential Multi-Dwelling 2
Case Type: **HR,** Historic Resource Review
Procedure: **Type I,** an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:
Applicant proposes exterior alterations to a Historic Landmark in the Kings Hill Historic District. The residence, known historically as the Charles J and Elsa Schnabel House, was constructed in 1907 in the Craftsman style. The proposal is to add a new solar energy system which includes a rooftop solar array to the street-facing pitched roof which faces south towards SW Park Place.

Historic Resource Review is required for non-exempt exterior alterations to a Historic Landmark within a Historic District require Historic Design Review, per Portland Zoning Code Section 33.445.100.D.1.a.

Relevant Approval Criteria:
In order to be approved, this proposal must comply with the approval criteria specified in the Portland Zoning Code. The relevant approval criteria are:
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- 33.846.060.G Other Historic Approval Criteria

ANALYSIS

Site and Vicinity: The site is a house on a typical 50 x 100-foot lot at the upper western edge of the King's Hill Neighborhood just below the main entrance to Washington Park, in southwest Portland. The site has frontage on SW Park for the main entry, and frontage on SW Cedar for vehicle access and a rear pedestrian entry.

The residence is a designated Historic Landmark, known historically as the Charles J & Elsa Schnabel House. It was designed in the Arts and Crafts style by noted Oregon architect William C. Knighton and was constructed in 1907. It is a large, two and one-half story house with 4,500 square feet of living space on three floors.

The vicinity includes apartments and single residences. The boundary of the Kings Hill Historic District does not include the properties adjacent to the west or to the north, but the district extends to the south and east of this site.

Zoning: The RM2 zone is a medium-scale multi-dwelling zone that is generally applied in and around a variety of centers and corridors that are well-served by transit. Allowed housing is characterized by buildings of up to three or four stories with a higher percentage of building coverage than in the RM1 zone, while still providing opportunities for landscaping and outdoor spaces that integrate with residential neighborhood characteristics. The major types of new housing development will be a diverse range of multi-dwelling structures and other compact housing that contribute to the intended urban scale of centers and corridors, while providing transitions in scale and characteristics to lower-scale residential neighborhoods.

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

King's Hill Historic District was locally designated as a historic district then listed in the National Register of Historic Places in 1991. The King's Hill Historic District is locally significant under criterion b, for its association with significant persons; and under criterion c, for its large number of architect-designed high style residences and apartment buildings.

The King's Hill Historic District lies to the west of the downtown core of the Central City Plan area of Portland. It is an irregularly shaped, five-block by seven-block area of mixed residential and commercial use located in southwest Portland. King's Hill is one of Portland's oldest residential districts. The district was primarily developed in a 60-year span between 1882 and 1942, the historic development period described in the National Register nomination. The buildings constructed during the historic development period establish the basis of the architectural character of the neighborhood.

The quality of building design and materials used in their construction define the King's Hill Historic District's built environment and its urban character. The longevity of these buildings (many are over 100 years old) is a testament to the quality and flexibility of their designs, as well as the durability of their construction. Together, these buildings contribute to the district's atmosphere of quality and permanence; this tradition of design quality and permanent construction is the legacy of many of Portland's fine architects and craftsmen.

The King's Hill Historic District contains both commercial and residential uses. However, the majority of buildings within the district were designed as single- and multi-dwelling residences. Buildings were constructed in numerous styles between the 1880s and 1940s, including Colonial Revival, Craftsman, and Mediterranean styles. Although many different architectural styles and several building types are represented, there is a high degree of consistency within the district in terms of building height, scale, and massing.

Land Use History: City records indicate that prior land use reviews include the following:
- LU 87-005670 HL (HLDZ 10-87): Approval of designation as a Portland Historic Landmark.
- LU 03-149297 HDZ: Approval of alterations including new walls and windows for the two-story rear addition, relocation of the rear entrance, and new carport to replace an existing concrete garage facing SW Cedar Street.

Agency Review: A Notice of Proposal in your Neighborhood was mailed on October 20, 2023. The following seven Bureaus, Divisions and/or Sections responded with no objections and two of these included comments, found in Exhibits E-1 and E.2:

- Life Safety Section of BDS (Exhibit E.1)
- Bureau of Parks-Forestry Division (Exhibit E.2)
- Bureau of Environmental Services
- Bureau of Transportation Engineering
- Site Development Section of BDS
- Fire Bureau
- Water Bureau

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on October 20, 2023. No written response has been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

Chapter 33.846.060 - Historic Resource Review

Purpose of Historic Resource Review
Historic Resource Review ensures the conservation and enhancement of the special characteristics of historic resources.

Historic Resource Review Approval Criteria
Requests for Historic Resource Review will be approved if the review body finds the applicant has shown that all of the approval criteria have been met.

Findings: The site is located within the King's Hill Historic District and the proposal is for a non-exempt treatment. Therefore, Historic Resource Review approval is required. The

approval criteria are the *King's Hill Historic District Guidelines*. The site is also a designated Historic Landmark; therefore, the approval criteria also include *33.846.060 G – Other Historic Approval Criteria.*

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

King's Hill Historic District Guidelines

A1. Historic Character. Retain and preserve the diverse historic character of the King's Hill Historic District.
A2. Architectural Styles. Maintain the architectural integrity of historic building façades. Respect the essential forms and styles of the historic buildings in the district.
A3. Historic Material, Features, and Color. During exterior rehabilitation, protect, maintain, and preserve historic materials, color, and architectural features.
A5. Historic Change to Buildings. Alterations may take on historical significance over time. Preserve those portions or features of a building that define its historical, cultural, or architectural value.
P2. Embellish the Different Levels of Buildings. Embellish the different levels of a building that are visible from the streets or public open spaces. Enhance the pedestrian network by forming visual connections from buildings to adjacent streets. Incorporate building equipment, mechanical exhaust systems, and/or service areas in a manner that does not detract from the pedestrian environment.
D1. Exterior Alterations. Exterior alterations should complement the resource's massing, size, scale, and architectural features.
D8. Exterior Materials and Features. Retain or restore original exterior finishing materials. Use materials and design features that promote permanence, quality, and visual interest. Use materials and design features that are consistent with the building's style and with the existing vocabulary of the historic district.
D10. Roof Features. Design roof features to be compatible with the detailing, scale, and pitch of historic roofs, consistent with the respective building's style. Retain and preserve roof features that are important in defining the building's historic character. Replace, in kind, extensively deteriorated or missing parts of the roof and/or roof line when surviving prototypes exist. When in-kind replacement is not practical, replace with elements that recreate the roof's historic character.

33.846.060 G - Other Historic Approval Criteria

1. Historic character. The historic character of the landmark or contributing resource will be retained and preserved. Removal of historic materials or alteration of features and spaces that contribute to the historic significance of the landmark or contributing resource will be avoided.
2. Record of its time. The landmark or contributing resource will remain a physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings will be avoided.
3. Historic changes. Most resources change over time. Those changes that have acquired historic significance will be preserved.
4. Historic features. Generally, deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature will match the historic feature in design, color, texture, and other visual qualities and, where practical, in materials. Replacement of missing features must be substantiated by documentary, physical, or pictorial evidence.
5. Historic materials. Historic materials will be protected. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials will not be used.
6. Archaeological resources. Significant archaeological resources affected by a proposal will be protected and preserved to the extent practical. When such resources are disturbed, mitigation measures will be undertaken.
7. Differentiate new from old. New additions, exterior alterations, or related new construction will not destroy historic materials that characterize a landmark or contributing

resource. New work may be differentiated from the old if the differentiation does not diminish the character, features, materials, form, or integrity of the landmark or contributing resource and, if in a Historic District, the district as a whole.

8. Architectural compatibility. New additions, exterior alterations, or new construction will be compatible with the massing, size, scale, and architectural features of the landmark or contributing resource and, if in a district, the district as a whole. When retrofitting to improve accessibility for persons with disabilities or accommodate seismic improvements, design solutions will not compromise the architectural integrity of the landmark or contributing resource.

9. Preserve the form and integrity of historic resources. New additions, exterior alterations, or new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the landmark or contributing resource and, if in a district, the district as a whole would be unimpaired.

10. Hierarchy of compatibility. New additions, exterior alterations, or new construction will be designed to be compatible primarily with the landmark or contributing resource and, if located within a district, secondarily with contributing resources within 200 feet and, finally, with the rest of the district. Where practical, compatibility in districts will be pursued on all three levels.

Findings: The proposal is to add a new solar energy system to a Historic Landmark and contributing resource to the King's Hill Historic District. The system will include a new rooftop solar array to be installed to the street-facing pitched roof, which faces south towards SW Park. Associated equipment including a conduit run will be installed on the west side-facing elevation of the house.

This proposal will maintain the integrity and historic character of the existing Landmark, and the new elements added will be compatible with the Landmark as well as the surrounding historic district:

- The proposed elements are all additive. There will be no removal of historic materials and the proposed rooftop solar array will not alter the façade of the home or change the existing architectural features that represent the historical character of the home or the historic district. The proposed rooftop solar installation is meant to be permanent, however, should the decision be made to remove the panels in the future, that can be done without altering the essential form and integrity of the home or the historic district.

- The residence, known historically as the Charles J & Elsa Schnabel House, was constructed in 1907 in the Craftsman style. It is listed on the National Register of Historic Places and the nomination describes the roof as follows:

  The roof pitch is steep (45 degrees). About 75 percent of the roof faces north and south while overhanging "shed"-type roofs covering four individually-sized dormers, two each in the front and rear, make up most of the balance of the east and west facing roof. In the front is one enormous second story dormer with three large windows across the front and one smaller dormer at the third-floor level. At the rear, both north-facing dormers are on the third floor.

  As the nomination notes, the steeply pitched street-facing roof face is interrupted by a large front facing gable as well as a large front-facing dormer. The proposed new solar panels will be located on the steep pitched roof beyond these prominent features, and the view of the panels will be slightly obscured from the street.

- The proposed rooftop solar array covers 16% of the total roof area of the home and stands 6.31" off the roof deck, leaving the majority of it unaltered. The panels will be black, non-reflective material to better blend in with the dark roof of the home. The racking and clamps will be ordered in black and exposed conduits will be painted to match the color of the home to camouflage mechanical equipment. The installation of the solar panels will require screwing into the roofing material,

but no chemicals will be used. These factors will ensure that the proposed rooftop solar installation is compatible with the historic home and the historic neighborhood it resides in. The proposed rooftop solar array will be identifiably new, while blending in with the existing roof as much as possible in its color and height off roof deck. The panels being proposed for use are high quality, come with a 25-year warranty and are not intended to be removed.

- The mechanical equipment will be installed on the west side of the home which is camouflaged due to landscaping. The conduit will be painted to match the home to limit its visibility.

For these reasons, the proposal will maintain the integrity and historic character of the existing Landmark, and the new elements added will be compatible with the Landmark as well as the surrounding historic district.

These guidelines are met.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all requirements of Title 11 can be met, and that all development standards of Title 33 can be met or have received an Adjustment or Modification via a land use review, prior to the approval of a building or zoning permit.

CONCLUSIONS

The purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. This proposal will maintain the integrity and historic character of the existing Landmark, and the new elements added will be compatible with the Landmark as well as the surrounding historic district. This proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of new rooftop solar energy system including a solar array on the street-facing pitched roof.

Approval per the approved site plans, Exhibits C-1 through C-9, signed and dated November 9, 2023, subject to the following conditions:

A. As part of the building permit application submittal, the following development-related conditions (B through C) must be noted on each of the four required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE- Case File LU 23-094017 HR." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."

B. At the time of building permit submittal, a signed Certificate of Compliance form (https://www.portlandoregon.gov/bds/article/623658) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.

C. No field changes allowed.

Staff Planner: Grace Jeffreys

Decision rendered by: _____ **on November 9, 2023**

By authority of the Director of the Bureau of Development Services

Decision mailed: November 15, 2023

Procedural Information. The application for this land use review was submitted on October 16, 2023, and was determined to be complete on October 18, 2023.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore, this application was reviewed against the Zoning Code in effect on October 16, 2023.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: February 15, 2024.**

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

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

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

This decision, and any conditions associated with it, is final. It may be appealed to the Oregon Land Use Board of Appeals (LUBA), within 21 days of the date the decision is mailed, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have submitted written testimony during the comment period for this land use review. Contact LUBA at 775 Summer St NE Suite 330, Salem, OR 97301-1283 or phone 1-503-373-1265 for further information.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

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

- *Unless appealed,* the final decision will be recorded after **November 15, 2023** by the Bureau of Development Services.

The applicant, builder, or a representative does not need to record the final decision with the Multnomah County Recorder.

For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

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

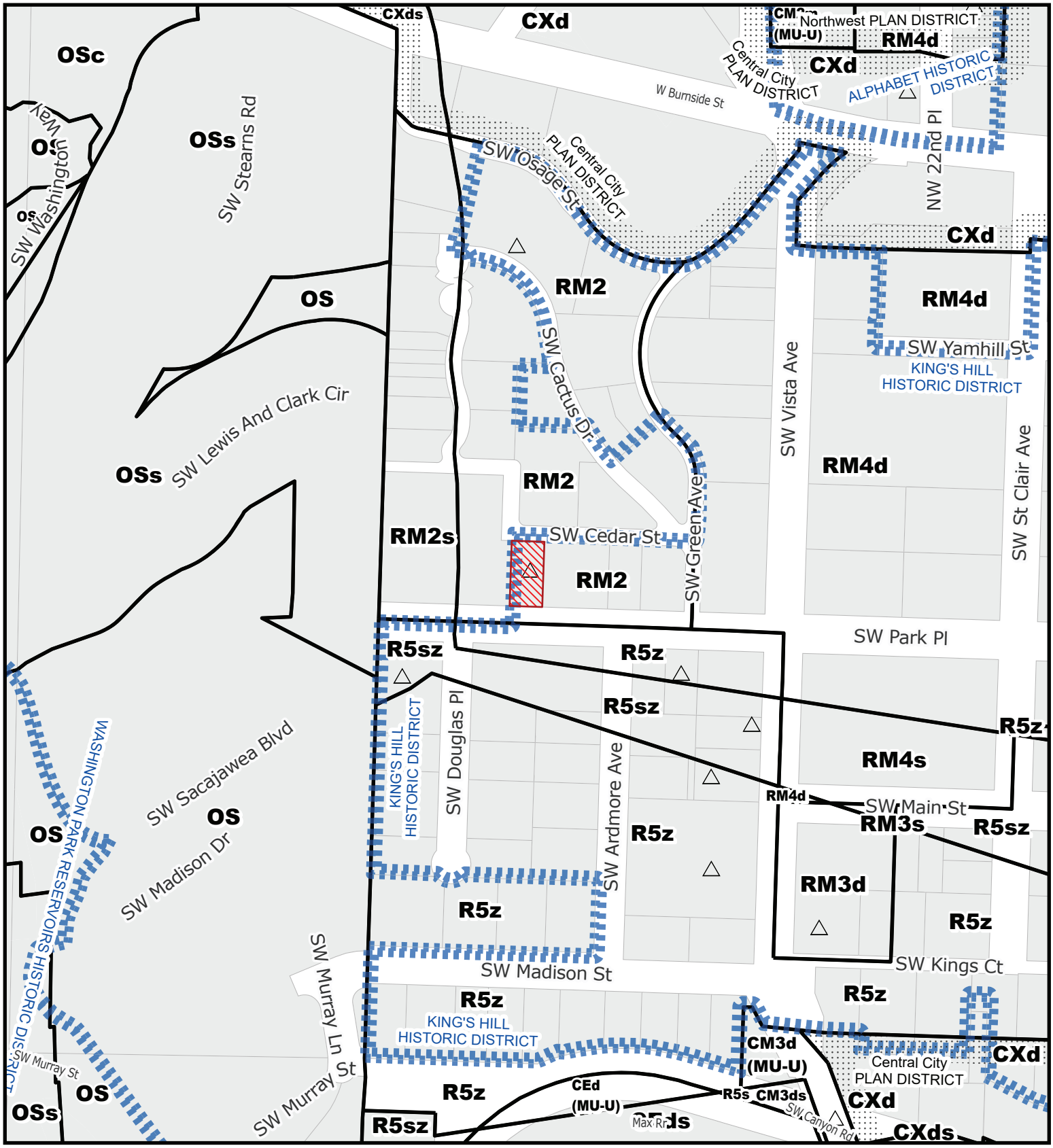
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code for the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

A. Applicant's Submittals
   1. Narrative
   2. Drawings
   3. Site Plan
   4. Cutsheets for panels
   5. Photos
   6. Revised drawings and cutsheets
   7. Revised drawings 10-27-23
B. Zoning Map (attached)
C. Plans/Drawings:
   1. Site Plan (attached)
   2. Front and Side Elevations (attached)
   3. Roof Plan
   4. Side photo markup 1
   5. Side photo markup 1
   6. Solar Panel Cutsheet
   7. Solar Panel Cutsheet
   8. Panel Support Framework Cutsheet
   9. Panel Support Framework Cutsheet
D. Notification information:
   1. Mailing list
   2. Mailed notice
E. Agency Responses:
   1. Life Safety Section of BDS
   2. Bureau of Parks, Forestry Division
F. Correspondence: None received
G. Other:
   1. Original LU Application
   2. SHPO form
   3. National Register Nomination
   4. HRI form

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).



For Zoning Code in Effect Post October 1, 2022

ZONING

THIS SITE LIES WITHIN THE:
KING HILL HISTORIC DISTRICT

- Site
- Plan District
- Historic District
- △ Historic Landmark

File No.	LU 23 - 094017 HR
1/4 Section	3027
Scale	1 inch =200 feet
State ID	1N1E33CC 3000
Exhibit	B Oct 16, 2023

LU 23-094017 HR, Exhibit B.1


SW Cedar St
SW Cedar St
Eye
2303
SW Park Pl
SW Park Pl
SW Park
Google
Approved
City of Portland
Bureau of Development Services
Planner
Date 11-09-2023
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.
LU 23-094017 HR,

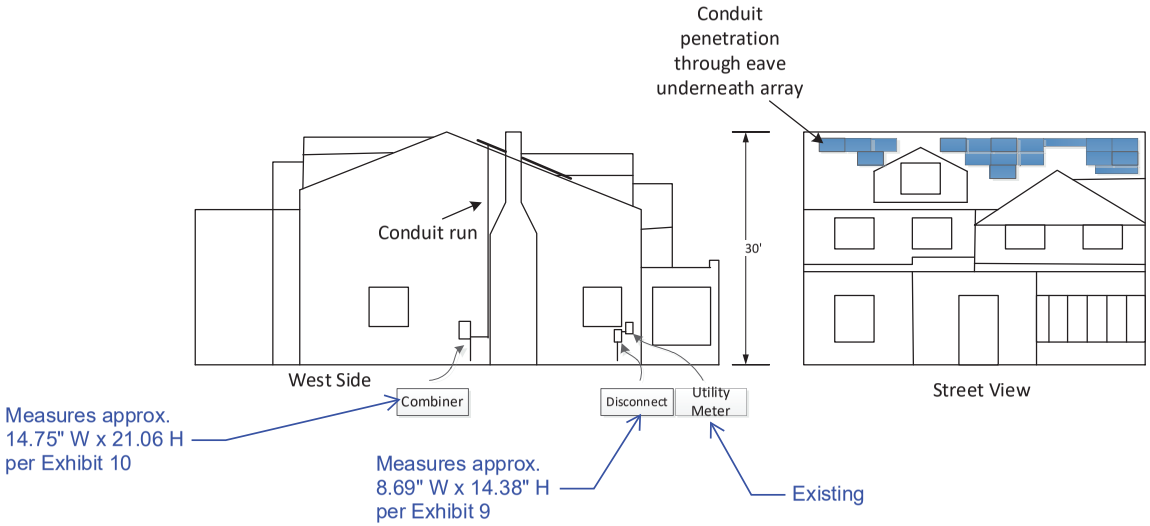
Site Plan

Exhibit 3b-West Side Elevation

Scale 1/16" = 1'

Langan Residence

West Side Elevation



Approved
City of Portland
Bureau of Development Services
Planner
Date 11-09-2023
*This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

EQUIPMENT
(18) REC410AA Modules
(18) Enphase IQ8A-72-2-US Inverters
Iron Ridge Mounting System
Aluminum PV Roof Flashings

GENERAL CONTRACTOR:
C4 Group,LLC
5690 SW 88th Ave
PORTLAND OR.,97225
503 828-9500
CONTACT: BRET CULLIVAN

August 16, 2023

Jacob Langan
2375 SW Park Pl.
Portland, OR 97205
503) 927-1425

PREMIER SOLAR NORTHWEST

King's Hill Historic District Guidelines:

A1 Historic Character:

Retain and preserve the historic character of the King's Hill Historic District

- The proposed rooftop solar array will not alter the façade of the home (see Exhibit 1) or change the existing architectural features that represent the historical character of the King's Hill Historic District.

A2 Architectural Styles:

Maintain the architectural integrity of historic building facades. Respect the essential forms and styles of the historic buildings in the district.

- The proposed rooftop solar array will not alter the façade (see Exhibit 1) of the home or change the existing architectural features that represent the historical character of the King's Hill Historic District.

A3 Historic Material, Features, and Color:

During exterior rehabilitation, protect, maintain and preserve historic materials, color and architectural features.

- The proposed solar panels will be a black, non-reflective material to better blend in with the dark roof of the home (see Exhibit 2). The racking and clamps will be ordered in black and exposed conduits will be painted to match the color of the home to camouflage mechanical equipment.

A4 Gateways:

Strengthen the transitional role of the neighborhood's gateway.

- This guideline is not applicable to the proposed rooftop solar installation.

A5 Historic Change to Buildings:

Guideline: Alterations may take on historical significance over time. Preserve those portions of features of a building that define its historical, cultural or architectural value.

- The proposed rooftop solar array will not alter the façade (see Exhibit 1) of the home or change the existing architectural features that represent the historical character of the King's Hill Historic District.

P1 Stopping and Viewing Places:

Place buildings to provide stopping and viewing places that contribute to the district's historic character.

- This guideline is not applicable to the proposed rooftop solar installation.

P2 Embellish the Different Levels of Buildings:

Embellish the different levels of a building that are visible from the streets or public open spaces.

- This guideline is not applicable to the proposed rooftop solar installation.

Enhance the pedestrian network by forming visual connections from buildings to adjacent streets.

- This guideline is not applicable to the proposed rooftop solar installation.

Incorporate building equipment, mechanical exhaust systems and/or service areas in a manner that does not distract from the pedestrian environment.

- The mechanical equipment will be installed on the west side of the home (see Exhibit 3a and 3b) which is camouflaged due to landscaping. The conduit will be painted to match the home to limit its visibility.

P3 Landscaping of Off-Street Parking Lots:

Incorporate landscaping as an integral element of design in and around surface parking lots.

- This guideline is not applicable to the proposed rooftop solar installation.

Use landscaping to enhance the site and unify it with adjacent sites. Define surface lots by creating clear edges.

- This guideline is not applicable to the proposed rooftop solar installation.

D1 Exterior Alterations:

Guideline: Exterior alterations should complement the resource's massing, size, scale and architectural features.

- The proposed rooftop array covers 16% of the total roof area and stands 6.31" off the roof deck (see Exhibit 4), leaving much of the roof area unaltered (see Exhibit 5) and will only stand 6.31" off the roof deck (see Exhibit 4).

D2 New Construction:

Use siting, mass, scale, proportion, color and material to achieve a coherent composition that adds to or builds on the characteristics of historic buildings in the immediate vicinity and the character of the King's Hill Historic District as a whole.

- The proposed rooftop solar array covers 16% of the total roof area of the home and stands 6.31" off the roof deck (see Exhibit 4), leaving the majority of it unaltered (see Exhibit 5). The panels will be black, non-reflective material to better blend in with the dark roof of the home (see Exhibit 2). The racking and clamps will be ordered in black and exposed conduits will be painted to match the color of the home to camouflage mechanical equipment.

D3 Differentiate New Construction:

For development including new buildings and building alterations, differentiate new construction from the historic structures while respecting primary site characteristics such as mass, size, scale, and setback.

- The installation of the proposed rooftop solar array will be identifiably new, while blending in with the existing roof as much as possible in their color and height off roof deck (see Exhibits 2 and 4).

D5 Building Context and Composition:

In new construction, complement the characteristics of the site and architectural features of contextual buildings by borrowing from, and building on, the design vocabulary of the district's historic buildings.

- This guideline is not applicable to the proposed rooftop solar installation.

When adding to, or altering, the exterior of existing development, respect the character of the original structure as well as adjacent structures.

- The proposed rooftop solar array will not alter the façade of the home (see Exhibit 1) or change the existing architectural features that represent the historical character of the King's Hill Historic District. The panels will be 6.31" off the roof deck (see Exhibit 4), black, non-reflective material to better blend in with the dark roof of the home (see Exhibit 2). The racking and clamps will be ordered in black and exposed conduits will be painted to match the color of the home to camouflage mechanical equipment.

D7 Elevated Lots, Fences and Retaining Walls:

Use changing grades and site elevation as design elements.

- This guideline is not applicable to the proposed rooftop solar installation.

Site new buildings and make site modifications in a way that reinforces the existing pattern present in surrounding historic buildings and topography.

- This guideline is not applicable to the proposed rooftop solar installation.

Maintain existing garden walls at or near the property line. Replace retaining walls where they previously existed.

- This guideline is not applicable to the proposed rooftop solar installation.

D8 Exterior Materials and Features:

Retain or restore original exterior finishing materials.

- This guideline is not applicable to the proposed rooftop solar installation.

Use materials and design features that promote permanence, quality, and visual interest.

- The panels being proposed for use (Exhibit 2) are high quality, come with a 25-year warranty and are not intended to be removed.

Use materials and design features that are consistent with the building's style and with the existing vocabulary of the historic district.

- The proposed rooftop solar array will not alter the façade of the home (see Exhibit 1) or change the existing architectural features that represent the historical character of the King's Hill Historic District.

D9 Window Features:

Retain and preserve window features that are important in defining the building's historic character.

- This guideline is not applicable to the proposed rooftop solar installation.

Replace, in-kind, extensively deteriorated or missing parts of the window casements when surviving prototypes exist.

- This guideline is not applicable to the proposed rooftop solar installation.

When in-kind replacement is not practical, replace with elements that recreate the window's historic character.

- This guideline is not applicable to the proposed rooftop solar installation.

D10 Roof Features:

Design roof features to be compatible with the detailing, scale, and pitch of historic roofs, consistent with the respective building's style.

- The proposed rooftop solar array will not alter the façade of the home (see Exhibit 1) or change the existing architectural features that represent the historical character of the King's Hill Historic District.

Retain and preserve roof features that are important in defining the building's historic character. Replace, in-kind, extensively deteriorated, or missing parts of the roof and/or roof line when surviving prototypes exist.

- The proposed rooftop solar array will not alter the architectural details of the roof features (see Exhibit 5) or change the existing architectural features that represent the historical character of the King's Hill Historic District.

When in-kind replacement is not practical, replace with elements that recreate the roof's historic character.

- This guideline is not applicable to the proposed rooftop solar installation.

D11 Main Entrances:

Main entrances, including doors, porches, and balconies, should be prominent features, compatible with the detailing, style, and quality of historic main entrance features of nearby buildings.

- This guideline is not applicable to the proposed rooftop solar installation.

Retain and preserve main entrance features that are important in defining the building's historic character.

- This guideline is not applicable to the proposed rooftop solar installation.

Replace, in-kind, extensively deteriorated or missing parts of the main entrance when surviving prototypes exist. When in-kind replacement is not practical, replace with elements that recreate the historic character of the main entrance.

- This guideline is not applicable to the proposed rooftop solar installation.

D12 Parking Areas and Garages:

Design surface parking to be consistent with the design of the building it serves.

- This guideline is not applicable to the proposed rooftop solar installation.

Modify historic parking structures to be compatible with the accompanying building by retaining their defining architectural characteristics.

- This guideline is not applicable to the proposed rooftop solar installation.

Where possible, share parking areas to reduce disruption of the historic sidewalk landscape pattern.

- This guideline is not applicable to the proposed rooftop solar installation.

33.846 Historic Resource Review

33.846.060 Historic Resource Review (G): Other historic approval criteria. When required by Paragraphs E. or F., the following approval criteria must be met:

Historic character: The historic character of the landmark or contributing resource will be retained and preserved. Removal of historic materials or alteration of features and spaces that contribute to the historic significance of the landmark or contributing resource will be avoided;

- There will be no removal of historic materials and the proposed rooftop solar array will not alter the façade of the home (see Exhibit 1) or change the existing architectural features that represent the historical character of the home or the historic district.

Record of its time: The landmark or contributing resource will remain a physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings will be avoided;

- This guideline is not applicable to the proposed rooftop solar installation.

Historic changes: Most resources change over time. Those changes that have acquired historic significance will be preserved;

- The proposed rooftop solar array will not alter the façade of the home (see Exhibit 1) or change the existing architectural features that represent the historical character of the home or the historic district.

Historic features: Generally, deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature will match the historic feature in design, color, texture, and other visual qualities and, where practical, in materials. Replacement of missing features must be substantiated by documentary, physical, or pictorial evidence;

- This guideline is not applicable to the proposed rooftop solar installation as there are no proposed replacements of historic features and the proposed rooftop installation will not alter the existing architectural features that represent the historical character of the home or the historic district (see Exhibit 1).

Historic materials: Historic materials will be protected. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials will not be used;

- The installation of the solar panels will require screwing into the roofing material, but no chemicals will be used.

Archaeological resources: Significant archaeological resources affected by a proposal will be protected and preserved to the extent practical. When such resources are disturbed, mitigation measures will be undertaken;

- This guideline is not applicable to the proposed rooftop solar installation as work will be done above ground and on the exterior of the home itself.

Differentiate new from old: New additions, exterior alterations, or new construction will not destroy historic materials that characterize a landmark or contributing resource. New work may be differentiated from the old if the differentiation does not diminish the character, features, materials, form, or integrity of the landmark or contributing resource and, if in a Historic District, the district as a whole;

- The installation of the proposed rooftop solar array will be identifiably new, while blending in with the existing roof as much as possible in its color and height off roof deck (see Exhibits 2 and 4).

Architectural compatibility: New additions, exterior alterations, or new construction will be compatible with the massing, size, scale, and architectural features of the landmark or contributing resource and, if in a district, the district as a whole. When retrofitting to improve accessibility for persons with disabilities or accommodate seismic improvements, design solutions will not compromise the architectural integrity of the landmark or contributing resource;

- The proposed rooftop solar array covers 16% of the total roof area of the home and stands 6.31" off the roof deck (see Exhibit 4), leaving the majority of it unaltered (see Exhibit 5). The panels will be black, non-reflective material to better blend in with the dark roof of the home (see Exhibit 2). The racking and clamps will be ordered in black and exposed conduits will be painted to match the color of the home to camouflage mechanical equipment.

Preserve the form and integrity of historic resources: New additions, exterior alterations, or new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the landmark or contributing resource and, if in a district, the district as a whole would be unimpaired; and

- The proposed rooftop solar installation is meant to be permanent, however, should the decision be made to remove the panels in the future, that can be done without altering the essential form and integrity of the home or the historic district.

Hierarchy of compatibility: New additions, exterior alterations, or new construction will be designed to be compatible primarily with the landmark or contributing resource and, if located within a district, secondarily with contributing resources located within 200 feet

and, finally, with the rest of the district. Where practical, compatibility in districts will be pursued on all three levels.

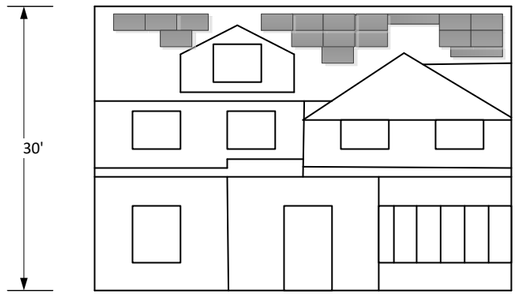
- The proposed rooftop solar array covers 16% of the total roof area of the home and stands 6.31" off the roof deck (see Exhibit 4), leaving the majority of it unaltered (see Exhibit 5). The panels will be black, non-reflective material to better blend in with the dark roof of the home (see Exhibit 2). The racking and clamps will be ordered in black and exposed conduits will be painted to match the color of the home to camouflage mechanical equipment. These factors will ensure that the proposed rooftop solar installation is compatible with the historic home and the historic neighborhood it resides in.

Exhibit 3b-Elevation

Scale 1/16" = 1'

Langan Residence

Elevations



Street View

EQUIPMENT
(18) REC410AA Modules
(18) Enphase IQ8A-72-2-US Inverters
Iron Ridge Mounting System
Aluminum PV Roof Flashings

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Exhibit 4-Mounting Notes

Langan Residence

Roof Top Photovoltaic System Layout

Scale 3/32" = 1'

2019 OSSC
2019 OR Firecode

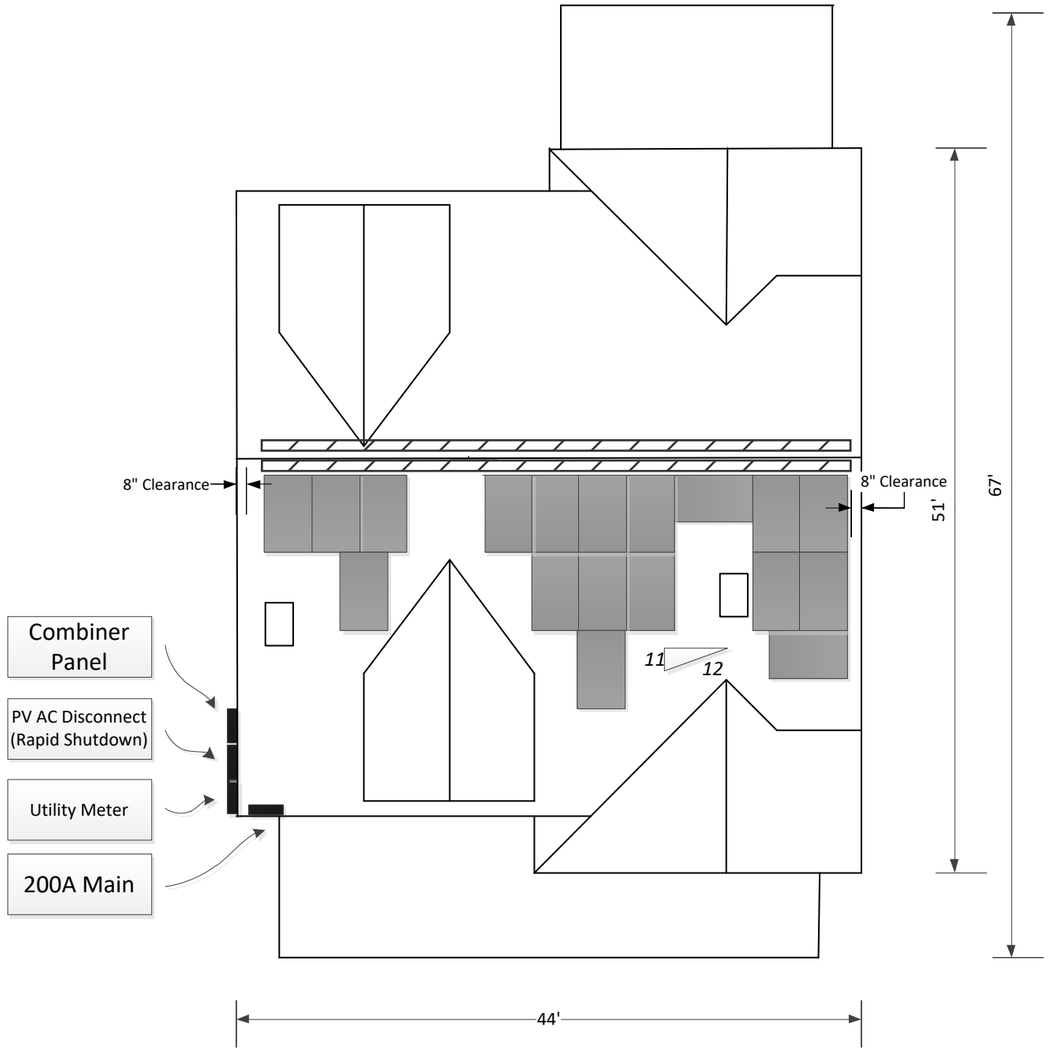
Mounting Notes

1. 2x6 Rafters @ 24" O.C.
2. Roof penetrations: 24-48" O.C.
3. Composition Shingle Roofing
4. Panel height off roof 6.31"
5. Weight of PV modules and assembly less than 4.5 lbs per sq. ft.
6. Azimuth: 180.66º
7. Module Tilt: 40.09º
8. Integrated Grounding Hardware
9. All installations comply with manufacturer's installation instructions
10. All horizontal ridges kept clear of PV components at least 1 ft. either side
11. PV array to cover less than 25% of total roof area
12. OSSC 3111: Attachments shall be spaced no greater than 24" O.C. in any direction when located within 36" of a roof edge, hip, eave, or ridge.
13. Solar array not to exceed height of any horizontal ridge line.

Total Roof Area: 2,094 sq. ft.
Total Solar Area: 326.7 sq. ft.
Solar Covers 16% of Roof Area

Roof Mounting Datail:

SEE IRON RIDGE HUG RAFTER CONNECTION DETAIL IN ATTACHED DOCUMENTATION



Indicates 12" fire access path to be maintained on both sides of horizontal ridge

N

(18) REC410AA Modules
w/ (18) Enphase IQ8A-72-2-US Inverters

EQUIPMENT
(18) REC410AA Modules
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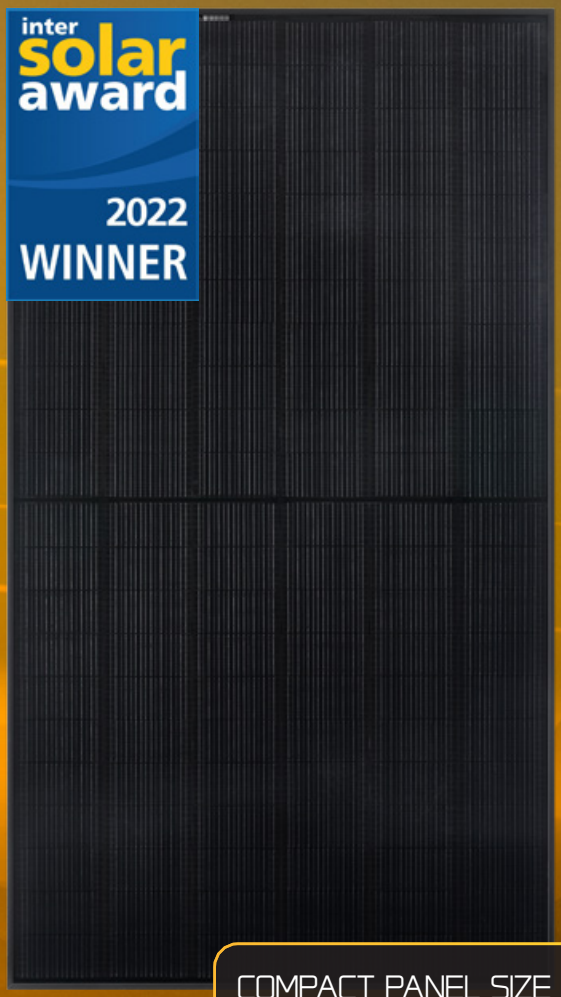
Exhibit
5-Birds Eye
View
SW Cedar St
SW Cedar St
SW Cedar St
SW Cedar St
2393
2343
2329
SW Park Pl
SW Park Pl
SW Park Pl
SW Park Pl
SW Park Pl
Layers
Google
LU 23-094017 HR, Exhibit A.3
Imagery ©2023 Airbus, Maxar Technologies, Metro, Portland Oregon, Map data ©2023 Google
United States
Terms
Privacy
Send Product Feedback
20 ft
Show desktop
Saved
Recents
2375 SW
Park Pl

Exhibit 2-Panel Spec Sheet

SOLAR'S MOST TRUSTED

REC



REC ALPHA® PURE SERIES

PRODUCT SPECIFICATIONS

COMPACT PANEL SIZE

410 WP

20.6 W/FT²

22.2% EFFICIENCY

PRODUCT
REC
25 YEAR
PROTRUST
WARRANTY
PERFORMANCE
LABOR

ELIGIBLE

LEAD-FREE
ROHS COMPLIANT

EXPERIENCE
α
PERFORMANCE

LU 23-094017 HR, Exhibit A.4

Exhibit 2-Panel Spec Sheet

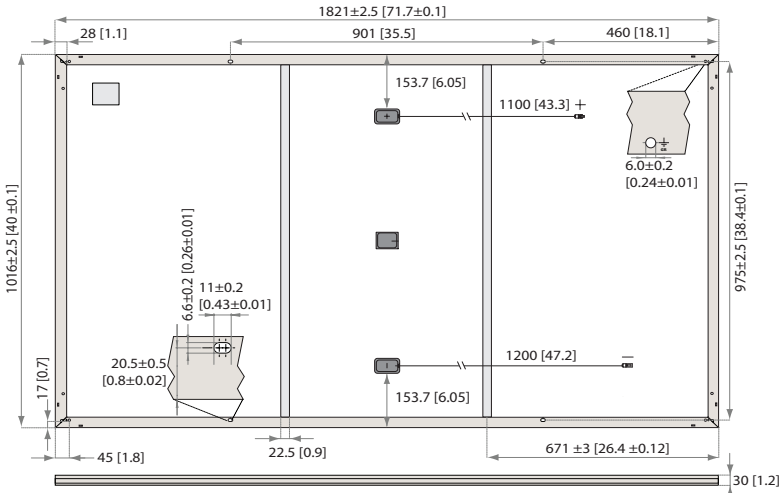
REC ALPHA PURE SERIES

PRODUCT SPECIFICATIONS

REC
SOLAR'S MOST TRUSTED

GENERAL DATA

Cell type:	132 half-cut REC heterojunction bifacial cells with lead-free, gapless technology, 6 strings of 22 cells in series
Glass:	0.13 in (3.2 mm) solar glass with anti-reflective surface treatment in accordance with EN 12150
Backsheet:	Highly resistant polymer (black)
Frame:	Anodized aluminum (black)
Junction box:	3-part, 3 bypass diodes, lead-free IP68 rated, in accordance with IEC 62790
Connectors:	Stäubli MC4 PV-KBT4/KST4 (4 mm²) in accordance with IEC 62852, IP68 only when connected
Cable:	12 AWG (4 mm²) PV wire, 43+ 47 in (1.1 + 1.2 m) in accordance with EN 50618
Dimensions:	71.7 x 40 x 1.2 in (19.91 ft²) / 1821 x 1016 x 30 mm (1.85 m²)
Weight:	45 lbs (20.5 kg)
Origin:	Made in Singapore



Measurements in mm [in]

ELECTRICAL DATA — Product Code*: RECxxxAA Pure

STC					
Power Output - P_{MAX} (Wp)	390	395	400	405	410
Watt Class Sorting - (W)	0/+5	0/+5	0/+5	0/+5	0/+5
Nominal Power Voltage - V_{MPP} (V)	40.6	41.0	41.4	41.8	42.2
Nominal Power Current - I_{MPP} (A)	9.61	9.64	9.67	9.69	9.72
Open Circuit Voltage - V_{OC} (V)	48.4	48.6	48.8	49.1	49.4
Short Circuit Current - I_{SC} (A)	10.38	10.39	10.40	10.41	10.42
Power Density (W/ft²)	19.6	19.8	20.1	20.3	20.6
Panel Efficiency (%)	21.1	21.4	21.6	21.9	22.2
NMOT					
Power Output - P_{MAX} (Wp)	297	301	305	308	312
Nominal Power Voltage - V_{MPP} (V)	38.3	38.6	39.0	39.4	39.8
Nominal Power Current - I_{MPP} (A)	7.77	7.79	7.82	7.83	7.85
Open Circuit Voltage - V_{OC} (V)	45.6	45.8	46.0	46.3	46.6
Short Circuit Current - I_{SC} (A)	8.38	8.39	8.40	8.41	8.42

Values at standard test conditions (STC: air mass AM 1.5, irradiance 10.75 W/sq ft (1000 W/m²), temperature 77°F (25°C), based on a production spread with a tolerance of P_{MAX}, V_{OC} & I_{SC} ±3% within one watt class. Nominal module operating temperature (NMOT: air mass AM 1.5, irradiance 800 W/m², temperature 68°F (20°C), windspeed 3.3 ft/s (1 m/s). * Where xxx indicates the nominal power class (P_{MAX}) at STC above.

CERTIFICATIONS

IEC 61215:2016, IEC 61730:2016, UL 61730	
IEC 62804	PID
IEC 61701	Salt Mist
IEC 62716	Ammonia Resistance
UL 61730	Fire Type Class 2
IEC 62782	Dynamic Mechanical Load
IEC 61215-2:2016	Hailstone (35mm)
IEC 62321	Lead-free acc. to RoHS EU 863/2015
ISO 14001, ISO 9001, IEC 45001, IEC 62941	

Intertek Lead-Free

TEMPERATURE RATINGS*

Nominal Module Operating Temperature:	44°C (±2°C)
Temperature coefficient of P_{MAX}:	-0.24 %/°C
Temperature coefficient of V_{OC}:	-0.24 %/°C
Temperature coefficient of I_{SC}:	0.04 %/°C

*The temperature coefficients stated are linear values

MAXIMUM RATINGS

Operational temperature:	-40 ... +85°C
Maximum system voltage:	1000 V
Maximum test load (front):	+7000 Pa (146 lbs/ft²)*
Maximum test load (rear):	-4000 Pa (83.5 lbs/ft²)*
Max series fuse rating:	25 A
Max reverse current:	25 A

*See installation manual for mounting instructions. Design load = Test load / 1.5 (safety factor)

WARRANTY

	Standard	REC ProTrust	
Installed by an REC Certified Solar Professional	No	Yes	Yes
System Size	All	≤25 kW	25-500 kW
Product Warranty (yrs)	20	25	25
Power Warranty (yrs)	25	25	25
Labor Warranty (yrs)	0	25	10
Power in Year 1	98%	98%	98%
Annual Degradation	0.25%	0.25%	0.25%
Power in Year 25	92%	92%	92%

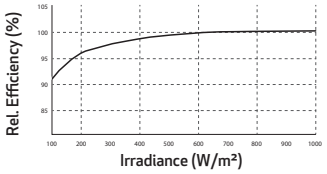
See warranty documents for details. Conditions apply

DELIVERY INFORMATION

Panels per pallet:	33
Panels per 40 ft GP/high cube container:	792 (24 pallets)
Panels per 53 ft truck:	891 (27 pallets)

LOW LIGHT BEHAVIOUR

Typical low irradiance performance of module at STC:



Available from:

Founded in 1996, REC Group is an international pioneering solar energy company dedicated to empowering consumers with clean, affordable solar power. As Solar's Most Trusted, REC is committed to high quality, innovation, and a low carbon footprint in the solar materials and solar panels it manufactures. Headquartered in Norway with operational headquarters in Singapore, REC also has regional hubs in North America, Europe, and Asia-Pacific.

REC Solar PTE. LTD.
20 Tuas South Ave. 14
Singapore 637312
post@recgroup.com
www.recgroup.com

REC

Specifications subject to change without notice.

Ref: PM-DS-12-06-Rev- 9 02.23


2375 Southwest Park Place, Portland
Exhibit 1-Facade
2375 SW Park Pl
Portland, Oregon
Google Street View
Jul 2023
See more dates
Panels visible from street
SW Park Pl
Google
LU 23-094017 HR, Exhibit A.5
Image capture: Jul 2023
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Report a problem


2375 Southwest Park Place, Portland
Exhibit 3a-West side street view
Indicates equipment location
2393 SW Park Pl
Portland, Oregon
Google Street View
Jul 2023
See more dates
SW Park Pl
Google
LU 23-094017 HR, Exhibit A.5
Image capture: Jul 2023
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Report a problem

City of Portland, Oregon - Bureau of Development Services
1900 SW Fourth Avenue • Portland, Oregon 97201 | 503-823-7300 | www.portlandoregon.gov/bds

Certificate of Compliance

(Design and Historic Resource Review Approvals)

Thank you for participating in the City of Portland's Design/Historic Resource Review process. We look forward to your building's contribution to the City of Portland.

The Design/Historic Resource Review approval grants entitlements for the proposed work to be built. The expectation is that the building permit will reflect the elevations, sections, details, material samples, etc. that were stamped and signed by the land use case planner. Additionally, compliance with all Conditions of Approval is expected at the time of permit review and construction.

Land Use Services staff will review the permit drawings for compliance with the Design/Historic Resource Review decision. At the time of permit submittal, you will be required to submit this Certification of Compliance form. It is the applicant's responsibility, in the permit drawings, to demonstrate compliance with the Design/Historic Resource Review approved project. It is also the applicant's responsibility to identify for Land Use Services staff any and all revisions made to the project since Design/Historic Resource Review approval, whether the changes were made by choice, for value-engineering purposes, due to Code requirements, or for any other reason.

The Bureau of Development Services expects the project team to coordinate directly with the Design/Historic Resource Review planner once a change is being contemplated. Changes to the Design/Historic Resource Review drawings are subject to another land use review, which must be approved prior to the issuance of building permits; it is therefore critical for early engagement to have the time for the necessary coordination and process.

We (architect of record and owner) certify that the project plans submitted with the building permit application, and subsequent revisions and deferred submittals, are consistent with the Design Review or Historic Resource Review approval and meet the Conditions of Approval.

Architect Name: N/A

Architect Signature: N/A Date: _____

Owner Name: Jacob Langan

Owner Signature: Jacob Langan DocuSigned by: 3AADE733E6744C2... Date 10/11/2023

Project Name and Address: Langan Residence Solar 2375 SW Park Ave. Portland, OR 97205

Design/Historic Review Case File Number: _____

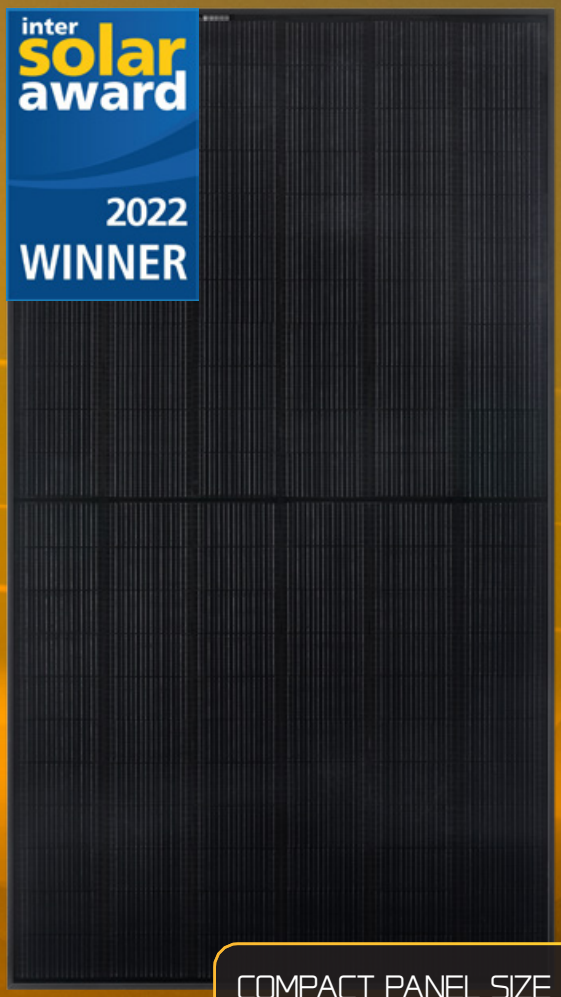
Langan Residence Historical Resource Review

Additional points of clarification:

- Exhibit 4-System Layout has been updated to clarify location of existing equipment (utility meter and 200A main).
    - See Exhibits 4 and 6
- The proposed conduit is ¾" PVC and ¾" EMT (steel) painted to match the exterior color of the home.
    - The run of conduit from the panels on the roof to the combiner will be EMT (steel) and the run of conduit from the combiner to AC Disconnect and existing meter will be PVC.
        - See Exhibit 7
- The proposed conduit will run from the panels on the roof, penetrate the eave on the west side in a single location, extend down the west side of the home to connect the panels to the new combiner.
    - The run down the west side of the home will be partially obscured from the street by the existing chimney and landscaping.
        - See Exhibits 3 and 7
- Conduit will also be needed to get from the combiner to the AC Disconnect, but most of that run will be in the basement. The conduit that is on the exterior of the home will come from the basement to the underside of the proposed AC Disconnect unit and will be painted to match the color of the home and be partially obscured from street view by the existing landscaping.
    - See Exhibit 3
- Per PGE requirements, the AC Disconnect unit must be within 3 feet of the existing utility meter.
    - Conduit painted to match the exterior of the home will connect the existing utility meter to the proposed AC Disconnect.
        - See Exhibits 6-8
- The (18) microinverters will be directly mounted underneath and therefore hidden from view by the (18) solar panels on the roof.
    - See Exhibits 3, 4 and 11
- Cutsheets for the following equipment have been added to this packet:
    - Solar panels-Exhibit 2
    - AC Disconnect-Exhibit 9
    - Combiner-Exhibit 10
    - Microinverters-Exhibit 11
    - Attachment rail-Exhibit 12
    - Rail support brackets-Exhibit 13

SOLAR'S MOST TRUSTED

REC



REC ALPHA® PURE SERIES

PRODUCT SPECIFICATIONS

COMPACT PANEL SIZE

410 WP

20.6 W/FT²

22.2% EFFICIENCY

PRODUCT
REC
25 YEAR
PROTRUST
WARRANTY
LABOR
PERFORMANCE

ELIGIBLE

LEAD-FREE
ROHS COMPLIANT

EXPERIENCE
α
PERFORMANCE

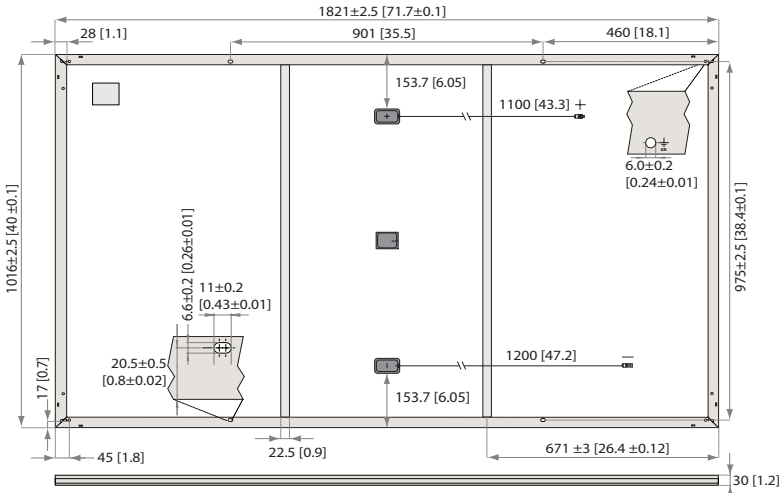
REC ALPHA PURE SERIES

PRODUCT SPECIFICATIONS

REC
SOLAR'S MOST TRUSTED

GENERAL DATA

Cell type:	132 half-cut REC heterojunction bifacial cells with lead-free, gapless technology, 6 strings of 22 cells in series
Glass:	0.13 in (3.2 mm) solar glass with anti-reflective surface treatment in accordance with EN 12150
Backsheet:	Highly resistant polymer (black)
Frame:	Anodized aluminum (black)
Junction box:	3-part, 3 bypass diodes, lead-free IP68 rated, in accordance with IEC 62790
Connectors:	Stäubli MC4 PV-KBT4/KST4 (4 mm²) in accordance with IEC 62852, IP68 only when connected
Cable:	12 AWG (4 mm²) PV wire, 43+ 47 in (1.1 + 1.2 m) in accordance with EN 50618
Dimensions:	71.7 x 40 x 1.2 in (19.91 ft²) / 1821 x 1016 x 30 mm (1.85 m²)
Weight:	45 lbs (20.5 kg)
Origin:	Made in Singapore



ELECTRICAL DATA — Product Code*: RECxxxAA Pure

STC					
Power Output - P_{MAX} (Wp)	390	395	400	405	410
Watt Class Sorting - (W)	0/+5	0/+5	0/+5	0/+5	0/+5
Nominal Power Voltage - V_{MPP} (V)	40.6	41.0	41.4	41.8	42.2
Nominal Power Current - I_{MPP} (A)	9.61	9.64	9.67	9.69	9.72
Open Circuit Voltage - V_{OC} (V)	48.4	48.6	48.8	49.1	49.4
Short Circuit Current - I_{SC} (A)	10.38	10.39	10.40	10.41	10.42
Power Density (W/ft²)	19.6	19.8	20.1	20.3	20.6
Panel Efficiency (%)	21.1	21.4	21.6	21.9	22.2
NMOT					
Power Output - P_{MAX} (Wp)	297	301	305	308	312
Nominal Power Voltage - V_{MPP} (V)	38.3	38.6	39.0	39.4	39.8
Nominal Power Current - I_{MPP} (A)	7.77	7.79	7.82	7.83	7.85
Open Circuit Voltage - V_{OC} (V)	45.6	45.8	46.0	46.3	46.6
Short Circuit Current - I_{SC} (A)	8.38	8.39	8.40	8.41	8.42

Values at standard test conditions (STC: air mass AM 1.5, irradiance 10.75 W/sq ft (1000 W/m²), temperature 77°F (25°C), based on a production spread with a tolerance of P_{MAX}, V_{OC} & I_{SC} ±3% within one watt class. Nominal module operating temperature (NMOT: air mass AM 1.5, irradiance 800 W/m², temperature 68°F (20°C), windspeed 3.3 ft/s (1 m/s). * Where xxx indicates the nominal power class (P_{MAX}) at STC above.

CERTIFICATIONS

IEC 61215:2016, IEC 61730:2016, UL 61730	
IEC 62804	PID
IEC 61701	Salt Mist
IEC 62716	Ammonia Resistance
UL 61730	Fire Type Class 2
IEC 62782	Dynamic Mechanical Load
IEC 61215-2:2016	Hailstone (35mm)
IEC 62321	Lead-free acc. to RoHS EU 863/2015
ISO 14001, ISO 9001, IEC 45001, IEC 62941	

Intertek Lead-Free

TEMPERATURE RATINGS*

Nominal Module Operating Temperature:	44°C (±2°C)
Temperature coefficient of P_{MAX}:	-0.24 %/°C
Temperature coefficient of V_{OC}:	-0.24 %/°C
Temperature coefficient of I_{SC}:	0.04 %/°C

*The temperature coefficients stated are linear values

MAXIMUM RATINGS

Operational temperature:	-40 ... +85°C
Maximum system voltage:	1000 V
Maximum test load (front):	+7000 Pa (146 lbs/ft²)*
Maximum test load (rear):	-4000 Pa (83.5 lbs/ft²)*
Max series fuse rating:	25 A
Max reverse current:	25 A

*See installation manual for mounting instructions. Design load = Test load / 1.5 (safety factor)

WARRANTY

	Standard	REC ProTrust	
Installed by an REC Certified Solar Professional	No	Yes	Yes
System Size	All	≤25 kW	25-500 kW
Product Warranty (yrs)	20	25	25
Power Warranty (yrs)	25	25	25
Labor Warranty (yrs)	0	25	10
Power in Year 1	98%	98%	98%
Annual Degradation	0.25%	0.25%	0.25%
Power in Year 25	92%	92%	92%

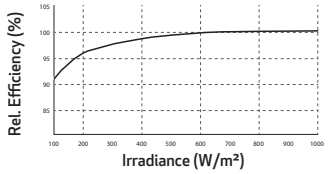
See warranty documents for details. Conditions apply

DELIVERY INFORMATION

Panels per pallet:	33
Panels per 40 ft GP/high cube container:	792 (24 pallets)
Panels per 53 ft truck:	891 (27 pallets)

LOW LIGHT BEHAVIOUR

Typical low irradiance performance of module at STC:



Available from:

Founded in 1996, REC Group is an international pioneering solar energy company dedicated to empowering consumers with clean, affordable solar power. As Solar's Most Trusted, REC is committed to high quality, innovation, and a low carbon footprint in the solar materials and solar panels it manufactures. Headquartered in Norway with operational headquarters in Singapore, REC also has regional hubs in North America, Europe, and Asia-Pacific.

REC Solar PTE. LTD.
20 Tuas South Ave. 14
Singapore 637312
post@recgroup.com

REC
www.recgroup.com

Ref: PM-DS-12-06-Rev- 9 02.23


Exhibit 3-West side street view
Proposed 3/4" EMT conduit painted to match exterior of home

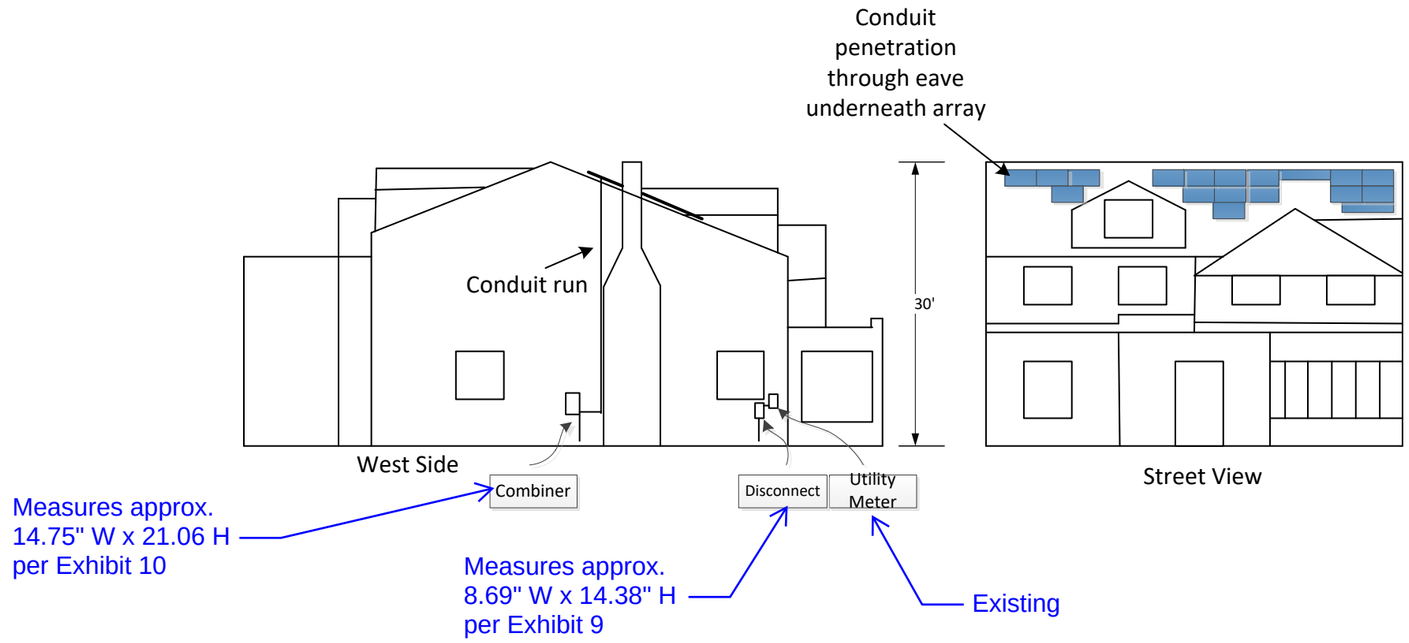
Exhibit 3-West side street view

Exhibit 3b-West Side Elevation

Scale 1/16" = 1'

Langan Residence

West Side Elevation



PREMIER SOLAR NORTHWEST

EQUIPMENT
(18) REC410AA Modules
(18) Enphase IQ8A-72-2-US Inverters
Iron Ridge Mounting System
Aluminum PV Roof Flashings

GENERAL CONTRACTOR:
C4 Group,LLC
5690 SW 88th Ave
PORTLAND OR.,97225
503 828-9500
CONTACT: BRET CULLIVAN

August 16, 2023

Jacob Langan
2375 SW Park Pl.
Portland, OR 97205
503) 927-1425

Exhibit 4-System Layout

Langan Residence

Roof Top Photovoltaic System Layout

Scale 3/32" = 1'

2019 OSSC
2019 OR Firecode

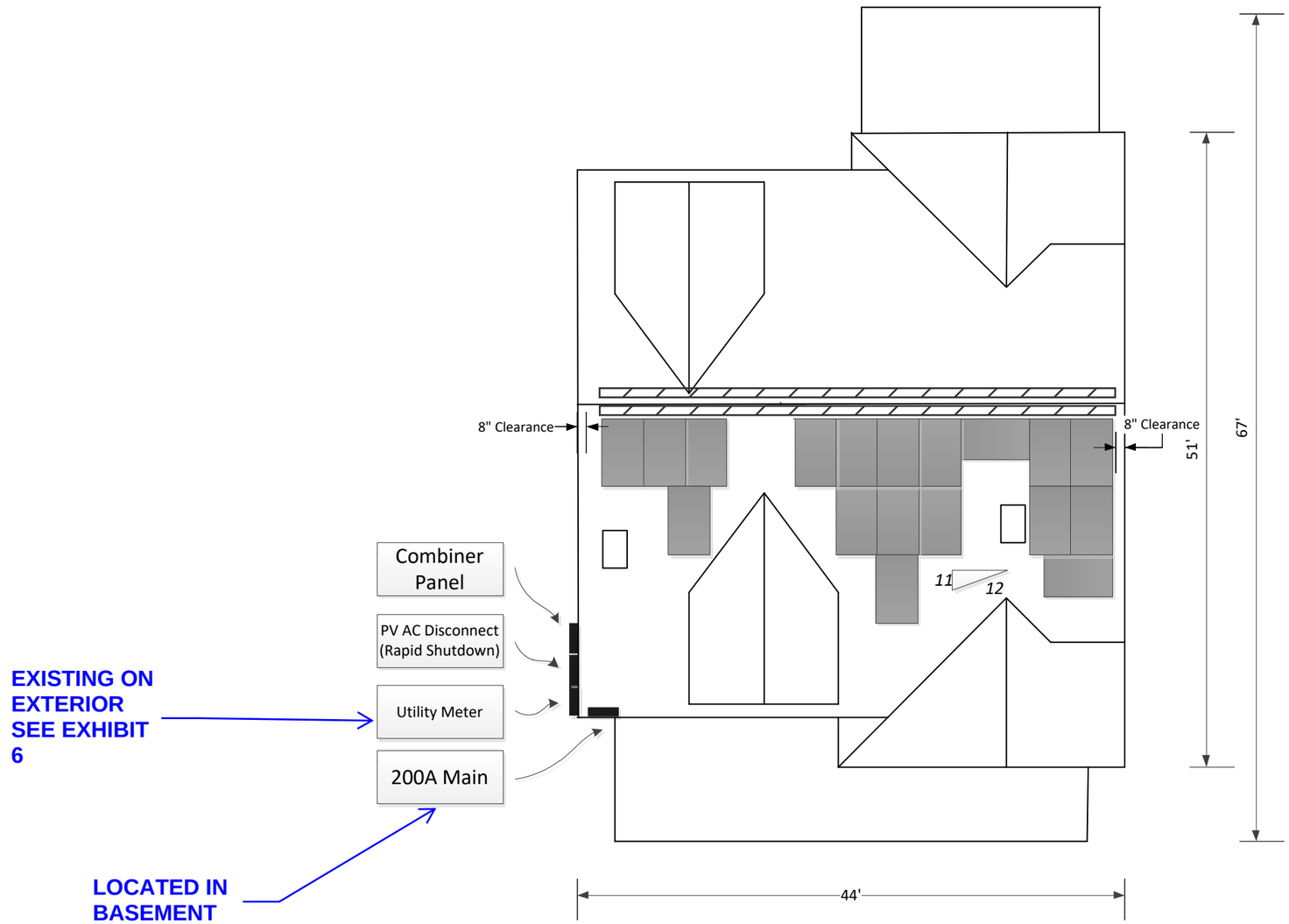
Mounting Notes

1. 2x6 Rafters @ 24" O.C.
2. Roof penetrations: 24-48" O.C.
3. Composition Shingle Roofing
4. Panel height off roof 6.31"
5. Weight of PV modules and assembly less than 4.5 lbs per sq. ft.
6. Azimuth: 180.66º
7. Module Tilt: 40.09º
8. Integrated Grounding Hardware
9. All installations comply with manufacturer's installation instructions
10. All horizontal ridges kept clear of PV components at least 1 ft. either side
11. PV array to cover less than 25% of total roof area
12. OSSC 3111: Attachments shall be spaced no greater than 24" O.C. in any direction when located within 36" of a roof edge, hip, eave, or ridge.
13. Solar array not to exceed height of any horizontal ridge line.

Total Roof Area: 2,094 sq. ft.
Total Solar Area: 326.7 sq. ft.
Solar Covers 16% of Roof Area

Roof Mounting Datail:

SEE IRON RIDGE HUG RAFTER CONNECTION DETAIL IN ATTACHED DOCUMENTATION



Indicates 12" fire access path to be maintained on both sides of horizontal ridge

(18) REC410AA Modules w/ (18) Enphase IQ8A-72-2-US Inverters

EQUIPMENT
(18) REC410AA Modules
(18) Enphase IQ8A-72-2-US Inverters
Iron Ridge Mounting System
Aluminum PV Roof Flashings

GENERAL CONTRACTOR:
C4 Group,LLC
5690 SW 88th Ave
PORTLAND OR.,97225
503 828-9500
CONTACT: BRET CULLIVAN

August 16, 2023

Jacob Langan
2375 SW Park Pl.
Portland, OR 97205
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Exhibit 6: EXISTING UTILITY METER

Exhibit 7- Proposed conduit run

Exhibit 8- AC Disconnect &Combiner Location

Product Selection

Table 8-38. Safety Switch Catalog Numbering System

DH 3 6 1 N D K LW

Switch Type
- DP = General-Duty/ Plug Fuse
- DG = General-Duty/ Cartridge Fuse
- DH = Heavy-Duty
- DT = Double Throw
- DR = Rotary Switch
- DS = Classified Location with DS Interior

Poles/Blades
- 1 = 1-Pole
- 2 = 2-Poles
- 3 = 3-Poles
- 4 = 4-Poles
- 6 = 6-Poles

Voltage
- 1 = 120 Vac
- 2 = 240 Vac
- 6 = 600 Vac

Amperes
- 1 = 30 Amps
- 2 = 60 Amps
- 3 = 100 Amps
- 4 = 200 Amps
- 5 = 400 Amps
- 6 = 600 Amps
- 7 = 800 Amps
- 8 = 1200 Amps

Fusible/Non-Fusible or Neutral
- F = Fusible without Neutral
- U = Non-Fusible
- N = Fusible with Neutral

NEMA Enclosure Ratings
- G = NEMA 1
- R = NEMA 3R
- D = NEMA 12 or 12/3R
- P = NEMA 4 (Painted Steel)
- W = NEMA 4X Corrosion-Resistant (304 Grade Stainless Steel)
- C = NEMA 4X Non-Metallic (for Type DH)
- X = NEMA 7/9 (for Type DS)
- X = NEMA 4X Non-Metallic (for Type DR)

Options ①
- W ② = Upper Viewing Window
- LW ② = Lower Viewing Window
- X = EnviroLine Stainless (Enclosure and Mechanism)
- GCL = Mill-Duty

Series
- K = Design All General-Duty Switches Above 200 Amperes and All Heavy-Duty Switches Incorporate K-Series Switch Design Features Listed Below
- B = Design General-Duty 30 – 100 Amperes
- H = General-Duty Double Throw Switch (Compact Design 30 – 100 Amperes)

① See **Pages 8-8** through **8-11** for additional Flex Center options.

② Effective August 2003, 30 – 100 ampere window switches are replaced by a full view window which allows blade position verification and blown fuse indication. See **Page 8-37** for catalog numbers.

Note: This table is intended for use in breaking down existing catalog numbers. It is not intended for building new catalog numbers.

Technical Data and Specifications

Dimensions

Table 8-26. General-Duty, Plug Fuse, 120, 120/240 Volt, 1-, 2-Pole Solid Neutral, Single Throw

Ampere Rating	NEMA 1		
	Dimensions in Inches (mm)		
	Height	Width	Depth
30	6.88 (174.8)	4.94 (125.5)	3.44 (87.4)

Table 8-27. General-Duty, Non-Fusible, 240 Volt, 3-Pole, Single Throw

Ampere Rating	NEMA 1					NEMA 3R				
	Dimensions in Inches (mm)				Weight Lbs (kg)	Dimensions in Inches (mm)				Weight Lbs (kg)
	Width (W)	Height (H)	Depth (D)	Depth (D2)		Width (W)	Height (H)	Depth (D)	Depth (D2)	
30	6.38 (162.1)	10.69 (271.5)	6.88 (174.8)	3.75 (95.2)	6 (2.724)	6.38 (162.1)	10.81 (274.6)	6.88 (174.8)	3.75 (95.2)	6 (2.724)
60	8.69 (220.7)	14.19 (360.4)	7.38 (187.5)	4.21 (106.9)	9 (4.086)	8.69 (220.7)	14.38 (365.3)	7.38 (187.5)	4.21 (106.9)	9 (4.086)
100	9.13 (231.9)	18.81 (477.8)	7.38 (187.5)	4.23 (107.4)	12 (5.448)	9.13 (231.9)	19.25 (489.0)	7.38 (187.5)	4.23 (107.4)	12 (5.448)
200	16.00 (406.4)	25.25 (641.4)	11.25 (285.8)	6.14 (156.0)	48 (21.792)	16.00 (406.4)	25.50 (647.7)	11.25 (285.8)	6.14 (156.0)	55 (24.97)
400	23.00 (584.2)	44.75 (1136.7)	12.63 (320.8)	7.27 (184.7)	100 (45.4)	23.00 (584.2)	45.19 (1147.8)	12.63 (320.8)	7.27 (184.7)	105 (47.67)
600	24.00 (609.6)	52.25 (1327.2)	14.25 (362.0)	8.95 (227.3)	130 (59.02)	24.00 (609.6)	52.70 (1338.6)	14.25 (362.0)	8.95 (227.3)	135 (61.29)

Note: Dimensions are for estimating purposes only.

Table 8-28. General-Duty, Fusible, 240 Volt, 3-Pole Solid Neutral, Single Throw

Ampere Rating	NEMA 1					NEMA 3R				
	Dimensions in Inches (mm)				Weight Lbs (kg)	Dimensions in Inches (mm)				Weight Lbs (kg)
	Width (W)	Height (H)	Depth (D)	Depth (D2)		Width (W)	Height (H)	Depth (D)	Depth (D2)	
30	6.38 (162.1)	10.69 (271.5)	6.88 (174.8)	3.75 (95.2)	6 (2.724)	6.38 (162.1)	10.81 (274.6)	6.88 (174.8)	3.75 (95.2)	6 (2.724)
60	8.69 (220.7)	14.19 (360.4)	7.38 (187.5)	4.21 (106.9)	10 (4.54)	8.69 (220.7)	14.38 (365.3)	7.38 (187.5)	4.21 (106.9)	10 (4.54)
100	9.13 (231.9)	18.81 (477.8)	7.38 (187.5)	4.23 (107.4)	14 (6.356)	9.13 (231.9)	19.25 (489.0)	7.38 (187.5)	4.23 (107.4)	14 (6.356)
200	16.00 (406.4)	24.75 (628.7)	11.25 (285.8)	6.14 (156.0)	48 (21.792)	16.00 (406.4)	25.50 (647.7)	11.25 (285.8)	6.14 (156.0)	55 (24.97)
400	23.00 (584.2)	44.75 (1136.7)	12.63 (320.8)	7.27 (184.7)	110 (49.94)	23.00 (584.2)	45.19 (1147.8)	12.63 (320.8)	7.27 (184.7)	115 (52.21)
600	24.00 (609.6)	52.25 (1327.2)	14.25 (362.0)	8.95 (227.3)	145 (65.83)	24.00 (609.6)	52.70 (1338.6)	14.25 (362.0)	8.95 (227.3)	150 (68.1)

Note: Dimensions are for estimating purposes only.

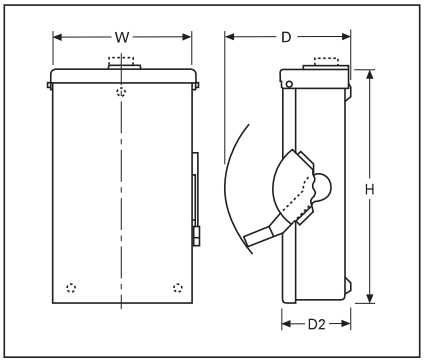


Figure 8-1. NEMA 1-3R 30 – 100 Amperes General-Duty Non-Fusible and Fusible Single Throw

Note: Figure is not applicable to plug fuse.

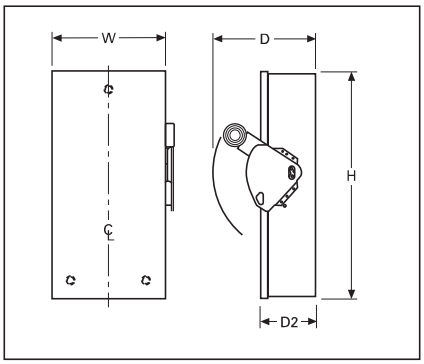


Figure 8-2. NEMA 1-3R 200 – 600 Amperes General-Duty Non-Fusible and Fusible Single Throw

8

Data Sheet
Enphase Networking

IQ Combiner 4/4C

The **IQ Combiner 4/4C** with IQ Gateway and integrated LTE-M1 cell modem (included only with IQ Combiner 4C) consolidates interconnection equipment into a single enclosure. It streamlines IQ Microinverters and storage installations by providing a consistent, pre-wired solution for residential applications. It offers up to four 2-pole input circuits and Eaton BR series busbar assembly.

X-IQ-AM1-240-4C
X2-IQ-AM1-240-4C (IEEE 1547:2018)

X-IQ-AM1-240-4
X2-IQ-AM1-240-4 (IEEE 1547:2018)

Smart

- Includes IQ Gateway for communication and control
- Includes Mobile Connect cellular modem (CELLMODEM-M1-06-SP-05), included only with IQ Combiner 4C
- Includes solar shield to match Enphase IQ Battery aesthetics and deflect heat
- Supports Wi-Fi, Ethernet, or cellular connectivity
- Optional AC receptacle available for PLC bridge
- Provides production metering and consumption monitoring

Simple

- Mounts on single stud with centered brackets
- Supports bottom, back and side conduit entry
- Allows up to four 2-pole branch circuits for 240VAC plug-in breakers (not included)
- 80A total PV or storage branch circuits

Reliable

- Durable NRTL-certified NEMA type 3R enclosure
- Five-year limited warranty
- Two years labor reimbursement program coverage included for both the IQ Combiner SKU's
- UL listed
- X2-IQ-AM1-240-4 and X2-IQ-AM1-240-4C comply with IEEE 1547:2018 (UL 1741-SB, 3rd Ed.)

UL LISTED

To learn more about Enphase offerings, visit **enphase.com**
IQ-C-4-4C-DS-0103-EN-US-12-29-2022

ENPHASE.

IQ Combiner 4/4C

MODEL NUMBER	
IQ Combiner 4 X-IQ-AM1-240-4 X2-IQ-AM1-240-4 (IEEE 1547:2018)	IQ Combiner 4 with IQ Gateway printed circuit board for integrated revenue grade PV production metering (ANSI C12.20 ± 0.5%) and consumption monitoring (± 2.5%). Includes a silver solar shield to match the IQ Battery and IQ System Controller 2 and to deflect heat.
IQ Combiner 4C X-IQ-AM1-240-4C X2-IQ-AM1-240-4C (IEEE 1547:2018)	IQ Combiner 4C with IQ Gateway printed circuit board for integrated revenue grade PV production metering (ANSI C12.20 ± 0.5%) and consumption monitoring (± 2.5%). Includes Mobile Connect cellular modem (CELLMODEM-M1-06-SP-05), a plug-and-play industrial-grade cell modem for systems up to 60 microinverters. (Available in the US, Canada, Mexico, Puerto Rico, and the US Virgin Islands, where there is adequate cellular service in the installation area.) Includes a silver solar shield to match the IQ Battery and IQ System Controller and to deflect heat.

ACCESSORIES AND REPLACEMENT PARTS (not included, order separately)	
Supported microinverters	IQ6, IQ7, and IQ8. (Do not mix IQ6/7 Microinverters with IQ8)
Communications Kit COMMS-CELLMODEM-M1-06 CELLMODEM-M1-06-SP-05 CELLMODEM-M1-06-AT-05	 - Includes COMMS-KIT-01 and CELLMODEM-M1-06-SP-05 with 5-year Sprint data plan - 4G based LTE-M1 cellular modem with 5-year Sprint data plan - 4G based LTE-M1 cellular modem with 5-year AT&T data plan
Circuit Breakers BRK-10A-2-240V BRK-15A-2-240V BRK-20A-2P-240V BRK-15A-2P-240V-B BRK-20A-2P-240V-B	Supports Eaton BR210, BR215, BR220, BR230, BR240, BR250, and BR260 circuit breakers. Circuit breaker, 2 pole, 10A, Eaton BR210 Circuit breaker, 2 pole, 15A, Eaton BR215 Circuit breaker, 2 pole, 20A, Eaton BR220 Circuit breaker, 2 pole, 15A, Eaton BR215B with hold down kit support Circuit breaker, 2 pole, 20A, Eaton BR220B with hold down kit support
XA-SOLARSHIELD-ES	Replacement solar shield for IQ Combiner 4/4C
XA-PLUG-120-3	Accessory receptacle for Power Line Carrier in IQ Combiner 4/4C (required for EPLC-01)
X-IQ-NA-HD-125A	Hold-down kit for Eaton circuit breaker with screws
Consumption monitoring CT (CT-200-SPLIT/CT-200-CLAMP)	A pair of 200A split core current transformers

ELECTRICAL SPECIFICATIONS	
Rating	Continuous duty
System voltage	120/240VAC, 60 Hz
Eaton BR series busbar rating	125A
Max. continuous current rating	65A
Max. continuous current rating (input from PV/storage)	64A
Max. fuse/circuit rating (output)	90A
Branch circuits (solar and/or storage)	Up to four 2-pole Eaton BR series Distributed Generation (DG) breakers only (not included)
Max. total branch circuit breaker rating (input)	80A of distributed generation/95A with IQ Gateway breaker included
IQ Gateway breaker	10A or 15A rating GE/Siemens/Eaton included
Production metering CT	200A solid core pre-installed and wired to IQ Gateway

MECHANICAL DATA	
Dimensions (WxHxD)	37.5 cm x 49.5 cm x 16.8 cm (14.75 in x 19.5 in x 6.63 in). Height is 53.5 cm (21.06 in) with mounting brackets.
Weight	7.5 kg (16.5 lbs)
Ambient temperature range	-40°C to +46°C (-40°F to 115°F)
Cooling	Natural convection, plus heat shield
Enclosure environmental rating	Outdoor, NRTL-certified, NEMA type 3R, polycarbonate construction
Wire sizes	• 20A to 50A breaker inputs: 14 to 4 AWG copper conductors • 60A breaker branch input: 4 to 1/0 AWG copper conductors • Main lug combined output: 10 to 2/0 AWG copper conductors • Neutral and ground: 14 to 1/0 copper conductors • Always follow local code requirements for conductor sizing.
Altitude	Up to 3,000 meters (9,842 feet)

INTERNET CONNECTION OPTIONS	
Integrated Wi-Fi	IEEE 802.11b/g/n
Cellular	CELLMODEM-M1-06-SP-05, CELLMODEM-M1-06-AT-05 (4G based LTE-M1 cellular modem). Note that an Mobile Connect cellular modem is required for all Enphase Energy System installations.
Ethernet	Optional, IEEE 802.3, Cat5E (or Cat6) UTP Ethernet cable (not included)

COMPLIANCE	
Compliance, IQ Combiner	CA Rule 21 (UL 1741-SA) IEEE 1547:2018 - UL 1741-SB, 3rd Ed. (X2-IQ-AM1-240-4 and X2-IQ-AM1-240-4C) CAN/CSA C22.2 No. 107.1, Title 47 CFR, Part 15, Class B, ICES 003 Production metering: ANSI C12.20 accuracy class 0.5 (PV production) Consumption metering: accuracy class 2.5
Compliance, IQ Gateway	UL 60601-1/CANCSA 22.2 No. 61010-1

ENPHASE

DATA SHEET

IQ8M and IQ8A Microinverters

Our newest IQ8 Microinverters are the industry's first microgrid-forming, software defined microinverters with split-phase power conversion capability to convert DC power to AC power efficiently. The brain of the semiconductor-based microinverter is our proprietary application specific integrated circuit (ASIC) which enables the microinverter to operate in grid-tied or off-grid modes. This chip is built in advanced 55nm technology with high speed digital logic and has superfast response times to changing loads and grid events, alleviating constraints on battery sizing for home energy systems.

Part of the Enphase Energy System, IQ8 Series Microinverters integrate with the IQ Battery, IQ Gateway, and the Enphase App monitoring and analysis software.

Enphase 25 year limited warranty

IQ8 Series Microinverters redefine reliability standards with more than one million cumulative hours of power-on testing, enabling an industry-leading limited warranty of up to 25 years.

Connect PV modules quickly and easily to IQ8 Series Microinverters using the included Q-DCC-2 adapter cable with plug-n-play MC4 connectors.

UL CERTIFIED SAFETY

IQ8 Series Microinverters are UL listed as PV Rapid Shutdown Equipment and conform with various regulations, when installed according to manufacturer's instructions.

Easy to install

- Lightweight and compact with plug-n-play connectors
- Power Line Communication (PLC) between components
- Faster installation with simple two-wire cabling

High productivity and reliability

- Produce power even when the grid is down*
- More than one million cumulative hours of testing
- Class II double-insulated enclosure
- Optimized for the latest high-powered PV modules

Microgrid-forming

- Complies with the latest advanced grid support**
- Remote automatic updates for the latest grid requirements
- Configurable to support a wide range of grid profiles
- Meets CA Rule 21 (UL 1741-SA) and IEEE 1547:2018 (UL 1741-SB)

Note:

IQ8 Microinverters cannot be mixed together with previous generations of Enphase microinverters (IQ7 Series, IQ6 Series, etc) in the same system.

*Only when installed with IQ System Controller 2, meets UL 1741.
**IQ8M and IQ8A support split-phase, 240V installations only.

IQ8MA-12A-DS-0069-02-EN-US-2022-12-02

IQ8M and IQ8A Microinverters

INPUT DATA (DC)		IQ8M-72-2-US	IQ8A-72-2-US
Commonly used module pairings[1]	W	260 – 460	295 – 500
Module compatibility		54-cell / 108 half-cell, 60-cell / 120 half-cell, 66-cell / 132 half-cell and 72-cell / 144 half-cell	
MPPT voltage range	V	30 – 45	32 – 45
Operating range	V	16 – 58	
Min. / Max. start voltage	V	22 / 58	
Max. input DC voltage	V	60	
Max. continuous input DC current	A	12	
Max. input DC short-circuit current	A	25	
Max. module I_{sc}	A	20	
Overvoltage class DC port		II	
DC port backfeed current	mA	0	
PV array configuration		1 x 1 Ungrounded array; No additional DC side protection required; AC side protection requires max 20A per branch circuit	

OUTPUT DATA (AC)		IQ8M-72-2-US	IQ8A-72-2-US
Peak output power	VA	330	366
Max. continuous output power	VA	325	349
Nominal (L-L) voltage / range[2]	V	240 / 211 – 264	
Max. continuous output current	A	1.35	1.45
Nominal frequency	Hz	60	
Extended frequency range	Hz	47 – 68	
AC short circuit fault current over 3 cycles	Arms	2	
Max. units per 20 A (L-L) branch circuit[3]		11	
Total harmonic distortion		<5%	
Overvoltage class AC port		III	
AC port backfeed current	mA	30	
Power factor setting		1.0	
Grid-tied power factor (adjustable)		0.85 leading – 0.85 lagging	
Peak efficiency	%	97.8	97.7
CEC weighted efficiency	%	97.5	97
Night-time power consumption	mW	60	

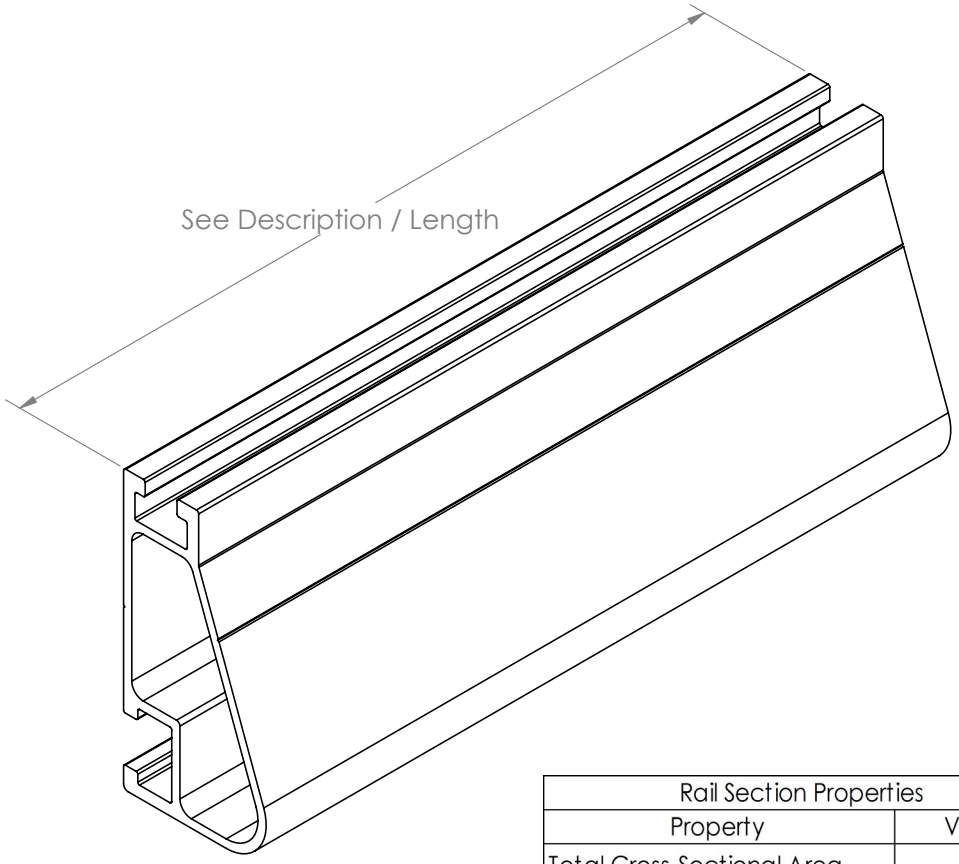
MECHANICAL DATA	
Ambient temperature range	-40°C to +60°C (-40°F to +140°F)
Relative humidity range	4% to 100% (condensing)
DC Connector type	MC4
Dimensions (H x W x D)	212 mm (8.3") x 175 mm (6.9") x 30.2 mm (1.2")
Weight	1.08 kg (2.38 lbs)
Cooling	Natural convection – no fans
Approved for wet locations	Yes
Pollution degree	PD3
Enclosure	Class II double-insulated, corrosion resistant polymeric enclosure
Environ. category / UV exposure rating	NEMA Type 6 / outdoor

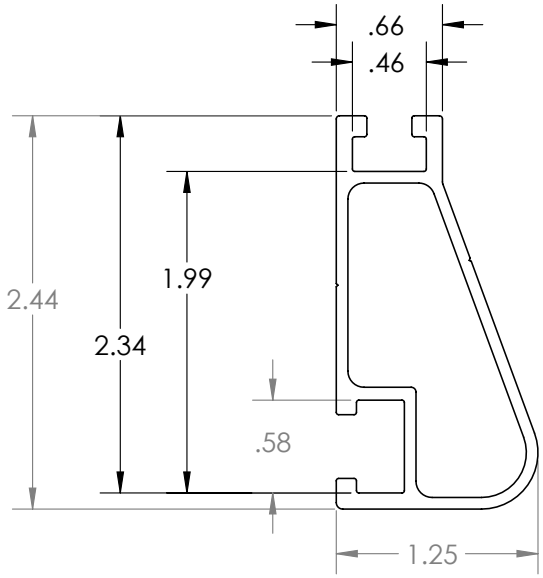
COMPLIANCE	
Certifications	CA Rule 21 (UL 1741-SA), UL 62109-1, IEEE 1547:2018 (UL 1741-SB), FCC Part 15 Class B, ICES-0003 Class B, CAN / CSA-C22.2 NO. 107.1-01 This product is UL Listed as PV Rapid Shutdown Equipment and conforms with NEC 2014, NEC 2017, and NEC 2020 section 690.12 and C22.1-2018 Rule 64-218 Rapid Shutdown of PV Systems, for AC and DC conductors, when installed according to manufacturer's instructions.

(1) Pairing PV modules with wattage above the limit may result in additional clipping losses. See the compatibility calculator at https://link.enphase.com/module-compatibility. (2) Nominal voltage range can be extended beyond nominal if required by the utility. (3) Limits may vary. Refer to local requirements to define the number of microinverters per branch in your area.

IRONRIDGE

XR100® Rail





Rail Section Properties	
Property	Value
Total Cross-Sectional Area	0.582 in^2
Section Modulus (X-axis)	0.297 in^3
Moment of Inertia (X-axis)	0.390 in^4
Moment of Inertia (Y-axis)	0.085 in^4
Torsional Constant	0.214 in^3
Polar Moment of Inertia	0.126 in^4

APPROVED MATERIALS:
6005-T6, 6005A-T61, 6105-T5, 6N01-T6
(34,000 PSI YIELD STRENGTH MINIMUM)

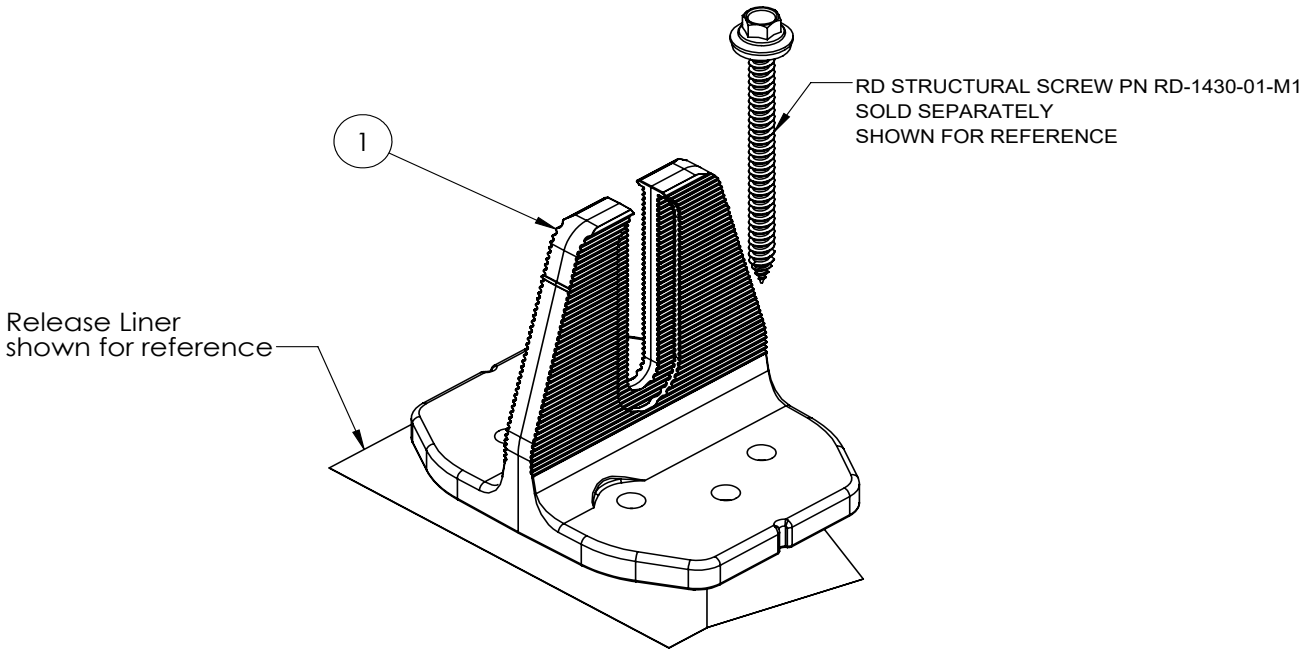
Clear Part Number	Black Part Number	Description / Length	Material	Weight
XR-100-132A	XR-100-132B	XR100, Rail 132" (11 Feet)	6000-Series Aluminum	7.50 lbs.
XR-100-168A	XR-100-168B	XR100, Rail 168" (14 Feet)		9.55 lbs.
XR-100-204A	XR-100-204B	XR100, Rail 204" (17 Feet)		11.60 lbs.

v1.11

Exhibit 13-Rail Support Bracket Cutsheet (Connection of Exhibit 12-Rail to roof)

IRONRIDGE

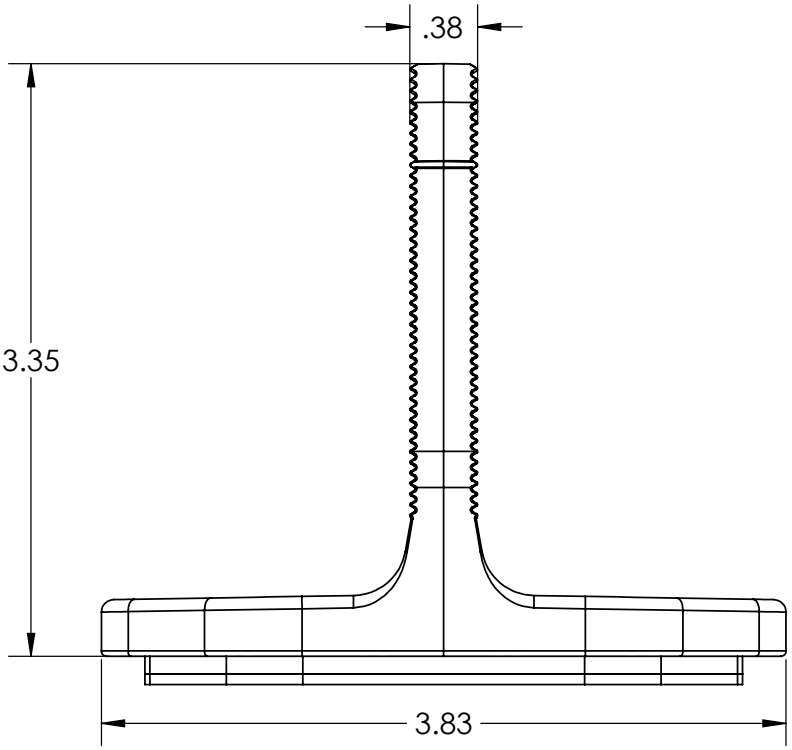
QuickMount® Halo UltraGrip®

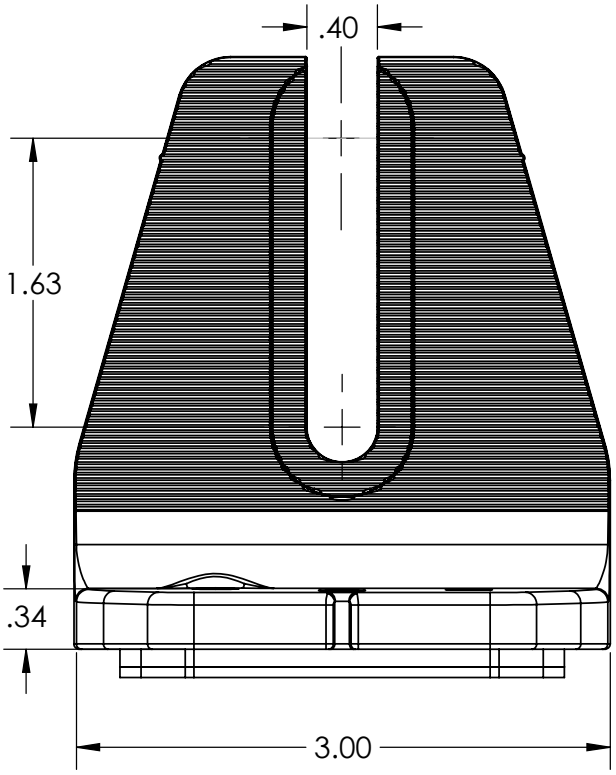


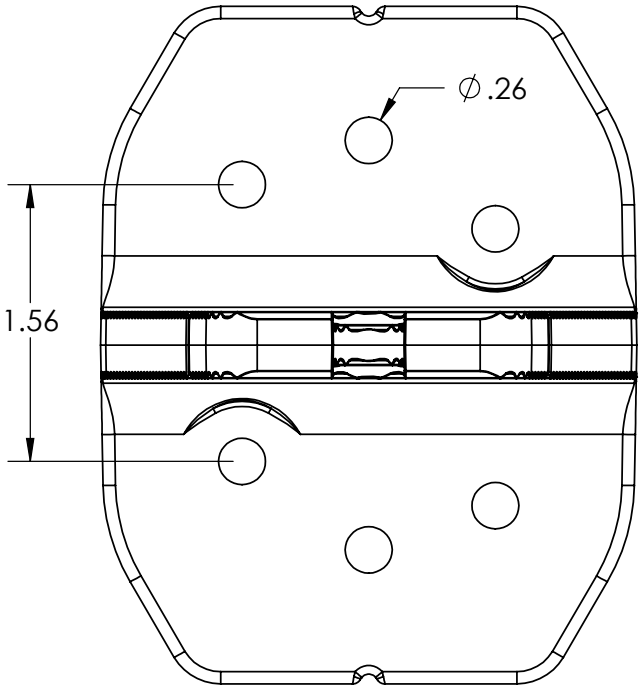
ITEM NO	DESCRIPTION	QTY IN KIT
1	QM Halo UltraGrip(Mill or Black)	1

PART NUMBER	DESCRIPTION
QM-HUG-01-M1	Halo UltraGrip - Mill
QM-HUG-01-B1	Halo UltraGrip - Black

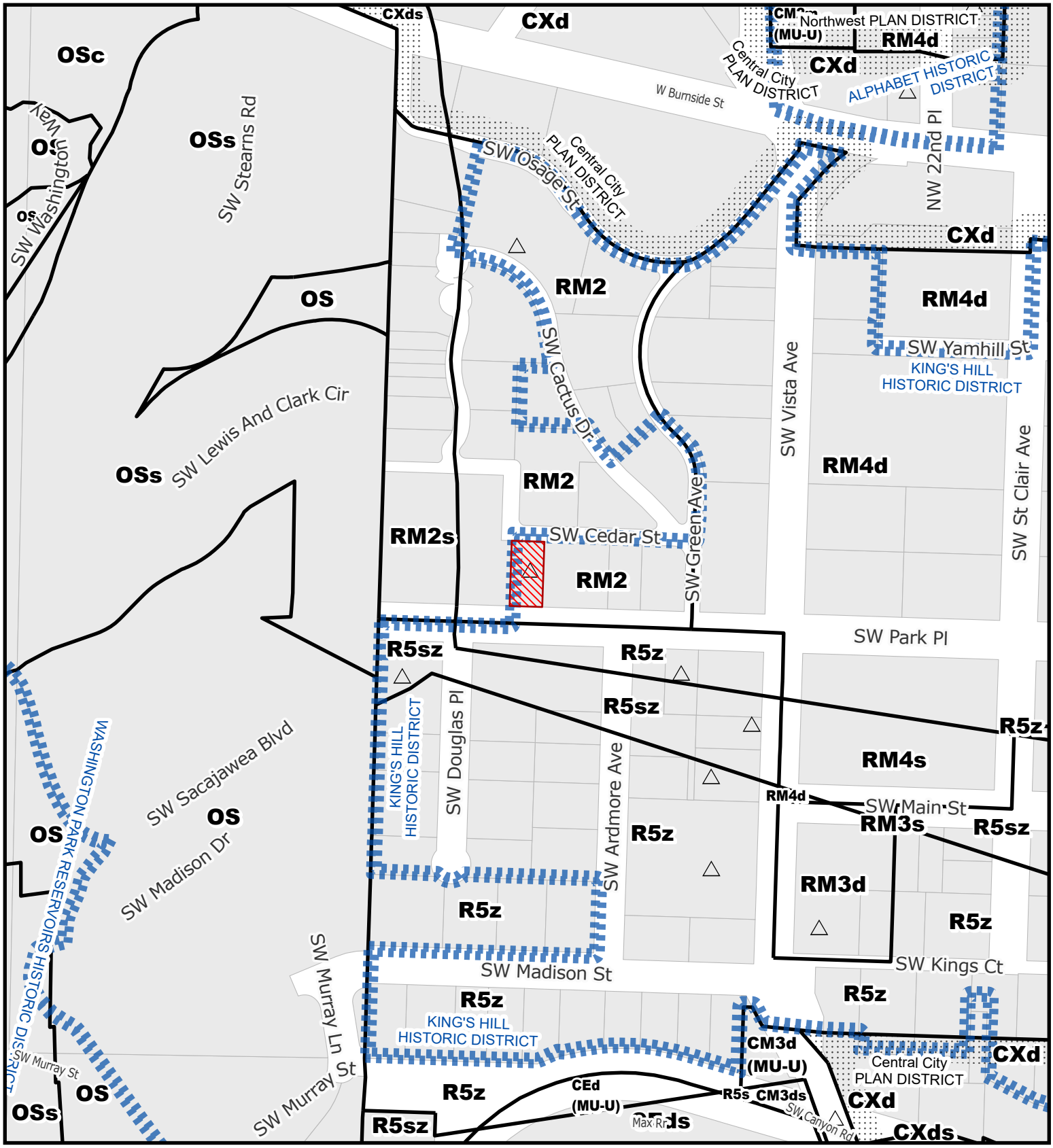
1. Halo UltraGrip







Property	Value
Material	300 Series Aluminium
Finish	Mill or Black



For Zoning Code in Effect Post October 1, 2022

ZONING

THIS SITE LIES WITHIN THE:
KING HILL HISTORIC DISTRICT

- Site
- Plan District
- Historic District
- △ Historic Landmark

File No.	LU 23 - 094017 HR
1/4 Section	3027
Scale	1 inch =200 feet
State ID	1N1E33CC 3000
Exhibit	B Oct 16, 2023

LU 23-094017 HR, Exhibit B.1


SW Cedar St
SW Cedar St
Eye
2303
SW Park Pl
SW Park Pl
SW Park
Google
Approved
City of Portland
Bureau of Development Services
Planner
Date 11-09-2023
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.
LU 23-094017 HR,

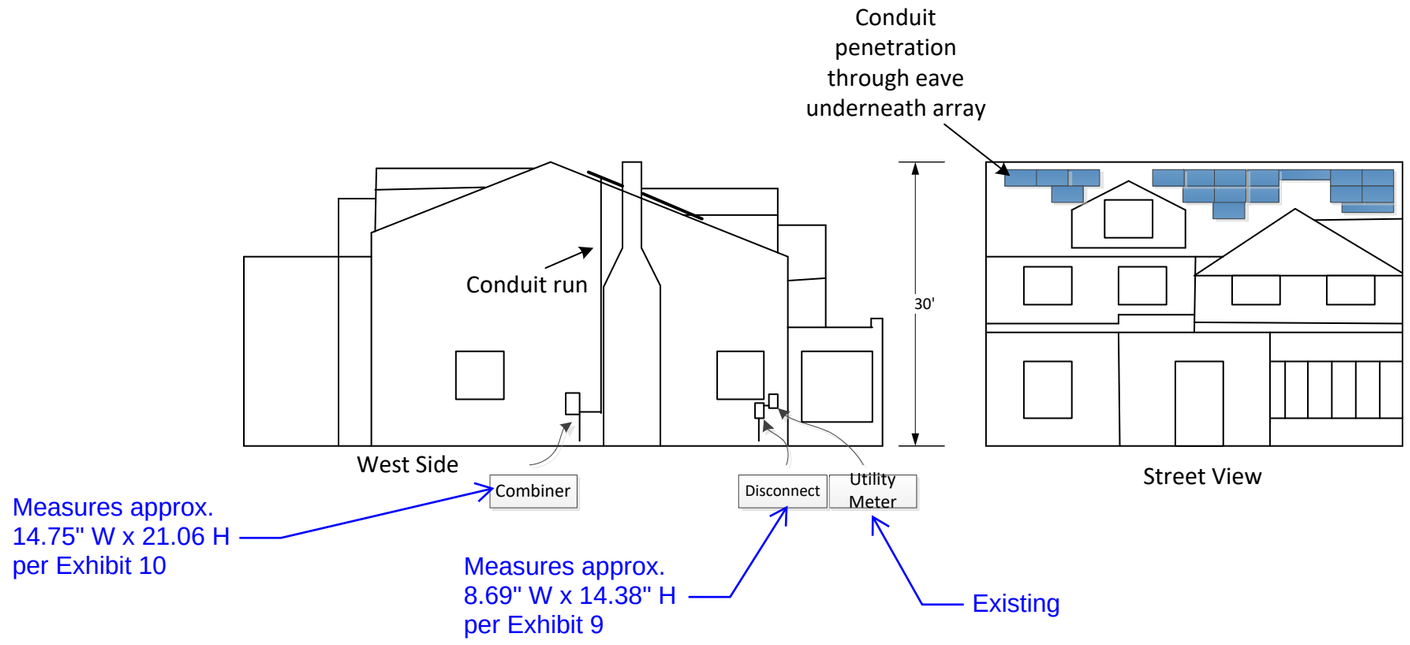
Site Plan

Exhibit 3b-West Side Elevation

Scale 1/16" = 1'

Langan Residence

West Side Elevation



Approved
City of Portland
Bureau of Development Services
Planner _____
Date 11-09-2023
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EQUIPMENT
(18) REC410AA Modules
(18) Enphase IQ8A-72-2-US Inverters
Iron Ridge Mounting System
Aluminum PV Roof Flashings

GENERAL CONTRACTOR:
C4 Group,LLC
5690 SW 88th Ave
PORTLAND OR.,97225
503 828-9500
CONTACT: BRET CULLIVAN

August 16, 2023

Jacob Langan
2375 SW Park Pl.
Portland, OR 97205
503) 927-1425

PREMIER SOLAR NORTHWEST

Exhibit 4-System Layout

Langan Residence

Roof Top Photovoltaic System Layout

Scale 3/32" = 1'

2019 OSSC
2019 OR Firecode

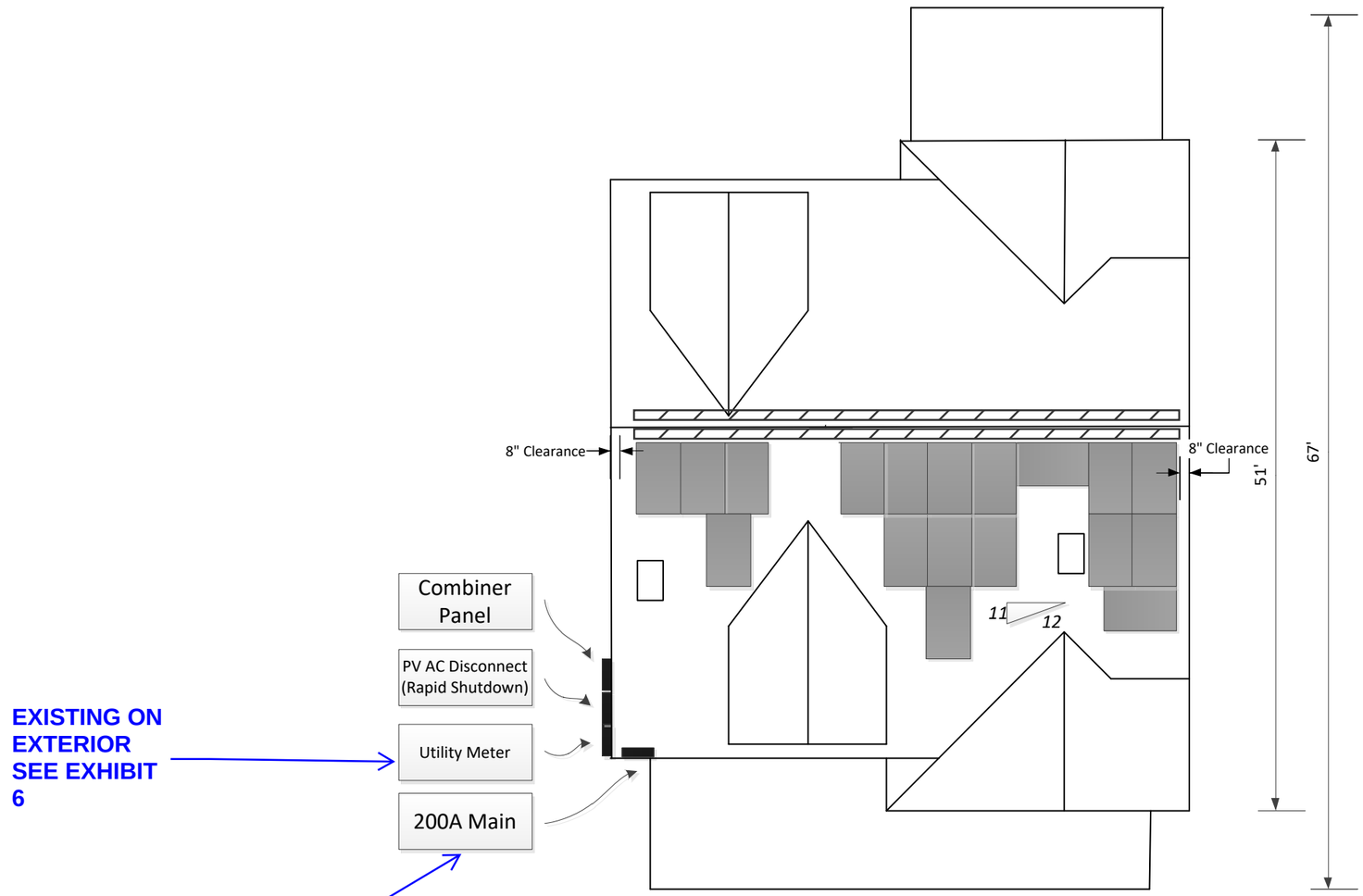
Mounting Notes

1. 2x6 Rafters @ 24" O.C.
2. Roof penetrations: 24-48" O.C.
3. Composition Shingle Roofing
4. Panel height off roof 6.31"
5. Weight of PV modules and assembly less than 4.5 lbs per sq. ft.
6. Azimuth: 180.66º
7. Module Tilt: 40.09º
8. Integrated Grounding Hardware
9. All installations comply with manufacturer's installation instructions
10. All horizontal ridges kept clear of PV components at least 1 ft. either side
11. PV array to cover less than 25% of total roof area
12. OSSC 3111: Attachments shall be spaced no greater than 24" O.C. in any direction when located within 36" of a roof edge, hip, eave, or ridge.
13. Solar array not to exceed height of any horizontal ridge line.

Total Roof Area: 2,094 sq. ft.
Total Solar Area: 326.7 sq. ft.
Solar Covers 16% of Roof Area

Roof Mounting Datail:

SEE IRON RIDGE HUG RAFTER CONNECTION DETAIL IN ATTACHED DOCUMENTATION



Indicates 12" fire access path to be maintained on both sides of horizontal ridge

(18) REC410AA Modules w/ (18) Enphase IQ8A-72-2-US Inverters

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(18) REC410AA Modules
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GENERAL CONTRACTOR:
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5690 SW 88th Ave
PORTLAND OR.,97225
503 828-9500
CONTACT: BRET CULLIVAN

August 16, 2023

Jacob Langan
2375 SW Park Pl.
Portland, OR 97205
503) 927-1425

Exhibit 3-West side street view

Approved
City of Portland
Bureau of Development Services
Planner
Date 11-09-2023
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Exhibit 7- Proposed conduit run

Approved
City of Portland
Bureau of Development Services
Planner _____
Date 11-09-2023
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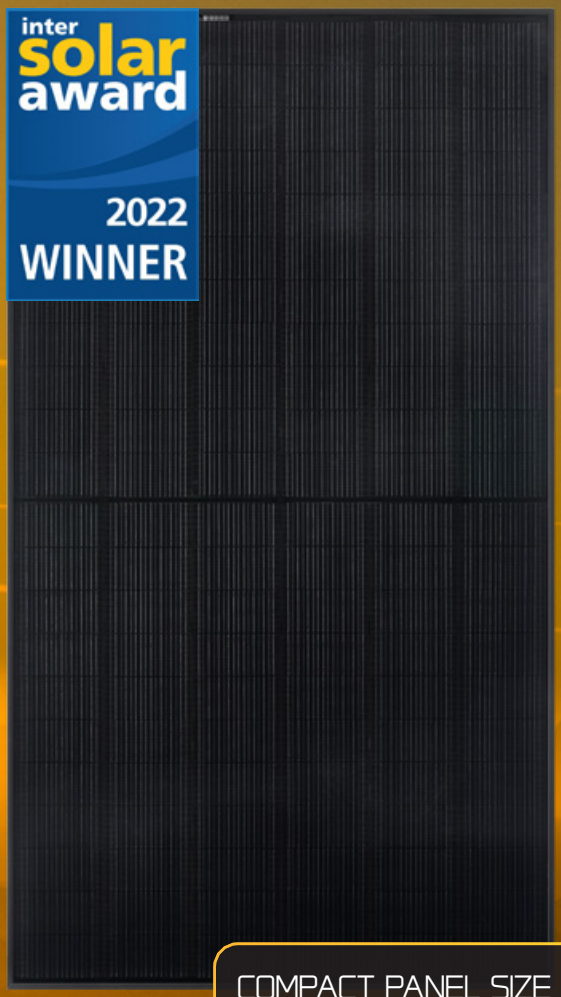
Exhibit 2-Panel Cutsheet

SOLAR'S MOST TRUSTED

REC



REC ALPHA® PURE SERIES

PRODUCT SPECIFICATIONS

COMPACT PANEL SIZE

Approved
City of Portland
Bureau of Development Services
Planner
Date 11-09-2023
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410 WP
20.6 W/FT²
22.2% EFFICIENCY

PRODUCT
REC 25 YEAR ProTrust WARRANTY
PERFORMANCE
LABOR

ELIGIBLE

LEAD-FREE
ROHS COMPLIANT

EXPERIENCE
α
PERFORMANCE

LU 23-094017 HR, Exhibit C.6

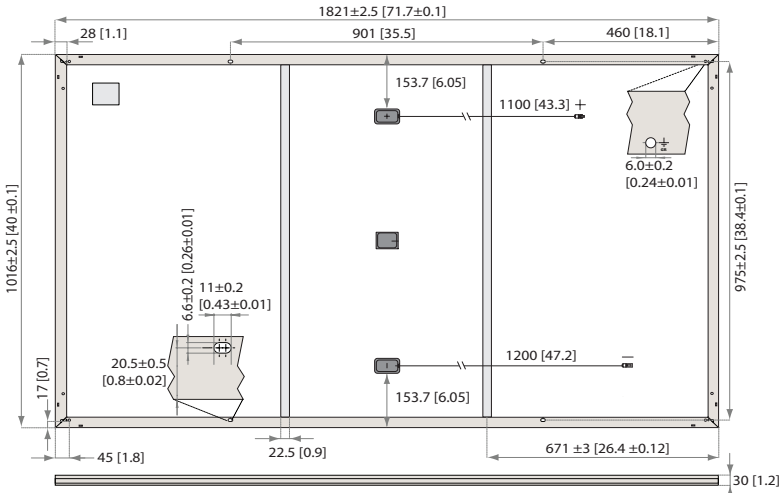
REC ALPHA PURE SERIES

PRODUCT SPECIFICATIONS

REC
SOLAR'S MOST TRUSTED

GENERAL DATA

Cell type:	132 half-cut REC heterojunction bifacial cells with lead-free, gapless technology, 6 strings of 22 cells in series
Glass:	0.13 in (3.2 mm) solar glass with anti-reflective surface treatment in accordance with EN 12150
Backsheet:	Highly resistant polymer (black)
Frame:	Anodized aluminum (black)
Junction box:	3-part, 3 bypass diodes, lead-free IP68 rated, in accordance with IEC 62790
Connectors:	Stäubli MC4 PV-KBT4/KST4 (4 mm²) in accordance with IEC 62852, IP68 only when connected
Cable:	12 AWG (4 mm²) PV wire, 43+ 47 in (1.1 + 1.2 m) in accordance with EN 50618
Dimensions:	71.7 x 40 x 1.2 in (19.91 ft²) / 1821 x 1016 x 30 mm (1.85 m²)
Weight:	45 lbs (20.5 kg)
Origin:	Made in Singapore



Measurements in mm [in]

ELECTRICAL DATA — Product Code*: RECxxxAA Pure

STC					
Power Output - P_{MAX} (Wp)	390	395	400	405	410
Watt Class Sorting - (W)	0/+5	0/+5	0/+5	0/+5	0/+5
Nominal Power Voltage - V_{MPP} (V)	40.6	41.0	41.4	41.8	42.2
Nominal Power Current - I_{MPP} (A)	9.61	9.64	9.67	9.69	9.72
Open Circuit Voltage - V_{OC} (V)	48.4	48.6	48.8	49.1	49.4
Short Circuit Current - I_{SC} (A)	10.38	10.39	10.40	10.41	10.42
Power Density (W/ft²)	19.6	19.8	20.1	20.3	20.6
Panel Efficiency (%)	21.1	21.4	21.6	21.9	22.2
NMOT					
Power Output - P_{MAX} (Wp)	297	301	305	308	312
Nominal Power Voltage - V_{MPP} (V)	38.3	38.6	39.0	39.4	39.8
Nominal Power Current - I_{MPP} (A)	7.77	7.79	7.82	7.83	7.85
Open Circuit Voltage - V_{OC} (V)	45.6	45.8	46.0	46.3	46.6
Short Circuit Current - I_{SC} (A)	8.38	8.39	8.40	8.41	8.42

Values at standard test conditions (STC: air mass AM 1.5, irradiance 10.75 W/sq ft (1000 W/m²), temperature 77°F (25°C), based on a production spread with a tolerance of P_{MAX}, V_{OC} & I_{SC} ±3% within one watt class. Nominal module operating temperature (NMOT: air mass AM 1.5, irradiance 800 W/m², temperature 68°F (20°C), windspeed 3.3 ft/s (1 m/s). * Where xxx indicates the nominal power class (P_{MAX}) at STC above.

CERTIFICATIONS

IEC 61215:2016, IEC 61730:2016, UL 61730	
IEC 62804	PID
IEC 61701	Salt Mist
IEC 62716	Ammonia Resistance
UL 61730	Fire Type Class 2
IEC 62782	Dynamic Mechanical Load
IEC 61215-2:2016	Hailstone (35mm)
IEC 62321	Lead-free acc. to RoHS EU 863/2015
ISO 14001, ISO 9001, IEC 45001, IEC 62941	

Intertek Lead-Free

TEMPERATURE RATINGS*

Nominal Module Operating Temperature:	44°C (±2°C)
Temperature coefficient of P_{MAX}:	-0.24 %/°C
Temperature coefficient of V_{OC}:	-0.24 %/°C
Temperature coefficient of I_{SC}:	0.04 %/°C

*The temperature coefficients stated are linear values

MAXIMUM RATINGS

Operational temperature:	-40 ... +85°C
Maximum system voltage:	1000 V
Maximum test load (front):	+7000 Pa (146 lbs/ft²)*
Maximum test load (rear):	-4000 Pa (83.5 lbs/ft²)*
Max series fuse rating:	25 A
Max reverse current:	25 A

*See installation manual for mounting instructions. Design load = Test load / 1.5 (safety factor)

WARRANTY

	Standard	REC ProTrust	
Installed by an REC Certified Solar Professional	No	Yes	Yes
System Size	All	≤25 kW	25-500 kW
Product Warranty (yrs)	20	25	25
Power Warranty (yrs)	25	25	25
Labor Warranty (yrs)	0	25	10
Power in Year 1	98%	98%	98%
Annual Degradation	0.25%	0.25%	0.25%
Power in Year 25	92%	92%	92%

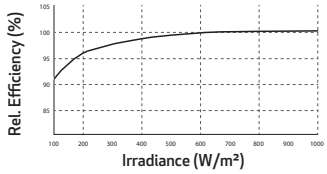
See warranty documents for details. Conditions apply

DELIVERY INFORMATION

Panels per pallet:	33
Panels per 40 ft GP/high cube container:	792 (24 pallets)
Panels per 53 ft truck:	891 (27 pallets)

LOW LIGHT BEHAVIOUR

Typical low irradiance performance of module at STC:



Available from:

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City of Portland
Bureau of Development Services
Planner
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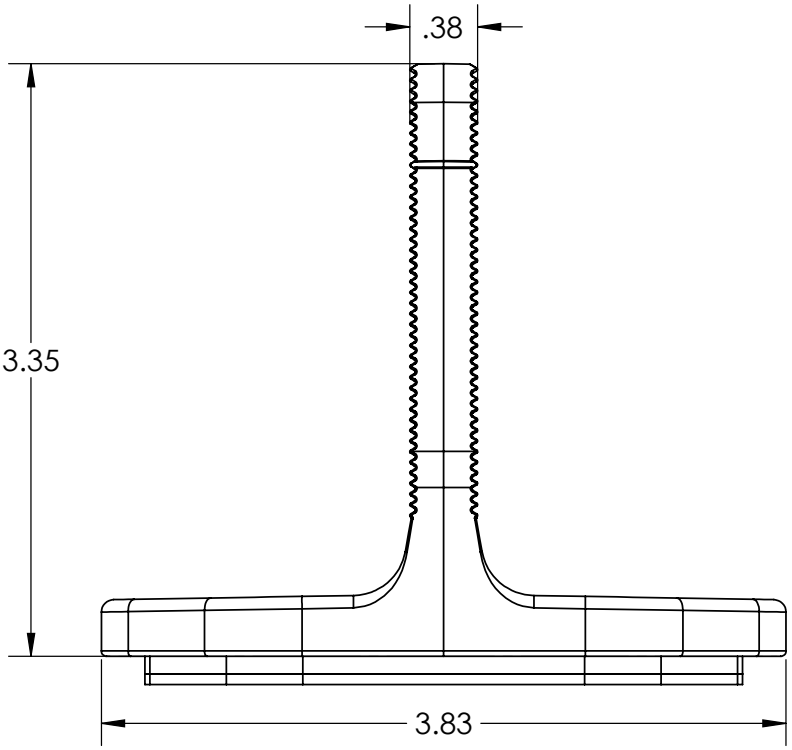
Founded in 1996, REC Group is an international pioneering solar energy company dedicated to empowering consumers with clean, affordable solar power. As Solar's Most Trusted, REC is committed to high quality, innovation, and a low carbon footprint in the solar materials and solar panels it manufactures. Headquartered in Norway with operational headquarters in Singapore, REC also has regional hubs in North America, Europe, and Asia-Pacific.

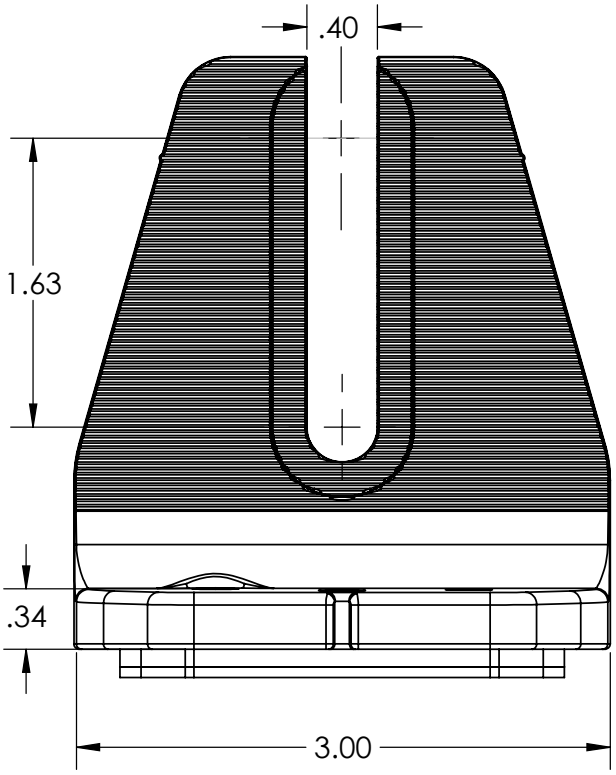
REC Solar PTE. LTD.
20 Tuas South Ave. 14
Singapore 637312
post@recgroup.com

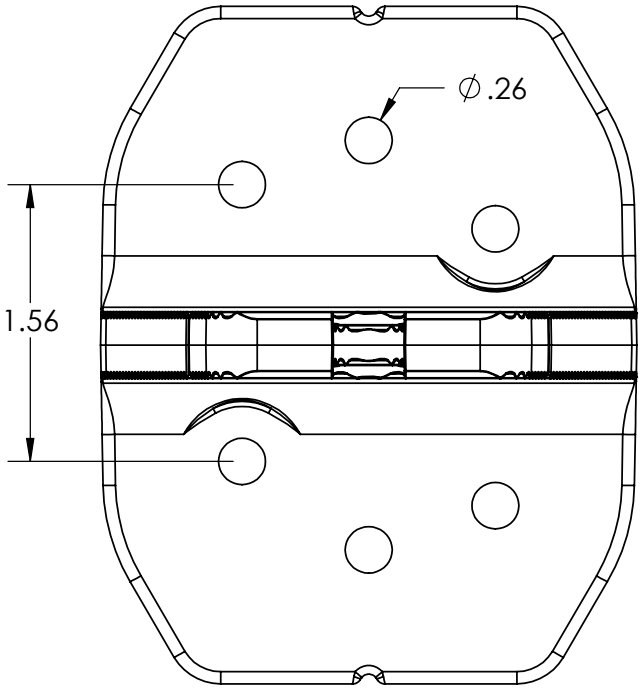
REC
www.recgroup.com

Ref: PM-DS-12-06-Rev- 9 02.23

1. Halo UltraGrip







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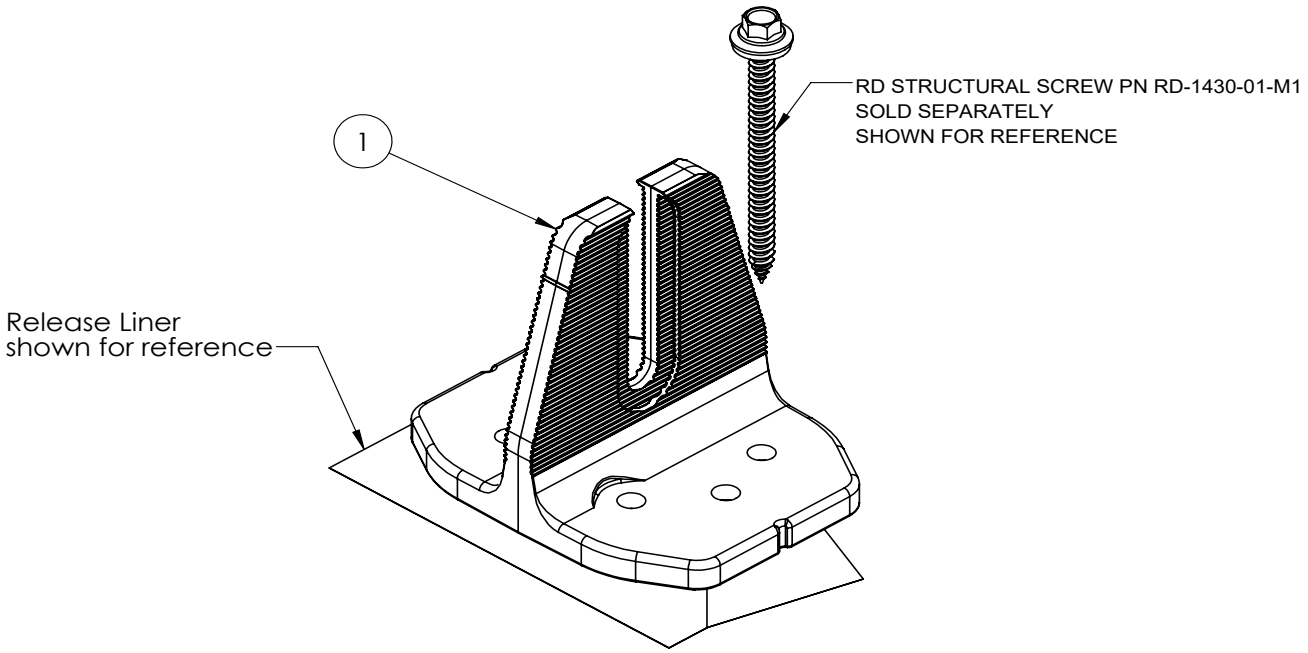
Property	Value
Material	300 Series Aluminium
Finish	Mill or Black

Exhibit 13-Rail Support Bracket Cutsheet (Connection of Exhibit 12-Rail to roof)

IRONRIDGE

QuickMount® Halo UltraGrip®



ITEM NO	DESCRIPTION	QTY IN KIT
1	QM Halo UltraGrip(Mill or Black)	1

PART NUMBER	DESCRIPTION
QM-HUG-01-M1	Halo UltraGrip - Mill
QM-HUG-01-B1	Halo UltraGrip - Black

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City of Portland
Bureau of Development Services
Planner _____
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	A	B	C	D	E	F
1	ENDORSEMENT	INFO1	INFO2	NAME	ADDRESS/IO ADDRESS	CITYSTATEZIP/ADDRESSEE
2	RETURN SERVICE REQUESTED		1N1E33CC 2600	CARON FAMILY LIMITED LIABILITY CO	4405 SW DONNER WAY	PORTLAND OR 97239
3	RETURN SERVICE REQUESTED		1N1E33CC 2900	TIEGS DANIEL & OLSSON NINA	2359 SW PARK PL	PORTLAND OR 97205-1047
4	RETURN SERVICE REQUESTED	1N1E33CC 40000	ASSOCIATION OF UNIT OWNERS	OF 2393 PARK PLACE	1985 SW 6TH AVE	PORTLAND OR 97201
5	RETURN SERVICE REQUESTED		1N1E33CC 40001	HARROWITZ-WATTERS JOINT REV TR	2393 SW PARK PL UNIT 202	PORTLAND OR 97205
6	RETURN SERVICE REQUESTED		1N1E33CC 40003	BURTON TERRI R	2393 SW PARK PL #201	PORTLAND OR 97205
7	RETURN SERVICE REQUESTED		1N1E33CC 40004	RIANDA REV LIV TR	2393 SW PARK PL UN 101	PORTLAND OR 97205
8	RETURN SERVICE REQUESTED		1N1E33CC 40005	SALOMON REVOCABLE LIVING TRUST	2393 SW PARK PL #204	PORTLAND OR 97205
9	RETURN SERVICE REQUESTED		1N1E33CC 40006	FERGUSON CRAIG H & LAVOIE TODD	2393 SW PARK PL UNIT 104	PORTLAND OR 97205
10	RETURN SERVICE REQUESTED	1N1E33CC 40007	AMY ELIZABETH DUGAN	& CHRISTOPHER HUGH DUGAN LIV TR	3265 NE DUNCKLEY ST	PORTLAND OR 97212
11	RETURN SERVICE REQUESTED		1N1E33CC 40008	SELLIKEN JAN & COLLIE NAN	2393 SW PARK PL #106	PORTLAND OR 97205-1049
12	RETURN SERVICE REQUESTED		1N1E33CC 40009	JUSTICE SHIRLEY & MARTIRENA ROGENE	782 NW POWHATAN TER	PORTLAND OR 97210
13	RETURN SERVICE REQUESTED		1N1E33CC 40010	GIBSON JOHN P	2393 SW PARK PL #110	PORTLAND OR 97205
14	RETURN SERVICE REQUESTED		1N1E33CC 40011	STEPHEN L SHEPARD FAMILY TRUST	5138 HERON DR	WEST LINN OR 97068
15	RETURN SERVICE REQUESTED	1N1E33CC 40012	ALEXANDER KATELYNN	& NEWHAN CHRISTIAN	2393 SW PARK PL #112	PORTLAND OR 97205
16	RETURN SERVICE REQUESTED		1N1E33CC 40013	SBF TR	PO BOX 6514	BROOKINGS OR 97415
17	RETURN SERVICE REQUESTED		1N1E33CC 40014	GURNEY DAVID J & SZIJ DORINE	7970 SW NORTHVALE WAY	PORTLAND OR 97225
18	RETURN SERVICE REQUESTED	1N1E33CC 40015	BYLER KASSANDRA G V	& JACKSON JOSHUA	2393 SW PARK PL #211	PORTLAND OR 97205
19	RETURN SERVICE REQUESTED		1N1E33CC 40016	KEMPER KATRINA T	7133 DILLSEED DR	LAS VEGAS NV 89131-8154
20	RETURN SERVICE REQUESTED		1N1E33CC 40017	MERRITT KING CHAFFEE TRUST	2323 SW PARK PL UN 302	PORTLAND OR 97205
21	RETURN SERVICE REQUESTED		1N1E33CC 40018	PAYNE JOHN I & SIMS JENNIFER A	3203 NE 169TH WAY	RIDGEFIELD WA 98642
22	RETURN SERVICE REQUESTED		1N1E33CC 40019	SURBAUGH MARK & SURBAUGH MARY	2393 SW PARK PL #208	PORTLAND OR 97205
23	RETURN SERVICE REQUESTED		1N1E33CC 40020	WIGMORE H PETER & KATZ RANDY S	2393 SW PARK PL #108	PORTLAND OR 97205
24	RETURN SERVICE REQUESTED		1N1E33CC 40021	PRIDEAUX MERIDEL J	2393 SW PARK PL UN 207	PORTLAND OR 97205
25	RETURN SERVICE REQUESTED		1N1E33CC 40022	SEFCIK MICHAEL W & JONES JENNIFER L	2393 SW PARK PL APT 107	PORTLAND OR 97205-1049
26	RETURN SERVICE REQUESTED		1N1E33CC 40023	GROGG THOMAS & GROGG GEORGIA	2393 SW PARK PL #205	PORTLAND OR 97205
27	RETURN SERVICE REQUESTED		1N1E33CC 40024	RUHL MARY C	PO BOX 818	MANZANITA OR 97130
28	RETURN SERVICE REQUESTED		1N1E33CC 40025	GRUBE LAUREN A	2393 SW PARK PL SUITE 103	PORTLAND OR 97205
29	RETURN SERVICE REQUESTED		1N1E33CC 40026	CARR FAMILY TR	PO BOX 1493	OLYMPIA WA 98507
30	RETURN SERVICE REQUESTED		1N1E33CC 40027	FERGUSON MICHAEL & FERGUSON EMILY	2393 SW PARK PL #301	PORTLAND OR 97205-1051
31	RETURN SERVICE REQUESTED		1N1E33CC 40028	PARKHAM HILL LLC	18135 N RIMROCK RD	HAYDEN LAKE ID 83835-7857
32	RETURN SERVICE REQUESTED		1N1E33CC 40029	DIANE PERKINS PAPO & LEHR ZOE P	22751 S ENGSTROM RD	COLTON OR 97017
33	RETURN SERVICE REQUESTED		1N1E33CC 40030	HAMINA CAROLINE & HAMINA KATRI	411 WALNUT ST PMB 19061	GREEN COVE SPGS FL 32043-3443
34	RETURN SERVICE REQUESTED		1N1E33CC 40031	POWELSON CAROL A	2393 SW PARK PL #310	PORTLAND OR 97205
35	RETURN SERVICE REQUESTED		1N1E33CC 40032	CHEN MARGARET & STEINER NORMA	2393 SW PARK PL #311	PORTLAND OR 97205
36	RETURN SERVICE REQUESTED		1N1E33CC 40033	ROGOWAY BERTRAM & ROGOWAY LAURAINE	2393 SW PARK PL #308	PORTLAND OR 97205-1051
37	RETURN SERVICE REQUESTED	1N1E33CC 40034	MOORE ELIZABETH J	& CAPLAN ELIZABETH H & ADAM S	2393 SW PARK PL #307	PORTLAND OR 97205
38	RETURN SERVICE REQUESTED		1N1E33CC 40035	HONOHAN THOMAS & HONOHAN JUDITH	11 GLENDALE RD	MADISON NJ 07940-1408
39	RETURN SERVICE REQUESTED		1N1E33CC 40036	MAUREEN L KEY REV TR	2393 SW PARK PL UN 303	PORTLAND OR 97205
40	RETURN SERVICE REQUESTED		1N1E33CC 4100	WINKLER SUSAN R	210 SW MORRISON ST #600	PORTLAND OR 97204
41	RETURN SERVICE REQUESTED	1N1E33CC 77000	ASSOCIATION OF UNIT OWNERS OF	CEDAR CREST CONDOMINIUM	8857 SW EDGEWOOD ST	TIGARD OR 97223-5903
42	RETURN SERVICE REQUESTED		1N1E33CC 77001	FANANE YASSINE & WHITCHER SARAH K	2359 SW CEDAR ST #1	PORTLAND OR 97205
43	RETURN SERVICE REQUESTED		1N1E33CC 77002	GASTON SAMANTHA & GASTON CHRISTIAN	2359 SW CEDAR ST #2	PORTLAND OR 97205
44	RETURN SERVICE REQUESTED		1N1E33CC 77003	BEARD ELSBETH G	2361 SW CEDAR ST #3	PORTLAND OR 97205
45	RETURN SERVICE REQUESTED		1N1E33CC 77004	BEARD ALEX J	2361 SW CEDAR ST #4	PORTLAND OR 97205
46	RETURN SERVICE REQUESTED		1N1E33CC 77005	ZIEGELMAN FAMILY TR	2359 SW CEDAR ST UNIT 5	PORTLAND OR 97205
47	RETURN SERVICE REQUESTED		1N1E33CC 77006	MCLAUGHLIN MICHAEL & MCLAUGHLIN KIM	PO BOX 29054	PORTLAND OR 97296
48	RETURN SERVICE REQUESTED		1N1E33CC 77007	JONES WILLIAM M JR	2359 SW CEDAR ST #8	PORTLAND OR 97205
49	RETURN SERVICE REQUESTED		1N1E33CC 77008	DARLING-JONES JOAN	2359 SW CEDAR ST #8	PORTLAND OR 97205
50	RETURN SERVICE REQUESTED		1N1E33CC 77009	ATKINSON ETHAN	2355 SW CEDAR ST #9	PORTLAND OR 97205
51	RETURN SERVICE REQUESTED		1N1E33CC 77010	HANNON MICHAEL & HANNON KATHLEEN	36682 PONDEROSA CT	NEWARK CA 94560
52	RETURN SERVICE REQUESTED		1N1E33CC 77011	DRAKE NANCY J	2355 SW CEDAR ST #11	PORTLAND OR 97205
53	RETURN SERVICE REQUESTED		1N1E33CC 77012	MARCY KATHLEEN H & MARCY STEVEN E	2359 SW CEDAR ST UN 12	PORTLAND OR 97205-1013
54	RETURN SERVICE REQUESTED		1N1E33CC 77013	SCHRAMM BARBARA J	2351 SW CEDAR ST	PORTLAND OR 97205
55	RETURN SERVICE REQUESTED		1N1E33CC 77014	PALMER ROBERT A	2349 SW CEDAR ST	PORTLAND OR 97205
56	RETURN SERVICE REQUESTED		1N1E33CC 77015	HEARN JON R	2359 SW CEDAR ST UNIT #15	PORTLAND OR 97205
57				CURRENT RESIDENT	2343 SW CEDAR ST #1	PORTLAND OR 97205
58				CURRENT RESIDENT	2359 SW CEDAR ST #7	PORTLAND OR 97205
59				CURRENT RESIDENT	2361 SW CEDAR ST #1	PORTLAND OR 97205
60				CURRENT RESIDENT	2393 SW PARK PL #101	PORTLAND OR 97205
61				CURRENT RESIDENT	2393 SW PARK PL #213	PORTLAND OR 97205
62				CURRENT RESIDENT	2343 SW CEDAR ST #2	PORTLAND OR 97205
63				CURRENT RESIDENT	2343 SW CEDAR ST #4	PORTLAND OR 97205
64				CURRENT RESIDENT	2343 SW CEDAR ST #6	PORTLAND OR 97205
65				CURRENT RESIDENT	2343 SW CEDAR ST #8	PORTLAND OR 97205
66				CURRENT RESIDENT	2347 SW CEDAR ST	PORTLAND OR 97205

	A	B	C	D	E	F
67				CURRENT RESIDENT	2355 SW CEDAR ST #12	PORTLAND OR 97205
68				CURRENT RESIDENT	2359 SW CEDAR ST #5	PORTLAND OR 97205
69				CURRENT RESIDENT	2361 SW CEDAR ST #2	PORTLAND OR 97205
70				CURRENT RESIDENT	2370 SW PARK PL	PORTLAND OR 97205
71				CURRENT RESIDENT	2393 SW PARK PL #104	PORTLAND OR 97205
72				CURRENT RESIDENT	2393 SW PARK PL #107	PORTLAND OR 97205
73				CURRENT RESIDENT	2393 SW PARK PL #111	PORTLAND OR 97205
74				CURRENT RESIDENT	2393 SW PARK PL #113	PORTLAND OR 97205
75				CURRENT RESIDENT	2393 SW PARK PL #210	PORTLAND OR 97205
76				CURRENT RESIDENT	2393 SW PARK PL #302	PORTLAND OR 97205
77				CURRENT RESIDENT	2343 SW CEDAR ST #3	PORTLAND OR 97205
78				CURRENT RESIDENT	2343 SW CEDAR ST #7	PORTLAND OR 97205
79				CURRENT RESIDENT	2393 SW PARK PL #102	PORTLAND OR 97205
80				CURRENT RESIDENT	2393 SW PARK PL #103	PORTLAND OR 97205
81				CURRENT RESIDENT	2393 SW PARK PL #203	PORTLAND OR 97205
82				CURRENT RESIDENT	2393 SW PARK PL #209	PORTLAND OR 97205
83				CURRENT RESIDENT	2393 SW PARK PL #212	PORTLAND OR 97205
84				CURRENT RESIDENT	2393 SW PARK PL #306	PORTLAND OR 97205
85				CURRENT RESIDENT	2343 SW CEDAR ST #5	PORTLAND OR 97205
86				CURRENT RESIDENT	2355 SW CEDAR ST #10	PORTLAND OR 97205
87				CURRENT RESIDENT	2393 SW PARK PL #105	PORTLAND OR 97205
88				CURRENT RESIDENT	2393 SW PARK PL #109	PORTLAND OR 97205
89				CURRENT RESIDENT	2393 SW PARK PL #202	PORTLAND OR 97205
90				CURRENT RESIDENT	2393 SW PARK PL #206	PORTLAND OR 97205
91				CURRENT RESIDENT	2393 SW PARK PL #207	PORTLAND OR 97205
92				CURRENT RESIDENT	2393 SW PARK PL #303	PORTLAND OR 97205
93				CURRENT RESIDENT	2393 SW PARK PL #304	PORTLAND OR 97205
94				CURRENT RESIDENT	2393 SW PARK PL #305	PORTLAND OR 97205
95				CURRENT RESIDENT	2393 SW PARK PL #309	PORTLAND OR 97205
96	RETURN SERVICE REQUESTED	OWNERS	1N1E33CC 3000	LANGAN JACOB R & LANGAN NANCY B	2375 SW PARK PL	PORTLAND OR 97205
97	RETURN SERVICE REQUESTED	APPLICANT	STUMPTOWN ENGINEERING	DAVIS LINDSEY	9644 SE 29TH AVE	MILWAUKIE OR 97222
98	RETURN SERVICE REQUESTED		NEIGHBORS WEST-NORTHWEST	DARLENE URBAN GARRETT	434 NW 6TH STE 202	PORTLAND OR 97214
99	RETURN SERVICE REQUESTED		GOOSE HOLLOW	C/O NWNW	434 NW 6TH STE 202	PORTLAND OR 97214
100	RETURN SERVICE REQUESTED		LAND USE CONTACT	STATE HISTORIC PRESERVATION OFFICE	725 SUMMER NE #C	SALEM OR 97301
101	RETURN SERVICE REQUESTED		PORTLAND METRO REGIONAL SOLUTIONS	C/O DLCD REGIONAL REP	1600 SW FOURTH AVE #109	PORTLAND OR 97201
102	RETURN SERVICE REQUESTED		LAND USE CONTACT	PORT OF PORTLAND PLANNING	PO BOX 3529	PORTLAND OR 97208
103	RETURN SERVICE REQUESTED		LAND USE CONTACT	TRANSIT DEVELOPMENT	1800 SW FIRST AVE SUITE 300	PORTLAND OR 97201
104					PROSPER PORTLAND	129/PROSPER
105					DAWN KRANTZ	B299/R5000

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

Carmen Rubio, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
TTY: 711
www.portland.gov/bds

Date: October 20, 2023

To: Interested Person

From: Grace Jeffreys, Land Use Services
503-865-6521 / Grace.Jeffreys@portlandoregon.gov

NOTICE OF A TYPE I PROPOSAL IN YOUR NEIGHBORHOOD

Development has been proposed in your neighborhood. The proposed development requires a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map is attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

Because we must publish our decision within 21 days, **we need to receive your written comments by 5 p.m. on November 3, 2023**. **Your comments must be e-mailed to the assigned planner listed above;** please include the Case File Number, LU 23-094017 HR, in your e-mail. If you do not have access to e-mail, please telephone the planner listed above about submitting comments. Please note that all correspondence received will become part of the public record.

CASE FILE NUMBER: LU 23-094017 HR
2375 SW PARK PL – ROOFTOP SOLAR ENERGY SYSTEM

Applicant: Lindsey Davis, Stumptown Engineering
9644 SE 29th Ave, Milwaukie OR 97222
lindsey@stumptownengineering.com, 503-924-7533

Owners: Jacob and Nancy Langan,
2375 SW Park Pl., Portland, OR 97205

Site Address: 2375 SW PARK PL

Legal Description: LOT 47, CEDAR HILL
Tax Account No.: R144800520
State ID No.: 1N1E33CC 03000
Quarter Section: 3027

Neighborhood: Goose Hollow, contact at board@goosehollow.org
Business District: None
District Coalition: Neighbors West/Northwest, contact Darlene Urban Garrett at darlene@nwnw.org

Plan District: None
Other Designations: Individually Listed Historic Landmark, and considered a Contributing Resource to the Historic District.

Zoning: **RM2,** Residential Multi-Dwelling 2
Case Type: **HR,** Historic Resource Review
Procedure: **Type I,** an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:
Applicant proposes exterior alterations to a Historic Landmark in the Kings Hill Historic District. The residence, known historically as the Charles J & Elsa Schnabel House, was constructed in 1907 in the Craftsman style. The proposal is to add a new rooftop solar energy system to the street-facing pitched roofs.

Historic Resource Review is required for non-exempt exterior alterations to a Historic Landmark within a Historic District require Historic Design Review, per Portland Zoning Code Section 33.445.100.D.1.a.

Relevant Approval Criteria:
In order to be approved, this proposal must comply with the approval criteria specified in the Portland Zoning Code. The relevant approval criteria are:
- Kings Hill Historic Design Guidelines
- 33.846.060.G Other Historic Approval Criteria

Zoning Code Section *33.700.080* states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. This application was submitted on October 16, 2023 and determined to be complete on October 18, 2023.

Decision Making Process
The Bureau of Development Services will make a decision on this proposal.
After we consider your comments, we will do one of the following:
- Approve the proposal;
- Approve the proposal with conditions; or
- Deny the proposal.

The neighborhood association listed on the first page of this notice may take a position on this application. They may also schedule an open meeting prior to making their recommendation to the Bureau of Development Services. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

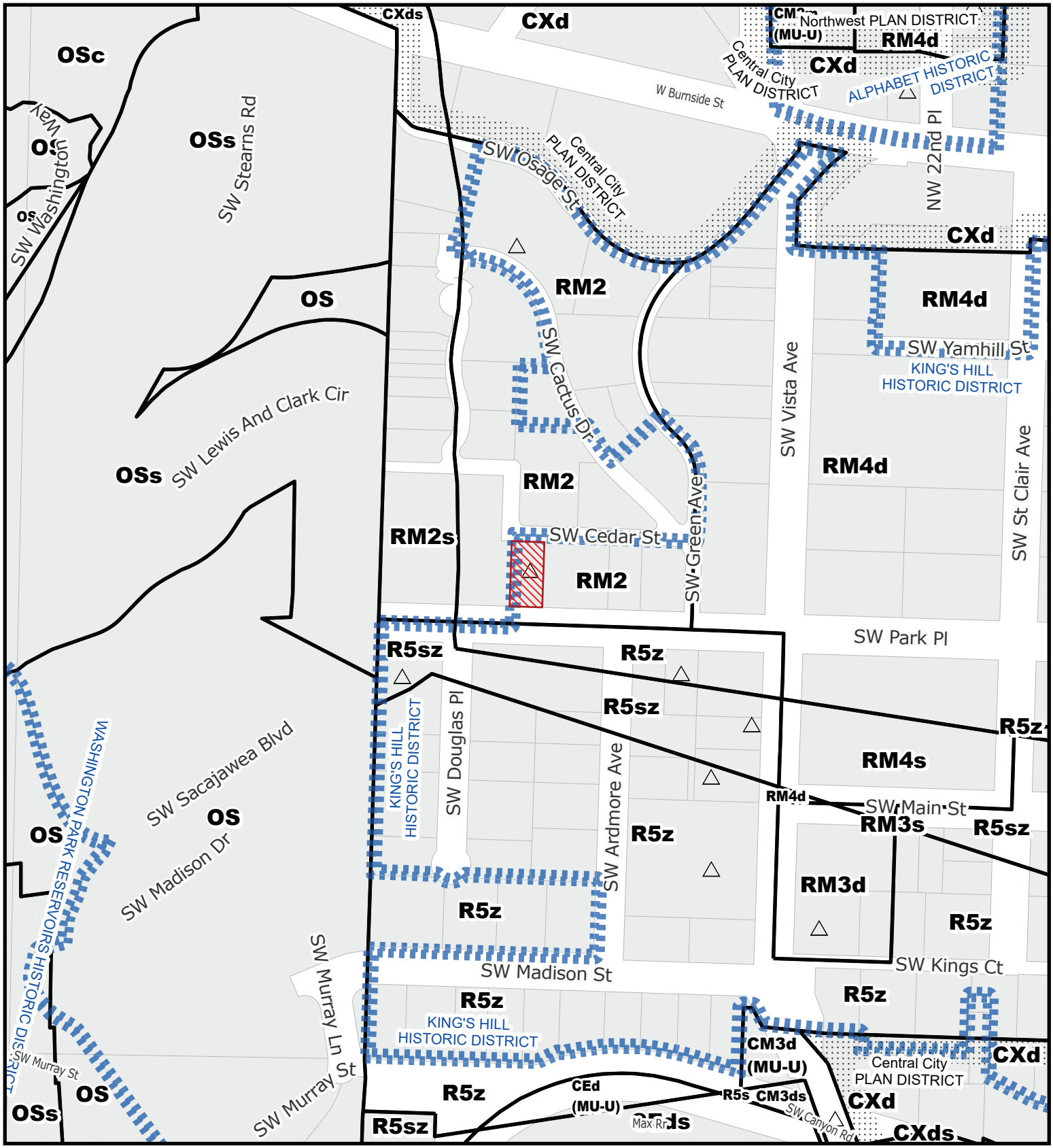
ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

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

Appeal Process
If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem OR 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues which may provide the basis for an appeal to LUBA must be raised in writing before the deadline for comments, or you may not be able to raise that issue in an appeal. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

Enclosures: Zoning Map, Site Plan, Front Elevation



For Zoning Code in Effect Post October 1, 2022

ZONING

THIS SITE LIES WITHIN THE:
KING HILL HISTORIC DISTRICT

- Site
- Plan District
- Historic District
- △ Historic Landmark

File No.	LU 23 - 094017 HR
1/4 Section	3027
Scale	1 inch =200 feet
State ID	1N1E33CC 3000
Exhibit	B Oct 16, 2023

LU 23-094017 HR, Exhibit D.2
LU 23-094017 HR, Exhibit B.1

Site Plan - 2375 SW Park Place

LU 230094017 HR, Exhibit A.3

Exhibit 4-Mounting Notes

Langan Residence

Roof Top Photovoltaic System Layout

Scale 3/32" = 1'

2019 OSSC
2019 OR Firecode

LU 23-094017 HR, Exhibit D.2

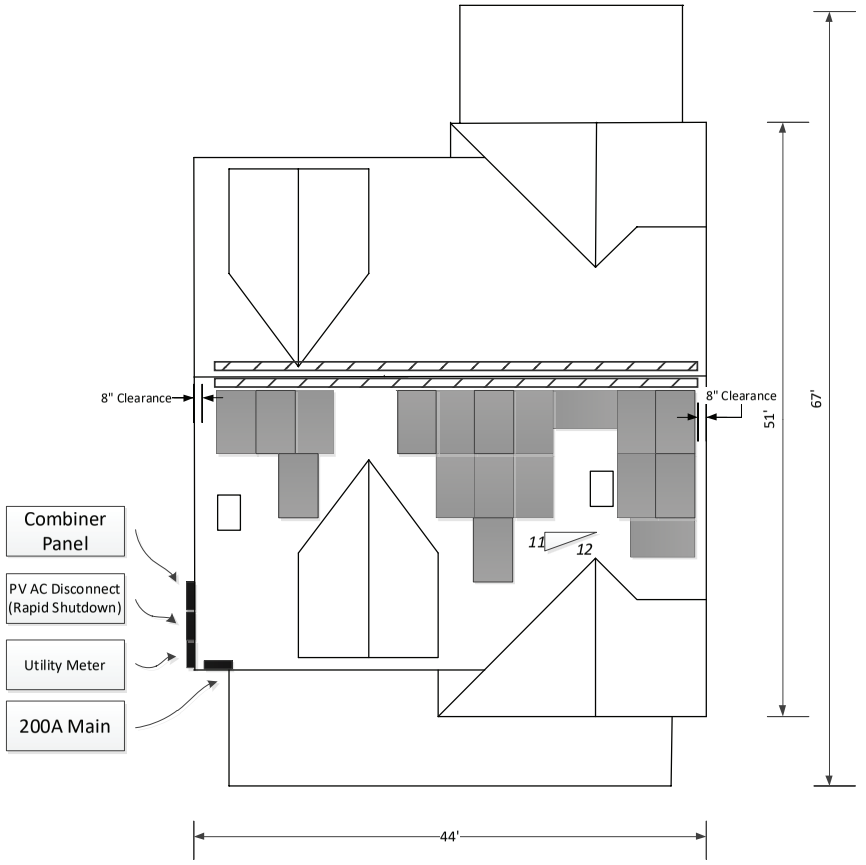
Mounting Notes

1. 2x6 Rafters @ 24" O.C.
2. Roof penetrations: 24-48" O.C.
3. Composition Shingle Roofing
4. Panel height off roof 6.31"
5. Weight of PV modules and assembly less than 4.5 lbs per sq. ft.
6. Azimuth: 180.66º
7. Module Tilt: 40.09º
8. Integrated Grounding Hardware
9. All installations comply with manufacturer's installation instructions
10. All horizontal ridges kept clear of PV components at least 1 ft. either side
11. PV array to cover less than 25% of total roof area
12. OSSC 3111: Attachments shall be spaced no greater than 24" O.C. in any direction when located within 36" of a roof edge, hip, eave, or ridge.
13. Solar array not to exceed height of any horizontal ridge line.

Total Roof Area: 2,094 sq. ft.
Total Solar Area: 326.7 sq. ft.
Solar Covers 16% of Roof Area

Roof Mounting Datail:

SEE IRON RIDGE HUG RAFTER CONNECTION DETAIL IN ATTACHED DOCUMENTATION



Indicates 12" fire access path to be maintained on both sides of horizontal ridge

(18) REC410AA Modules w/ (18) Enphase IQ8A-72-2-US Inverters

EQUIPMENT
(18) REC410AA Modules
(18) Enphase IQ8A-72-2-US Inverters
Iron Ridge Mounting System
Aluminum PV Roof Flashings

GENERAL CONTRACTOR:
C4 Group,LLC
5690 SW 88th Ave
PORTLAND OR.,97225
503 828-9500
CONTACT: BRET CULLIVAN

August 16, 2023

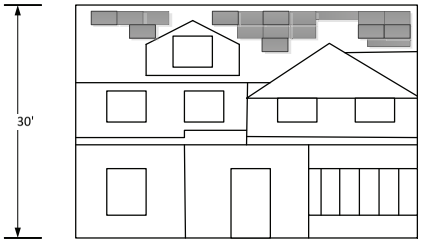
Jacob Langan
2375 SW Park Pl.
Portland, OR 97205
503) 927-1425

Exhibit 3b-Elevation

Scale 1/16" = 1'

Langan Residence

Elevations



Street View

EQUIPMENT
(18) REC410AA Modules
(18) Enphase IQ8A-72-2-US Inverters
Iron Ridge Mounting System
Aluminum PV Roof Flashings

GENERAL CONTRACTOR:
C4 Group,LLC
5690 SW 88th Ave
PORTLAND OR.,97225
503 828-9500
CONTACT: BRET CULLIVAN

August 16, 2023

Jacob Langan
2375 SW Park Pl.
Portland, OR 97205
503) 927-1425

To: Grace Jeffreys
From: Ayush Vaidya, Life Safety Plans Examiner
Date: October 30, 2023
RE: 2375 SW PARK PL, 23-094017-LU

LIFE SAFETY PLAN REVIEW RESPONSE
The following comments are based on the plans and documents provided to the Life Safety Plan reviewer. They are intended to provide the applicant with preliminary Building Code information that could affect the Land Use Review, Public Records request and/or future Building Permit reviews. The comments may not identify all conflicts between the Land Use proposal and the Building Codes. A complete Life Safety plan review will be provided at the time of Building Permit submittal at which time any additional Building Code issues will be noted. The comments are based on the Oregon Structural Specialty Code (OSSC), the International Existing Building Code (IEBC), the Oregon Mechanical Specialty Code (OMSC), or the Oregon Residential Specialty Code (ORSC).

RESPONSE SUMMARY

☒ Life Safety Plan Review does not object to the approval of this proposal. The applicant should be aware that several building code requirements may impact the final design of this building. For information regarding future compliance, see the **GENERAL LIFE SAFETY COMMENTS** below.

☐ Life Safety Plan Review does not object to the approval of this proposal. This approval is conditional on the finalization of the property line adjustment approved through this LUR/PR. If this public record is not finalized, a Covenant Not to Sell the Properties Separately must be established for this project. For information regarding future compliance, see the **GENERAL LIFE SAFETY COMMENTS** below.

☐ Life Safety Plan Review does not object to the approval of this proposal. Prior to Life Safety approval of the final plat or Land Use proposal, the applicant must address the Building Code issues listed as part of the **GENERAL LIFE SAFETY COMMENTS** below.

☐ Life Safety Plan Review cannot support approval of the current Land Use proposal. Prior to Life Safety approval of the final plat, the applicant must address the Building Code issues listed as part of **the GENERAL LIFE SAFETY COMMENTS** below.

Item #	GENERAL LIFE SAFETY COMMENTS
1	**Building Permit Under Review or Issued** A Building Permit has been applied for and is currently under review, a Life Safety reviewer has been in contact with the applicant. Please refer to correspondence from the assigned Life Safety reviewer for building code-related comments. All questions regarding Building Code issues should be directed to the assigned Life Safety reviewer.

PORTLAND PARKS & RECREATION
Healthy Parks, Healthy Portland

Urban Forestry
1900 SW 4th Ave. Ste 5000, Portland, OR 97201
Tel: 503-823-TREE (8733) Fax: 503-823-4493
email: trees@portlandoregon.gov
web: portlandoregon.gov/trees

Urban Forestry
Land Use Review Response

Date: November 03, 2023
From: Amil Jakupovic
503-823-4491, Amil.Jakupovic@portlandoregon.gov
Case File: 23-094017-000-00-LU
Location 2375 SW PARK PL
Proposal: Applicant proposes exterior alterations to a Historic Landmark in the Kings Hill Historic District. The residence, known historically as the Charles J & Elsa Schnabel House, was constructed in 1907 in the Craftsman style. The proposal is to add a new rooftop solar energy system to the street-facing pitched roofs.

Historic Resource Review is required for non-exempt exterior alterations to a Historic Landmark within a Historic District require Historic Design Review, per Portland Zoning Code Section 33.445.100.D.1.a.

Urban Forestry has reviewed the proposal for its impact on existing city trees, street trees and heritage trees, street tree planting requirements and related mitigation in accordance with Title 11, Trees and for potential impacts upon urban tree canopy. It is the applicant's responsibility to disclose all aspects of their land use proposal that may impact required street tree plantings and existing street trees during the land use review process.

UNLESS EXPLICITLY STATED HEREIN, THIS REVIEW DOES NOT APPROVE STREET TREE REMOVALS AND DOES NOT PROVIDE ANY EXEMPTIONS TO TITLE 11 REQUIRMENTS.

Permits required after land use approval are subject to all applicable development standards and all provisions of the City Code, including Title 11. Title 11 regulations will be applied during the permit review process.

PLEASE NOTE THERE MAY BE OTHER APPLICABLE TREE REQUIREMENTS AS PER TITLE 33 PLANNING & ZONING.

A. Response Summary

Urban Forestry does not object to approval of the land use proposal. The proposed development will be subject to Title 11 regulations during the permit review process.

B. Recommendations

Urban Forestry has no objection to the proposed project.

City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 | 503-823-7300 | www.portland.gov/bds

Land Use Review Application

File Number: LU 23-094017 HR

FOR INTAKE, STAFF USE ONLY

Date Rec 10/16/23 by EW

☒ Type I ☐ Type Ix ☐ Type II ☐ Type IIx ☐ Type III ☐ Type IV ☐ ELD

LU Reviews HR

[Y] [N] Unincorporated MC

[Y] [N] Flood Hazard Area (LD & PD only)

[Y] [N] Potential Landslide Hazard Area (LD & PD only)

[Y] [N] 100-year Flood Plain [Y] [N] DOGAMI

Qtr Sec Map(s) 3027 Zoning RM2

Plan District None

Historic and/or Design District Landmark: Charles Schnabel Residence

Neighborhood Goose Hollow

District Coalition N-W / NW

Business Assoc None

Related File # RS 23-080375

APPLICANT: Complete all sections below that apply to the proposal. Please print legibly.
Email this application and supporting documents to: LandUseIntake@portlandoregon.gov

Development Site Address or Location 2375 SW Park Place Portland, OR 97205

Cross Street SW Park Place, off SW Vista Ave. **Sq. ft./Acreage**

Site tax account number(s)

R 130389 **R** **R**

R **R** **R**

Describe project (attach additional page if necessary)

The homeowner would like to add a 7.38 kW engineered rooftop solar PV system to their home.

Describe proposed stormwater disposal methods

Identify requested land use reviews

The home is located in the King's Hill Historic District, so a Historic Resource Review is required. Tier C

- **Design & Historic Reviews -** For **new development**, provide project valuation. $
  For **renovation**, provide exterior alteration value. $ $30,315
  AND provide total project valuation. $
- **Land Divisions -** Identify number of lots (include lots for existing development).
  New street (public or private)? ☐ yes ☑ no
- **Affordable Housing -** For buildings containing five or more dwelling units, will 50% or more of the units be affordable to households with incomes equal to or less than 60% of the median family income for the county or state, whichever is greater? ☐ yes ☐ no ☑ N/A

continued / over

Applicant Information

- Identify the primary contact person, applicant, property owner and contract purchaser. Include any person that has an interest in your property or anyone you want to be notified. Information provided, including telephone numbers and e-mail addresses, will be included in public notices.
- For all reviews, the applicant must sign the Responsibility Statement.
- For land divisions, all property owners must sign the application.

PRIMARY CONTACT:

Typed Full Name: Lindsey Davis ☑ I acknowledge this typed name as my signature

Company/Organization: Stumptown Engineering

Mailing Address: 9644 SE 29th Ave.

City: Milwaukie State: OR Zip Code: 97222

Day Phone: 503-924-7533 FAX: email: lindsey@stumptownengineering.com

Check all that apply ☑ Applicant ☐ Owner ☐ Other

Typed Full Name: Jacob Langan ☑ I acknowledge this typed name as my signature

Company/Organization:

Mailing Address: 2375 SW Park Pl.

City: Portland State: OR Zip Code: 97205

Day Phone: (503) 927-1425 FAX: email: langanx@yahoo.com

Check all that apply ☐ Applicant ☐ Owner ☐ Other

Typed Full Name: ☐ I acknowledge this typed name as my signature

Company/Organization:

Mailing Address:

City: State: Zip Code:

Day Phone: FAX: email:

Check all that apply ☐ Applicant ☐ Owner ☐ Other

Typed Full Name: ☐ I acknowledge this typed name as my signature

Company/Organization:

Mailing Address:

City: State: Zip Code:

Day Phone: FAX: email:

Check all that apply ☐ Applicant ☐ Owner ☐ Other

Responsibility Statement As the applicant submitting this application for a land use review, I am responsible for the accuracy of the information submitted. The information being submitted includes a description of the site conditions. I am also responsible for gaining the permission of the owner(s) of the property listed above in order to apply for this review and for reviewing the responsibility statement with them. If the proposal is approved, the decision and any conditions of the approval must be recorded in the County Deed Records for the property. The City of Portland is not liable if any of these actions are taken without the consent of the owner(s) of the property. In order to process this review, City staff may visit the site, photograph the property, or otherwise document the site as part of the review. I understand that the completeness of this application is determined by the Director. By my signature, I indicate my under-standing and agreement to the Responsibility Statement.

Name of person submitting this application agrees to the above Responsibility Statement and acknowledges typed name as signature:

Lindsey Davis Date: 9/28/23

Phone number: 503-924-7533

Email this application and supporting documents to LandUseIntake@portlandoregon.gov

Submittal of locked or password protected documents will delay intake of your application.

Oregon Historic Site Record

LOCATION AND PROPERTY NAME

address:	2375 SW Park Pl	**historic name:**	Schnabel, Charles J & Elsa, House
	Portland, Multnomah County	**current/other names:**	Schnabel House
assoc addresses:		**block/lot/tax lot:**	
location descr:		**twnshp/rng/sect/qtr sect:**	1N 1E 33

PROPERTY CHARACTERISTICS

resource type:	Building	**height (stories):**	2.5	**total elig resources:**	2	**total inelig resources:**	
elig evaluation:	eligible/significant			**NR Status:**	Listed Individually & in Hist Distr		
prim constr date:	1907	**second date:**		**date indiv listed:**	09/08/1987		

primary orig use:	Single Dwelling	**orig use comments:**	
second orig use:			
primary style:	Craftsman	**prim style comments:**	
secondary style:		**sec style comments:**	
primary siding:	Shingle	**siding comments:**	
secondary siding:			
plan type:		**architect:**	Knighton, William C
		builder:	

comments/notes:

GROUPINGS / ASSOCIATIONS

Survey/Grouping Included In:	Type of Grouping	Date Listed	Date Compiled
King's Hill Historic District	Listed Historic District	02/19/1991	

SHPO INFORMATION FOR THIS PROPERTY

NR date listed:	09/08/1987	Special Assessment				**106 Project(s):**	None
ILS survey date:		**Status**	**Term**	**End Yr**		**Federal Tax Project(s):**	None
RLS survey date:		Closed	1st	2005			

ARCHITECTURAL / PROPERTY DESCRIPTION

(Includes expanded description of the building/property, setting, significant landscape features, outbuildings and alterations)

Refer to scanned documents links.

HISTORY

(Chronological, descriptive history of the property from its construction through at least the historic period - preferably to the present)

Refer to scanned documents links.

RESEARCH INFORMATION

Title Records	Census Records	Property Tax Records	Local Histories
Sanborn Maps	Biographical Sources	SHPO Files	Interviews
Obituaries	Newspapers	State Archives	Historic Photographs
City Directories	Building Permits	State Library	

Local Library:		**University Library:**	
Historical Society:		**Other Respository:**	

Bibliography:

NPS Form 10-900
(3-82)

OMB No. 1024-0018
Expires 10-31-87

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received AUG 3 1987
date entered SEP 8 1987

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Schnabel, Charles J. and Elsa, House — Number of contributing resources: 1

and/or common Same — Number of non-contributing resources: 1 (detached garage)

2. Location

street & number 2375 SW Park Place — N/A **not for publication**

city, town Portland — N/A **vicinity of** First Congressional District

state Oregon **code** 41 **county** Multnomah **code** 051

3. Classification

Category	Ownership	Status	Present Use	
___ district	___ public	_X_ occupied	___ agriculture	___ museum
_X_ building(s)	_X_ private	___ unoccupied	___ commercial	___ park
___ structure	___ both	___ work in progress	___ educational	_X_ private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	___ religious
___ object	N/A in process	___ yes: restricted	___ government	___ scientific
	N/A being considered	_X_ yes: unrestricted	___ industrial	___ transportation
		___ no	___ military	___ other:

4. Owner of Property

name Robert E. Clay and Sally R. Leisure

street & number 2375 SW Park Place

city, town Portland — N/A **vicinity of** **state** Oregon 97205

5. Location of Legal Description

courthouse, registry of deeds, etc. Multnomah County Recorder

street & number 610 SW Alder Street

city, town Portland **state** Oregon 97205

6. Representation in Existing Surveys

title City of Portland Historic Resource Inventory — **has this property been determined eligible?** _X_ yes ___ no

date 1983 ___ federal ___ state ___ county _X_ local

depository for survey records City of Portland Bureau of Planning, 1120 SW Fifth Street

city, town Portland **state** Oregon 97204

7. Description

Condition		Check one	Check one
___ excellent	___ deteriorated	___ unaltered	X original site
X good	___ ruins	X altered	___ moved date N/A
___ fair	___ unexposed		

Describe tbe present and original (if known) physical appearance

Overview of Physical Features and Integrity

The Schnable Residence, built in 1907, is a large, two and one-half story house with 4,500 square feet of living space on three floors. The house is on a 50 x 100-foot lot at the upper western edge of the King's Hill Neighborhood just below the main entrance to Washington Park, in southwest Portland. It was designed in the Arts and Crafts style by noted Oregon architect William C. Knighton.

The house has five bedrooms and a second story sun room or nursery. There is one main bathroom with separate water closet, a third floor maid's half-bath, a bedroom sink, a hall sink, and a maid's half-bath in the basement. There is a large 8 x 20-foot formal entry hall, a comparable second floor hall landing with coved ceiling, a two and one-half story open staircase, and a maid's rear staircase. The first floor has nine and one-half foot ceilings, a separate formal living room, a large formal dining room with boxed beam ceiling and wainscotting, a large library/sitting room, two fireplaces, a pass-through dish pantry, and a cold-storage food pantry with a marble countertop in the kitchen. There are 3,200 square feet of original oak hardwood floors on two floors. They are of unusual 2 x 7/8-inch thickness and are believed to be Siberian white oak from Alaska. The kitchen has maple floors. They have recently been sanded and refinished. There are also thick 7" moldings around the ceiling and floors, heavy pocket doors, and Povey Brothers stained glass in the dining room, stair landing, and tradesman's entrance.

Other special features include three Chicago-manufactured intercom boxes and phones on each floor, an operable dumb waiter for wood, a tradesman's entrance landing and staircase with passages into three areas of the house. A cedar-lined walk-in closet for seasonal clothes storage, and an "attic ballroom" dance floor are on the third floor.

The house retains all of its original heavy, solid brass doorknobs, as well as almost all of the original push-button electrical switches and brass plates, 10 in total. Most of the light fixtures are also original.

There are several sets of windows on the third floor and in the kitchen that open and close with unusual mechanical operation. These are "pocket" windows or a type of early-designed "storm" windows. The window frame is counter-weighted and slides up and down inside the wall cavity. It is opened by releasing a latch at the bottom, sliding the window up two inches to clear the bottom of the sill before swinging the two separate frames of the window to the interior. There is also a set of three transom windows in the kitchen.

A second dumb waiter for wood which served the kitchen has been removed.

Architect/Architectural Style

Built in 1907 and occupied in 1908, the Charles J. Schnabel House is one of Portland's noteworthy early examples of a "modified Swiss Chalet," as certain Arts and Crafts houses were described in newspaper accounts of the day. At the time, the style was considered extremely modern. The style is a Pacific Northwest regional adaptation which used indigenous building materials and blended the primary features of English and American Arts and Crafts. The house has received only modest alterations in the past 80 years. The front porch has been attractively enclosed in multi-pane windows and a front bay added in keeping with late medieval design origins. Similarly, the ground floor rear porch has been enclosed, and the second floor sleeping porch has been enlarged and enclosed.

The Schnabel House was designed by one of Portland's and Oregon's most distinguished, prolific, and original architects--William C. Knighton (1864-1938). Knighton's "modified Swiss Chalet" was influenced (continued)

Except for the rear porch and eating nook remodeling, all window frames and glass are original.

The house is heated by the original gas-fired octopus furnace that supplies hot water (via gravity) to fourteen radiators. The basement has 8-foot ceilings with seven rooms for storage, wood, laundry, and bathing, etc. and contains about 1,400 square feet. The house is supported by massive timbers; 6" X 8" posts support 8" X 10" cross-beams that support 2" X 12" floor joists. The location of these rooms is remarkably similar to the Ainsworth House's configuration. Footings and foundation walls are poured-in-place concrete. Upper walls are of stud construction, except for exterior peaks which are covered by stucco. Floors and roof are also of wood construction.

The home enjoys expansive views of the city and the Cascades from the second and third floors.

EXTERIOR - GENERAL

Roof/Roof Line

The roof pitch is steep (45 degrees). About 75 percent of the roof faces north and south while overhanging "shed"-type roofs covering four individually-sized dormers, two each in the front and rear, make up most of the balance of the east and west facing roof. In the front is one enormous second story dormer with three large windows across the front and one smaller dormer at the third floor level. At the rear, both north-facing dormers are on the third floor.

Walls

The exterior walls are red brick veneer at the half-story ground floor basement level. Large, beveled and evenly-alligned wood shingles cover the first, second, and third floor levels. Stucco with half-timbers was used at the peaks of the east and west sides of the third story and in the third story north and south dormers.

Windows

Windows in the house are typically double-hung, "eight-over-one" (eight panes over a single glass pane). Windows in the kitchen pantries and in the transoms contain etched glass. Several windows in the kitchen (3) and third floor (9) are an unusual "pocket" storm type of window whose frame is counterweighted and slides inside the wall cavity. Three sets of windows are

Povey Brothers stained glass. One of these sets comes from the Charles E. Smith family mansion formerly in Lair Hill Park. It contains clear beveled glass, stained glass, and "jewel" ornaments.

Chimneys

There are three chimneys: two for the fireplaces and one for the former wood stove. They are of original red brick with concrete caps on the two fireplace chimneys.

Entrances

The house has three first-floor primary entrances at the south (main front), east (tradesman), and west (rear porch entry). Each entrance has a double door vestibule-type entrance. A fourth entry exists below ground at the end of an entry staircase leading to the basement at the rear of the house.

Exterior Stairs

Three concrete staircases ascend onto the property; the front has a large, main staircase, there are side stairs leading to the tradesman entrance. In the rear is a second set of stairs which also leads to the tradesman entrance.

Exterior Architectural Features

The exterior of the Schnabel Residence represents many of Knighton's most typical features in his residential work. Among these are half-timbered gable ends, eaves with exposed rafters, decorative bargeboards, lintels, steep-pitched multi-gabled roofs with projecting shed-roof wall dormers, multi-pane sidelights, exterior beveled wood shingles evenly alligned, projecting second story, ground level red brick veneer or brick facing, a brick balustrade around the porch, and the Knighton signature logo or trademark.

Major Additions

In 1930, the front sitting room/library was expanded outward into the front yard by eight feet and a lead and iron multi-pane window was added with an interior window seat. The red brick front was heightened to seven feet to match the ground-level brick veneer.

Minor Additions/Alterations

Also in 1930, the front porch was enclosed with elaborate multi-paned and transomed windows. In the early 1970's, the northeast rear of the house which

had contained a screened porch was expanded slightly, and enclosed. This squared-off the rear fascade to make the eating nook larger. The second story sleeping porch was also enlarged and enclosed to match the first level.

INTERIOR FEATURES - OVERVIEW

William Knighton's interior design for the Schnabel Residence exhibits precisely the typical design elements found in many arts and crafts style homes; namely, large rooms, built-in cabinets, benches over radiators, and large first and second floor linear entrance halls leading to all the main rooms. The Schnabel Residence main hallway is eight feet wide by twenty feet long and has six major passageways to other significant rooms: the front parlor (sitting room), living room, dining room, wash room/powder room leading to the kitchen, the staircase to the second floor, and the staircase leading down to the lower level landing to the side tradesman entrance and the basement. This interior central hall theme is repeated again on the second floor with the eight-foot wide by sixteen foot long hall which has eight passages leading to four bedrooms, the bathroom, the watercloset, the library/nursery, and the third floor staircase, and a large double-door linen closet with built-in drawers and shelves.

According to Peter Davey in his book, "Architecture of the Arts and Crafts Movement" (1980), interior rooms were to be reduced in number in favor of being "large enough to be healthy, comfortable, and habitable..." with large rooms containing recesses. "Furniture, as much as possible was to be built in as much as possible to avoid the sense of clutter...and to create a sense of serenity." The Schnabels dish pantry, food pantry, dining room china cabinets, several recesses, library shelves, and pocket doors are examples of this style.

Fireplaces

There are two fireplaces. The library fireplace uses tapestry brick in a basket-weave pattern with ornamental tiles of individual design inserted. The brick is capped with a large mantel with square box end support brackets. The sitting room fireplace uses large, square cream or terra cotta colored tiles in the hearth with an elaborately decorated brass screen cover (original), capped by a large wooden mantel with a pair of carved and rounded support brackets. All fireplaces are original.

Doors

There are 41 doors total on four levels; all are made of fir. Thirty-two doors are the hinge-type, seven are single "pocket" sliding doors, and two

pair are sliding "pocket" doors in the living room and dining room. Of these, eight have square glass panes and two are "dutch" doors with a single pane top half. Doors generally have single insert panels with rectangular trim. Door casings are plain with projecting lintels, and also have rectangular trim. Virtually all doors are original.

Mechanical

Three oak intercom boxes with earpiece and push buttons remain on three floors. Fixtures for the servant's bells from the dining room and kitchen remain as does the "six-arrow" "bellbox."

Moldings

All first and second floor doorways are framed by large straight-line moldings five inches wide. Floor moldings are seven inches wide. The first floor ceiling moldings are seven inches wide. Second floor ceiling moldings are two inches wide. Two second floor bedrooms have cove ceilings, as does the large hall landing. All moldings are original. All ceiling heights are original.

Walls

Interior walls are all original lath and plaster. The bathroom and kitchen have the original "pressed" "tile plaster" walls.

Staircases

The main open staircase rises two and one-half stories from the lower level eastern tradesman entrance. It rises two stories from the main entrance hall. The staircase contains all the classic and formal arts and crafts detailing. There are two landings: a quarter landing with a recessed wall and a half landing in front of stained glass windows. The staircase style is termed "open newel." It has separate crowned newel posts, a handrail, outside spandrel framing or paneling, a curtail step, and a wall and outer string skirting. The half landing and handrail are made of oak and the risers, tread, and paneling are made of fir. There is a clever "reverse" variation of Knighton's logo carved in the vertical banister rails. A half-story maid's staircase ascends to the main stair half landing from the powder room adjoining the kitchen. The third story full staircase leads to the attic ballroom and servant's quarters and is of modest construction.

A description of the other specific interior elements were covered in the section on physical features.

EXTERIOR - SPECIFIC

South Elevation (Front Entrance)

The front of the house faces south on SW Park Place on a 50-foot wide lot. The house is directly across the street from the Aaron Holtz/Thomas Banfield Twentieth Century Georgian, Jacobethan mansion designed by Portland's distinguished A. E. Doyle. The Schnabel house is framed by two enormous American Elm trees planted by the Schnabels about 1908. The trees are now nearly 80 years old.

The outside porch door at the front entrance is about eight feet above the sidewalk level, accessible by two sets of four concrete steps with a landing in between. The steps are flanked on either side by a two-foot thick brick wall capped with a four-inch layer of concrete. The brick work of this wall is set into the front slope of the shallow front yard and graduates up to the front porch landing in four and five step increments. The brick walls are integrated with the red brick veneer that covers the entire ground level front. A wrought-iron handrail extends along the left side of the steps the length of the stairway.

The first floor front consists of three distinct parts: (1) the multi-pane and leaded glass, four-over six bay window enclosing the front sitting room/library at the far right-hand side (east), which was added in 1930; (2) the recessed twelve-paned front door flanked by six-paned sidelight windows and a three-paned transom flanked by two single panes above the doorway. This entrance is further flanked by a pair of square pilaster columns set on the front brick wall and supporting a pair of beams and crowned by a box beamed tudor-type crest which holds a two-foot high keystone of the architect. William C. Knighton's signature "logo" or keystone is a bell-shaped trapazoidal shield-shaped motif. It is repeated again over the interior tudor archway leading to the original interior recessed front door. It is also found again in the gables of three other exterior locations: over the main front-facing second floor dormer and once each on the east and west facing main gables. Knighton's keystone also appears in three different interior locations.

The left-hand side (west) front contains the multi-paned glass-enclosed front porch, also added in 1930. Three six-paned windows are in the center flanked by two half-windows beneath transom windows. The enclosed front porch ends with a third matching pair of straight pilaster columns. The porch extends out from the main front face and the second-floor by about eight feet. The sitting room/library extends out about seven feet from the projecting second

floor dormer. The front porch enclosure and bay window were added in 1930 by Mrs. Elsa Schnabel and were constructed by F. H. Brandes and Son for a cost of $600. The roof for this addition is covered by tin.

The second story front has two distinct sides. The right side has a gabled wall dormer with bargeboards, craftsman detailing, and half-timbering. This large dormer extends beyond the main roofline peak about fifteen feet. The dormer face consists of three identical and centered double-hung eight-over-one sash windows; it is shingled above and below the window sill. Knighton's logo is centered on the large gable above the windows. The left side above the porch features overhanging eaves with exposed pointed rafters.

The name "Schnabel" and the old address (785 Park Ave.) are etched into the cement tile at the top of the southern staircase leading to the side tradesman entrance. The sidewalk contractor's name, "H. Elliot," dated 1903, is also etched into the original cement sidewalk indicating that the sidewalk construction predated the house. One wrought-iron curb ring for tethering horses is set into the curb.

Eastern Elevation

As in the front, brick veneer covers the above-ground walls of the cellar basement. Wood shingles cover the walls of the first, second, and third floors. Where the shingles and brick meet, the shingles are flared out in a bell-shape fashion which is particularly dinstinctive at the corners. This same "flaring" also occurs where the second story projects out over the first story.

The centerpiece along the east sideyard is the tradesman entrance covered by the original wisteria arbor made of decorative box-beam columns and capitals. Recent restoration to the arbor has preserved the woodwork to its original condition. The arbor was originally covered by glass. The tradesman entrance was uniquely designed for deliveries of milk, groceries, mail, wood, coal, and was intended for entry by maids, the families' driver, and various repairmen. The original large tradesman door is a "dutch"-style split-hinge door with a single large glass pane in the top frame which originally housed Povey stained glass. Flanking the door are two large 1886 Povey Brothers leaded, beveled, and stained glass windows. To the right of the window is a small door and storage cupboard for milk and groceries. To the left is the mail slot leading to a large mail box storage closet. The original coal shute is located to the left of the mail slot at the ground floor.

At the second story are four double-hung sash windows containing Povey Brothers stained glass at the staircase landing. The exterior shingled wall continues to the third story where a pair of vertical windows provide light to

the third-floor staircase landing. Above this point, the attic level exterior is covered in plaster and half-timbers. Beyond the tradesman entrance, the exterior kitchen wall and windows are recessed beneath the overhanging eave of the projecting second story. The rear porch has been enclosed to enlarge the eating nook area. The eating nook wall was brought out to be in line with the kitchen wall. This extension was then continued to the enlarged second story sleeping porch beneath the third floor dormer. Beneath the kitchen northeast wall are three pairs of double-hinged windows recessed in window wells which open from the inside cellar laundry room.

Rear Elevation (North)

The rear of the lot abuts Cedar Street which runs parallel to Park Place in the front. An original four to six foot high concrete retaining wall separates the rear yard from the street level. An original concrete rear tradesman staircase is located at the northeast property line. A one-car concrete garage is at the opposite northwest property line. Most of the rear yard is covered by a concrete tile-patterned patio with remainder as flower beds. A rear porch entrance was moved from the northeast to the northwest corner. The entrance steps are adorned with an attractive wrought-iron "grill" handrail on both sides. The porch door has twelve glass panes. The exterior door is an original "dutch" door style. A rear below-ground level cellar door is original and still contains its beveled glass. This door's interior face retains a wood carving beneath the glass. The enclosures to the kichen nook and porch occurred in the early 1970's. The far western end of the rear is all original, rising three stories to a second large north-facing dormer containing a large diamond or latticed-shaped leaded glass picture window. The second story characteristically projects out over the first floor wall and reveals exposed beam ends. This portion of the rear wall contains a set of five Povey Brothers stained glass windows and two etched glass windows to the dish and food pantries respectively.

West Side Exterior

The west side wall abuts the property of a condominium complex. This wall is dominated by an enormous red brick chimney, exposed for two stories and enclosed in the wood frame exterior wall at the third floor before rising again through the roof line. The west side of the lot contains a three-foot high rock retaining wall which is 80-100 years old. The west wall exhibits the familiar iron-barred basement windows recessed in window wells; the eight-over-one double-hung windows on the first floors; the arched gable holding the Knighton logo; the third-story "pocket" storm windows and the customary stucco, half-timbering, box-end beams, and exposed pointed-end rafters.

Plantings

Front: Two 80-year old American elms, one large hydrangea, one large camelia, one large holly tree, and one cedar tree on western property line.

Eastside: One 80-year old wisteria vine and several roses.

Rear: One large honeysuckle vine covering rear fence, one fig tree, one large hydrangea, several ferns, assorted flower bulbs, one 100-year old ornamental cherry tree on western rear property line.

Westside: Several ferns above rock wall with holly trees and one vine maple covering the red brick chimney face.

8. Significance

Period	Areas of Significance—Check and justify below			
___ prehistoric	___ archeology-prehistoric	___ community planning	___ landscape architecture	___ religion
___ 1400–1499	___ archeology-historic	___ conservation	X law	___ science
___ 1500–1599	___ agriculture	___ economics	___ literature	___ sculpture
___ 1600–1699	X architecture	___ education	___ military	___ social/ humanitarian
___ 1700–1799	___ art	___ engineering	___ music	___ theater
___ 1800–1899	___ commerce	___ exploration/settlement	___ philosophy	___ transportation
X 1900–	___ communications	___ industry	___ politics/government	___ other (specify)
		___ invention		

Specific dates 1907 **Builder/Architect** William C. Knighton

Statement of Significance (in one paragraph)

The Arts and Crafts style house on Southwest Park Place near the entrance to Washington Park in Portland was built in 1907 for Charles and Elsa Schnable, who were among the elite of German-speaking society. Designed by noted Oregon architect William C. Knighton (1864-1938), the house meets National Register Criterion C as one of the earliest and most distinctive examples of Arts and Crafts design in the architect's body of work. There are perhaps as many as 24 Knighton houses in this vein in Portland, but none is better documented nor more replete with the architect's peculiar, signature motifs. Generally, the 2½-story frame house displays the hallmarks of English Arts and Crafts architecture as popularized in the United States by such magazines as Country Life and The Studio. The steep gables with decorative barge boards, exposed rafter ends, stuccoed gable ends with half timbering, multiple panes in upper window sash, prominent chimneys, and the side, or tradesman's entrance pergola are characteristic of Arts and Crafts architecture in America in the early 20th century. The effect of the facade's second story overhang and flared shingle coursing was diminished by an historic alteration of 1930 which expanded the library and made an enclosure of the former front terrace. The resulting glass-fronted ground story, including a window bay addition for the library on the east side of the entrance, differs from the original treatment, but the heavy mullions and transom bars give a late medieval feeling to the remodeled front which is in keeping with the original design. It is likely that Knighton himself supervised the alteration at the behest of Schnabel's widow. The pediment of the 1930 portico bears a version of the recurring keystone signature motif.

The interior of the house is finished with quality woodwork and features such as art glass windows of local and English manufacture and a glazed terra cotta and tapestry brick fireplace surround so representative of the Arts and Crafts tradition. The local art glass was supplied by the Povey Brothers Studios. Of special interest is the attenuated and enriched keystone, recognized as the architect's signature motif, which recurs as exterior gable ornament and in the form of pilaster capitals on the interior. While Knighton may have been influenced by the Secessionist Movement, or Austrian version of Arts and Crafts, other details in the Schnabel House, such as the slatted stair railing with its cut-out motifs, recall just as readily the Glasgow interiors of Charles Rennie Macintosh.

The property is also locally signifiant under Criterion B as that which is most importantly associated with Charles J. Schnabel (1867-1921), prominent attorney, financier, leader of the German Aid Society which assisted thousands of immigrants, and one-time Republian candidate for the United States Senate. Upon Schnabel's tragically accidental death in 1921, his widow, Elsa, continued to occupy the house through its historic period.

9. Major Bibliographical References

See continuation sheet

10. Geographical Data

Acreage of nominated property less than one

Quadrangle name Portland, Oregon-Washington **Quadrangle scale** 1:62500

UTM References

	Zone	Easting	Northing		Zone	Easting	Northing
A	10	5 213 510	5 10 410 710 10	B			
C				D			
E				F			
G				H			

Verbal boundary description and justification The nominated property is comprised of Tax Lot #47, Cedar Hill Addition to Portland, Multnomah County Oregon. Although included in the nomination, the garage situated at the back of the property is not counted as a separately contributing feature.

List all states and counties for properties overlapping state or county boundaries

state	N/A	**code**	**county**	**code**
state	N/A	**code**	**county**	**code**

11. Form Prepared By

name/title	Robert Edward Clay, MUP, MPA		
organization	N/A	**date**	December, 1986
street & number	2375 SW Park Place	**telephone**	(503) 225-9149/796-7713 (work)
city or town	Portland	**state**	Oregon 97205

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national ___ state X local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title Deputy State Historic Preservation Officer **date** July 29, 1987

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the National Register

date 9-8-87

for **Keeper of the National Register**

Attest: **date**

Chief of Registration

GPO 911-399

by the Secessionist-inspired Early Viennese Modern Design period and exhibited artistic qualities and design principles found among the Wiener Werkstatte group of avante-garde artisans practicing in Vienna, Austria (1897-1918).

Knighton-Schnabel Association/Knighton Signature Logo or Trademark

Among Knighton's residential work, a visual site analysis reveals that the Schnabel Residence is Knighton's most embellished with his three-dimensional bell-shaped trapazoid motif or keystone. His noted trademark may be found on two City of Portland Landmarks and National Register of Historic Places designations, the Seward (Governor) Hotel (1904) and the Whitney-Gray Hotel/Retail Building (1911), home to Jake's Restaurant, as well as several other non-designated buildings. At least two other Knighton works are on the national register: The Ainsworth House in Portland Heights and the Deepwood Housing in Salem. Many others are eligible and some of these can be expected to be nominated in the next few years. The Schnabel Residence represents the second time Knighton had used his trademark logo on any of his buildings. Therefore, it preceeds several of his later distinguished works. In contrast to the Schnabel's Rank II, one of these earlier designs with his trademark (Frank Freeman/Aaron Frank Residence) received a lesser Rank III rating in Portland's Historic Resources Inventory.

Newspaper accounts reveal that Knighton was specifically commissioned to design a Swiss Chalet home for the Schnabels. Family accounts reveal that Schnabel also requested Knighton to use the trademark in his house. The Knighton logo is found on five exterior locations and in the interior at the capital on two boxed columns, in the staircase balistrade, and again in two pass-through dish pantry swinging doors where the motif pattern is used as a window.

Charles and Elsa were of German and Swiss descent and leaders among Portland's German-speaking community. They also had travelled frequently to Germany, Switzerland, and Vienna. Knighton and Schnabel were contemporaries whose ages were within three years of each other. Both were leaders in their respective professions and associates in at least two Portland societies; both were 32nd Degree Masons at the same Masonic Temple and both were members of the "Lang Syne Society of Portland Pioneers." Elsa Schnabel and her mother Hedwig Smith, who lived in the house before and after Charles Schnabel's death, were arts patrons who visited Vienna. Elsa brought back the Viennese Modern hand-blown blue glass chandelier hanging in the Schnabel dining room. Elsa's father, Charles E. Smith, was sent in 1873 by President U.S. Grant to Vienna as a delegate to represent Oregon at the World Exposition. Charles and Elsa's

only son Charles Holbrook spent nearly 20 years abroad after the death of his father to study and work as an artist in the German-Austrian border town of Oberammergau, a noted southern German village. These facts and others suggest that the Schnabels were fully aware of the new modern Viennese design movement and purposely provided support and encouragement to Knighton when commissioning him to utilize this style and his trademark logo. Exactly how Knighton came to discover the principles of Secessionist-inspired architecture of Vienna's Otto Wagner has yet to be determined.

Schnabel Residence - Rank II Designation

The City of Portland Historic Resources Inventory conducted in 1981 identified the Schnabel Residence as a Rank II (see inventory sheet) which recommends the house be considered for a National Historic Register designation. Later transposing of the rankings to maps is contradictory in showing the residence as a Rank III. Of the seven categories available for scoring, two categories representing a total of 40 points were not given any points. These categories were "historical" and "rarity." It can favorably be argued that the Schnabel Residence should score points in both of these other categories for its associations to the Schnabels, the Smith Family, to King's Hill, to the Cedar Hill Addition, to Washington Park, to the 1886 Smith Family Mansion stained glass windows installed in the tradesman entrance and designed by Povey Brothers Art Glass Company, for other Povey Prothers stained glass in the stair landing and dining room, and as the second earliest of the 10-12 Oregon examples of the Early Viennese Modern/Swiss Chalet residential style with the most extensively applied Knighton trademark embellishments. While other examples of Knighton's Secessionist-inspired Swiss Chalet exist, it is the best preserved of the earliest examples and it is Knighton's only verified work in the King's Hill Potential Historic Conservation District. It is also somewhat unusual in that the Knighton logo is applied at the entrance to the front porch addition 23 years after its construction and, by 18 years, the latest use of the motif in any of Knighton's work which otherwise was only used from 1905 to 1912.

Visual observations of residences in the King's Hill neighborhood reveal that only two other homes bear architectural similarity in their style to the Schnabel residence. These are the two side-by-side Max and George Lowenson residences at 2220 and 2226 SW Main, which were built in 1907. The architect for these homes is undocumented, although it is believed they are also Knighton-designed. Each is a handsome chalet-style Arts and Crafts home on narrow 25' by 100' lots. Each is of more modest proportions than the Schnabel residence. Neither of the Lowenson's residences bear any of Knighton's

familiar trademark logos. Historic resources inventories compiled for the neighborhood reveal that most residences are revivals of other architectural styles.

While many other variations of Arts and Crafts homes exist throughout the City, few are as distinctive in their craftsman detailing and their particular association with the Viennese Early Modern Design which influenced the modified "Swiss Chalet" style; none of Knighton's other examples are as extensively embellished on the exterior with his ornamental trademark.

Part of Historic Ensemble

In addition to a Rank II status, the Schnabel Residence is also specifically shown in Portland's Historic Resources Inventory as one of four single-family residences along the north side of SW Park Place from SW Vista Avenue to the intersection at SW Douglas Place below the Lewis and Clark Monument. The Schnabel Residence anchors the west end of these homes, forming a historic resource ensemble or compatible grouping of residences built from 1907 to 1914 (see King's Hill map). The Schnabel Residence is the oldest of the ensemble.

Adjacent to City and National Landmarks and National Historic Register Designations

In addition to its contribution as an ensemble, the residence's relationship to its setting and other large homes is important in that it contributes to the land use stability and compatible setting of other city landmarks, and to current and potential national register designations. Such designations include the Barde Residence, the Berkowitz Residence (adjacent to the east), and the Levi Hexter Residence. Several other prominent non-designated landmarks are located in close proximity such as the Aaron Holts/Thomas Banfield Mansion immediately across the street.

Among these, it is the second oldest. It is the oldest residence above SW Ardmore and into Washington Park. The Arlington Heights area had not yet been developed when Knighton designed the Schnabel Residence. As the oldest home near the crest of King's Hill, it shares historical significance with one of Portland's best known landmarks, the Lewis and Clark Monument, as well as the circle fountain and the Sacajewea statue.

As the oldest home in this vicinity, it is also the third oldest remaining residence built above the 280 foot elevation (above the Levi Hexter Residence) in either the Cedar Hill or Johnson Additions. For nearly 50 years, the

Schnabel Residence was adjacent to a Rhine Castle which occupied the west 200 X 200 foot block (demolished in 1964). It was originally built by a banker, Lowenberg, and later owned and occupied by Leadbetter, son-in-law to Henry Pittock. The Schnabel Residence shares significant architectural and developmental history with the Henry D. and Charlotte Green Mansion built about 1873 and demolished shortly after 1900. Originally, the Green Addition (Cedar Hill), the Green family mansion sat at the crest of King's Hill to the north of Lowenberg/Leadbetter property. It comprised an estate which was originally about 20 acres purchased for $6,000 in 1864 from Amos N. King. Henry D. Green migrated from New York, and together with his brother owned the City water and gas companies. Their mansion, overlooking the Portland skyline, was considered Portland's finest during the period and Mrs. Charlotte Green's elegant horse-drawn coach of silver ornaments was considered remarkable. The Greens' son-in-law was C.J. Reed, a U.S. Marshall noted for his prosecuting of Portland's several fraudulent timber barons. His son, the Greens' grandson, was noted Russian revolutionary John Reed, the only American ever buried in the Kremlin. The Schnabels original 62-page Abstract of Title, dated 1910, gives a remarkable accounting of the property transactions among the Green and Reed families.

Of the thirty-five structures in the Cedar Hill Addition, the Schnabel Residence is the sixth oldest. The five older residences of more modest construction are at the base of the hill just above Burnside Street.

Schnabel Residence Part of King's Hill Potential Historic Conservation District

The Schnabel Residence is at the upper western edge of the Potential Historic Conservation District identified and proposed by the City of Portland Bureau of Planning and the City's Historic Landmarks Commission in 1981. A map of the boundaries for the district may be found in the "Portland Bureau of Planning Historic Resources Inventory Report" prepared in 1981, as well as the staff report prepared for the Landmarks Commission, Planning Commission, and finally City Council. According to the staff report, the King's Hill Potential Historic Conservation District contains one of the finest collections of architecturally significant residential buildings in the City. They were designed by the City's most regionally and nationally distinguished architects and occupied by some of the City's most prominent and distinguished families. Unfortunately, many remarkable architectural gems have already been lost to the forces of development, in part by inner city development pressures and caused by expensive land and high property taxes. Due to its R1 medium density zoning, permitting one dwelling unit for every 1,000 square feet, and its close proximity to the adjacent condominium, the Schnabel Residence is among those vulnerable to redevelopment pressures.

Schnabel Residence Located on Scenic Route

Due to its Park Place location on an officially designated scenic route to Washington Park, the Rose Gardens, and the Zoo and because it is just two minutes from downtown, the house is viewed by tens of thousands of residents and visitors each year, particularly during the summer months. Park users come by car, bike, city buses, chartered buses, and on foot. The house is two hundred feet from the main park entrance and the historic Lewis and Clark Monument commemorating the arrival of the Lewis and Clark Expedition to the great Northwest.

Residence Contains Three Sets of Povey Brothers Art Glass

In a visit to the Schnabel Residence, Polly Povey Thompson, AIA, daughter of David Povey (one of three brothers who founded the northwest's premier art glass company in 1881) confirmed that three sets of windows were designed by her father and uncles. The sets include a panel of five leaded and stained glass windows (23" X 17" each) in the dining room and a grouping of four large double-hung leaded and stained glass windows (5'3" X 21") in the half-stair landing. A third rare Povey example is two large matching 4'3" X 2'3" windows that flank the tradesman entrance. Each window contains 55 clear beveled glass squares, five across and eleven high, with colored glass jewel ornaments bordering the outside. These windows are even larger than similar windows found in Salem's historic "Deepwood" house and featured as among the Poveys' finest works.

According to local stained glass experts and Schnabel descendents, these two windows come from the historic Charles E. and Hedwig A.M. Smith Mansion which was sold by the Smiths to the County for $1.00 to use as the first Multnomah County Hospital in 1909. The County later demolished it in 1923 and sold it to the City. The mansion and ground, originally occupying 10.5 acres, later became Lair Hill Park (three acres) in memory of the original owner, attorney and Oregon Laws codifier, William Lair Hill. The Multnomah County Board of Commissioners had considered naming the grounds after C.E. Smith.

Given the year when the Smith Mansion was built, it is believed that the windows were made about 1886 and are therefore among the Poveys' earliest works. The Povey Brothers Glass Company were designers and manufacturers of the finest art glass for Ecclesiastical and domestic purposes in the entire Pacific Northwest. Their work may be found in many public buildings, churches, and homes.

Residence Home to Prominent Early Portland Family

The 1907 Schnabel Residence was continuously owned by the Schnabel family members until May, 1985, when the house was sold by the Schnabels' grandchildren, Captain Edward Alex (Schnabel) O'Neill and his sister Mrs. Barry O'Neill Parsons, to Robert E. Clay and Sally R. Leisure. In 1961, upon her death, Elsa Ann (Smith) Schnabel stipulated in her will that the home be held in trust for and occupied by the Schnabels' only children, Katherine Elizabeth (Schnabel) O'Neill who occupied the residence most recently until 1981, and her twin brother Charles Holbrook Schnabel who occupied the residence until 1975 prior to his sister's occupancy. The house was also home to several other family members at various points, particularly Elsa's mother, Hedwig Smith, for the better part of 30 years. Since Elsa was the eldest daughter by several years, the house became the center of the Smith family activities following the donation of the Smith Mansion in 1909.

The Smith Family

Charles Emil Smith: The original owners, Charles J. and Elsa Ann (Smith) Schnabel, were one of early Portland's prominent families. Elsa was the eldest daughter, by several years, of the city's most prosperous iron and steel industrialist and early pioneers, Charles Emil Smith (1839-1912). Mr. Smith was born in Switzerland, trained in iron works in Frankfurt, Germany and later at the McCormack Reaper Works in Chicago.

Together with his brother, Ferdinand Smith, the Smith Brothers migrated with their parents from Germany during the revolution of 1848. In 1859, the family migrated west, first settling near Marysville in the Sacramento Valley and then to Portland by about 1862 where they were among the first three iron works companies to be founded in Portland.

By 1863, the brothers had founded the Smith Brothers Iron Works Company and what eventually became the longest continuously-operated family business west of the Mississippi River, eight decades. By the 1880's, the iron works company had added a new partner and became known as Smith and Watson Iron Works Company. It also had grown to be Portland's largest employer at 90. The company was responsible for supplying the boilers and machine parts for logging, railroading, shipping and bridge building. The company became known for its steam engines, boilers, donkey engines, fireboats, and other equipment. The company was also involved in a number of design innovations for this machinery. A detailed account of the company's work in iron and shipping is documented in the 1919 Columbia River Shipbuilding Review.

The Smith family was also widely known for its role in the development of downtown commercial cast iron buildings and their architecture. The Smiths first built a small cottage on the 10.5 acres they bought from attorney and city parks founder, Attorney Lair Hill.

As their family grew, the Smiths brought their cousin over from Germany about 1885, architect Justus Krumbein (1847-1907), to design a large mansion suitable for the head of the largest firm in town. After first settling in San Francisco, the Smiths lured Krumbein north to Portland because they convinced him he needed to be among the trees, as in his native Germany. Construction for the family mansion was started in 1886 and completed in 1887. It stood for nearly 40 years as a city landmark in the middle of what is today Lair Hill Park. At Mrs. Smith's request, Krumbein specified three stories, four fireplaces, and hand-painted angels on the ceiling of the hall. Italian fresco painters and other craftsmen were commissioned for hand-plaster work. Mrs. Smith created an elegantly landscaped grounds around the home, herself planting an orchard, roses, raised grotto, and the trees of her homeland. Huge Norway maples, purple beeches, and Lindens spread a canopy over the park playground today.

Mrs. Smith's cousin, Justus Krumbein, stayed to become one of Portland's finest early architects. He and Warren H. Williams were Portland's two major architects of the cast iron era. Krumbein "probably left the more exuberant legacy" having designed at least 46 buildings, including his first in Oregon, the 1873 Oregon State Capitol Building. Among his other works were the interior of the New Market Theatre, the Jacob Krum Residence (1873), the Henry Weinhard Brewery, Mechanics Fair Pavilion, Weinhard Block, Corbett Block, Mulkey Block, Ladd's Block, Portland Seaman's Bethel, Flanders Mansion, R. B. Knapp Mansion, Failing and Couch Schools, Bickel Block, AOUW Building, and a building for the Lewis and Clark Exposition.

For his pioneering work in iron, in 1873 Charles Smith was honored with an appointment by President Grant as delegate from Oregon to the Vienna Exposition. It was on this trip that he met his future wife, Hedwig Anna Marie Katerina Hansen in Hamburg, Germany.

While most of the Smiths' cast iron fascades and their own buildings were destroyed in the 1950's and 1960's, at least one of their own building fascades (arches and columns) have been preserved. These were recently reconstructed and rededicated in the Spring of 1986 and located at the Skidmore Fountain Square in old town. The Smiths were one of the 150 subscribers to provide financing to complete Henry Villard's Portland Hotel. They also donated all the iron and brass fixtures to enable that hotel to be

completed. After the Great Fire of 1873, Mr. Smith built the Smith Building at First and Salmon where, in 1879, Colonel Frank Huber established a well-known saloon. The Smiths also supplied the cast-iron fronts for the old Bershire Hotel, the 1869 Pioneer Post Office, and many others. The Mikado Building still stands today bearing Smith's initials under the roof cornice at the northwest corner of First and Taylor.

Charles Smith's oldest son, Alfred, formed the Columbia River Shipbuilding Company in 1917 with his father's help. Due to Smith and Watson's earlier experience with building smaller river craft and engine parts, Smith's son was awarded the federal contract for Portland to build the finest fleet of American ships for the war against the Keizer of Germany. The Columbia River Shipbuilding Company also grew to become the city's largest employer from 1917-1920 when over 8,400 workers were on its payrolls.

Following Charles Smith's death in 1912, his several sons continued to work both at the iron works company and in marine shipping works. Mr. and Mrs. Smith's children were Mrs. Elsa A. (Smith) Schnabel, Alfred E., Water G. E., Percy A., Stanley C. E., Charles E. Smith, Jr., and Mrs. John H. Besson.

Hedwig Smith: Charles Smith's wife, Hedwig Anna Marie Katarina (Hansen) Smith (1851-1940) continued to develop her family's many activities. Hedwig was born December 22, 1851 in Uttersen, Denmark. Her family later moved to Hamburg, Germany.

At the age of 61, Hedwig together with her son-in-law Charles Schnabel were co-partners in building the well-known Congress Hotel in 1912 at SW 6th and Main Street. The hotel was managed by another of her sons, Stanley Smith, and was the site of many civic and political events including the Democratic Pary Annual State Convention. The hotel, a Class A building, was the city's first highrise built of reinforced concrete. It was demolished in February, 1978, to make way for the Orbanco Building. A monument to some of the building's terra cotta fascade and the ram's heads serve as a canopy entrance to Harrington's Restaurant, below ground on the southwest corner of SW 6th and Main. The ram's heads were affectionately known as the Smith brothers. Colorful stories of the hotel's past events and its guests are recounted in a recorded interview with Katherine O'Neill which is available at the Oregon Historical Society.

The Congress Hotel was the site of many of the City's social and political events. Through the 1960's, the hotel was the site of the City Council's informal pre-meetings where the Council's public meeting was discussed and decided before walking across the street to City Hall to formally vote on matters before the Council.

During this period, Hedwig lived with the Schnabels periodically for nearly the next 30 years until her death in 1940. Hedwig was influential in support of the city's many social and cultural activities including the Oregon Symphony Orchestra and the Portland Art Museum. A more detailed account of Hedwig's life as the strong matron of the Smith family has been written by Virginia Diegel.

Charles J. Schnabel: Charles J. Schnabel (1867-1921) was a prominent Portland attorney for 30 years. He was also a financier, orator, and spokesman for various German aid societies assisting recent German-speaking immigrants from Germany, Austria, and Switzerland. Charles Schnabel was also a Republican candidate for the United States Senate. He was the Secretary and legal counsel for Smith and Watson's Iron Works.

Mr. Schnabel was tragically shot and killed in the Multnomah County Courthouse in February, 1921, at the age of 53 by Joseph C. Poeschl. Mr. Poeschl was a former client who was injured in a railroad accident in 1910 during the pre-worker's compensation era. Poeschl falsely believed that Schnabel had not secured a satisfactory award against the Southern Pacific Railraod Company for his dismembered foot and leg. After brooding over ten years, Poeschl sought Schnabel out. Schnabel was waiting for an elevator on the third floor with the County Sheriff, having just left Judge Kavanaugh's chambers, when Poeschl fired two shots. The first one misfired, but the second one mortally wounded Schnabel. Ironically, Poeschl was a recent Austrian immigrant whom Schnabel had helped without compensation. Similarly, despite the lack of evidence and conflicting testimony, the Oregon Legislature awarded Poeschl a bravery medal for his claim that he averted a train derailment by removing a tool from the tracks.

Schnabel had the unfortunate distinction of being the first and only person killed at the courthouse until 1978. Schnabel's death and Poeschl's trial were widely publicized events in Portland's three newspapers for the remainder of 1921. Poeschl was found insane and sentenced to life imprisonment at the state penitentiary. Memorial services were held for Schnabel in the chamber of the Circuit Court of Presiding Judge John P. Kavanaugh. This was probably the first time services were held in the court's chamber history. The many charitable deeds of Schnabel were recounted from associates and members of the Bar during his memorial service.

Charles Joseph Schnabel was born in Pittsburg, Pennsylvania on August 17, 1867 to Robert A. and Elizabeth M. (Becker) Schnabel. Robert was one of the well-known and highly-regarded newspaper men of the country, having been editor of the Grand Rapids, Michigan Statts Zeitung, and of the leading daily

of Fort Wayne, Indiana. Charles obtained his early education in the Parochial schools of Grand Rapids, and later Fort Wayne. In 1888, he moved to Chicago, taking a position as stenographer in the office of Thomas H. Wicks, General Superintendent of the Pullman Company. In 1889, Schnabel crossed the country to Portland to begin his real career.

Charles graduated from the University of Oregon Law School in 1891. During law school, he worked as a stenographer and clerk for Attorney Milton W. Smith.

Schnabel quickly rose to prominence. In 1893, he was appointed by President Cleveland's administration to a Assistant U.S. District Attorney position, which he held until 1896. He then formed a partnership (Thayer, Schnabel, and Thayer) with former Oregon Governor (1878-1882) William W. Thayer, also a former Chief Justice of the Oregon Supreme Court (1888-1890). This association lasted briefly until Thayer's death. Schnabel next formed a law and finance partnership with his brother, Joseph W. Schnabel, specializing in estate settlements, real estate finance, and their own property acquisition. Their business association ended with Joseph's unfortunate death in 1902 at the age of 32. Joseph received great notoriety as Deputy District Attorney for prosecuting a nationally-recognized smuggling case.

In 1907, Charles again formed a partnership. This time it was with W.P. LaRoche which lasted until LaRoche's appointment as Portland City Attorney.

As Vice President and later President of the General German Aid Society for nearly 30 years, Schnabel was entrusted with the financial affairs not only of that organization but of many of its members during the "crash" of 1907. He was also chief negotiator when the organization built its new eleven-story office building at 11th and Morrison. In his capacity as spokesman for recent German immigrants, he was publicly obliged to comment on particularly sensitive German and American diplomatic relations, German militarism, and immigrant loyalty to the United States at the outbreak of World War I.

Schnabel's legal career was rich and varied. He was certified to argue cases before the Oregon Supreme Court, (Federal) U.S. District Court, and the U.S. Supreme Court. It is known that he actually argued cases before two of the three. It is unknown whether he ever argued before the U.S. Supreme Court.

Schnabel was also very active in the state and local bar associations. In 1910, he was elected President to the Multnomah County Bar Association. In 1919, he represented Oregon a a delegate to the National American Bar Association Convention in Boston, Massachusetts, and unsuccessfully attempted

to secure the 1920 ABA Convention in Portland. Schnabel was also involved, as a law student, in the state's first formation of an Oregon Chapter of ABA. The accounts of the origins of the Oregon ABA were recollected by him and recorded in an article written in "The Oregonian."

In 1918, Schnabel ran unsuccessfully as a Republican candidate for the short-term of the United States Senate. As a public-spirited gesture, if elected he offered to resign to enable Senator McNary to resume his Senate term uninterrupted since McNary could not effectively run for both the short-term and the long-term.

Schnabel was a gifted public speaker. He was frequently in demand to speak on matters of public policy. As an orator, he spoke at civic forums, memorial services, graduation commencement exercises, and events featuring topics on history such as President Abraham Lincoln and Philadelphia's Liberty Bell. As a spokesman for the German-Swiss-Austrian immigrant community for over 20 years, he was frequently sought out for his thoughts on charitable giving and international political affairs.

Elsa A. Schnabel: Elsa Schnabel, like her mother Hedwig, was a supporter of Portland arts and charities and was involved in the city's social scene.

In the tradition of prosperous and recently immigrated families, Elsa was educated in private schools in Dresden, Berlin and Paris during her early childhood, and later Mills College in Oakland, California. As a young woman and before World War I with Germany, Elsa was presented to the King of Prussia, Keizer Wilhelm, as the eldest daughter of a leading west coast American industrialist.

Following the death of her husband Charles in 1921, she became Vice President of the Congress Hotel and Smith Hotel Company, with her brother Alfred as President. For many years, she was active in the work of the children's home and was a member of the First Unitarian Church.

Charles Holbrook Schnabel: Charles and Elsa Schnabel's son Charles Holbrook Schnabel (1899-1975) next lived in the house. Charles Holbrook studied art and literature at the University of Oregon. His education was interruped by World War I and he later served in World War II as well. After the war and following his father's death in 1921, he travelled to Europe where he spent the next 19 consecutive years studying at several universities and developing his skills as an artist. Charles specialized in pen and ink drawings and spent many years in Oberammergau, Germany, where he sketched artists appearing in the Passion Play of 1934. As a resident of the village, he made warm

friendships among his neighbors who were members of the Passion Play cast, including his close friend Anton Lange. He was invited to become a member of the cast and take a role in the play.

In November, 1934, Charles published a portfolio of some of his sketches in "Katalog of Charles Holbrook Schnabel, Utstalling AV Tuschteckninaar." The work contained 41 examples of cathedral spires, churches, town halls, castles, bridges, stone walls, parliament buildings, palaces, and other landmarks in the cities of Stockholm, Rotterdam, Edinburgh, London, and Upsala. Charles also performed portrait work. In particular, he sketched the portraits of actors which were sold to promote a particular play. His many travels and study abroad enabled him to become conversant in several languages and possessed first-hand knowledge of the classics in art, literature, and architecture.

In 1939, Charles returned to the United States. Prior to World War II, Charles was commissioned by the City of San Francisco to sketch notable areas of Golden Gate Park. Charles was a close friend to the Japanese family living in Orient near Gresham in east Multnomah County, that had built the Japanese Tea Gardens in Golden Gate Park. During the period of anti-Japanese sentiment which occurred with the outbreak of World War II, much of the original Tea Garden was dismantled. Charles assisted the family in transporting parts back to Portland and stored many of the hand-carved wooden pieces in the basement of the Park Place house.

During his travels through Europe, Charles collected many antiques and old and rare books. He also returned with several stained glass windows from England which he installed in the kitchen eating nook and in the second floor sleeping porch. In his later years, Charles traded and sold many of the items he had collected in his travels. Upon the demolition of the Congress Hotel in 1978, Charles obtained three lighting fixtures from the 1912 structure which he installed in the third story attic ballroom. Charles' only marriage, to Evelyn Santee (who died in 1986), came just several months before his death in 1975.

Katherine Elizabeth (Schnabel) O'Neill: Katherine O'Neill and her brother Charles were twins, born in 1899 at their grandparents' mansion at SW Second and Hooker Streets. Mrs. O'Neill attended Failing School, Ainsworth School, and Catlin School. In about 1916, her parents sent her to Miss Harker's Boarding School for Girls in Palo Alto, California. There she later met and married Edward O'Neill from Santa Cruz, California. The O'Neills lived in San Francisco, Carmel, Salem, and Portland. Edward O'Neill was in his car parked outside the County Court House in 1921 intending to pick up Charles Schnabel,

when Schnabel was shot. The O'Neills' had two children, Captain Edward Alex (Schnabel) O'Neill and Mrs. Barry (O'Neill) Parsons who lives in Europe. Captain O'Neill is a sea captain whose last work was in the Panama Canal. He maintains residences in Carmel, California, and Portland, Oregon.

William C. Knighton, AIA (1864-1938) - Biography by Robert E. Clay

William C. Knighton (1864-1938) was one of Oregon's most distinguished, original, and prolific architects.

Born William Christmas Knighton on December 25, 1864 in Indianapolis, Indiana, his parents were Charles J. and Mary (Hill) Knighton. His father was a native of England and later lived in New York City.

W.C. Knighton's friends and relatives knew him by the name "Will" or "Billy."

Knighton married Elinor (Lella) Waters of Salem, Oregon in Indianapolis in October, 1898. Lella was the daughter of a prominent Salem family. Her father was a Salem pioneer, merchant, and newspaper publisher, William Henry Harrison Waters from Nebraska City, Nebraska. He was also elected to serve in the Nebraska Legislature but chose to serve as Chief Aide to the Nebraska Governor instead. Among Lella's four brothers engaged in the legal profession was Frank Waters, Salem mayor from 1904 to 1907. The Waters family also owned the Statesman Newspaper. One brother, George Waters, a cigar store owner and tabacco merchant, donated old Waters Field at 25th and State Streets to the City of Salem. The grandstands at George E. Waters Field, home of the Salem Senators Baseball Club, were designed by Knighton and Howell in 1939.

Knighton's early schooling and architectural training took him from Indianapolis to Chicago and then to Birmingham in the 1880's. In 1893, he struck out on his own and arrived in Salem, Oregon to apprentice briefly with C.S. McNally as a draftsman working on the fascade of the Capitol National Bank Building. At this time, he also designed the State Reform School (Boy's Training School) in Woodburn, which is now known as MacLaren School for Boys.

Salem was Knighton's home when his career took a dramatic upswing. In 1894, he designed the first of his Oregon architectural landmarks, the elegant and historic Dr. L.A. Port Residence and Barn in the Yew Park Addition at 12th Avenue and Mission Street S.E. in Salem, known later as "Deepwood." It is a Queen Anne mansion now on The National Register of Historic Places. Accounts of the building and design for "Deepwood" are extensively detailed by Salem historian David Duniway in his 1979 booklet titled, "The Building of Deepwood." Later in 1894, Knighton designed a Queen Anne mansion for Judge

and Mrs. J.J. Murphy on Court Street which is no longer standing, and also the Masonic Temple in Corvallis and the Scio School. In 1895, Knighton designed the George E. and Margaret Waters Residence at Summer and Center Streets in Salem for his brother-in-law. The residence has since been demolished for the expansion of State offices.

In 1896, Knighton left for Southern California where he practiced for about two years in the Currier Building on West Third Street in downtown Los Angeles. Afterwards, he returned to Birmingham to practice as a draftsman in the firm of George Wheelock and Company, also known as the firm of Wheelock, Joy, and Wheelock (1898-1900). There he designed several residences. From here, he returned to Oregon to settle in Portland in 1902.

Knighton's Oregon career began to blossom again, this time in Portland, particularly during the period of 1905 to 1912. Following the Lewis and Clark Exposition, he gained considerable attention in a booming Portland for his work with glazed terra cotta, the Chicago School, the Viennese Early Modern Design, and the modified Swiss Chalet Arts and Crafts style.

Knighton's brilliant career involved a number of "firsts." The Viennese Early Modern Movement represented a move away from Victorian opulence and excessive ornamental detailing in favor of spare, clean, geometric lines. It also represented integration of the skills of artist, architect, and sculptor in the treatment of design elements and space.

His Portland and Salem work, his leadership in the Portland Architectural Club on civic improvement matters, and his earlier association in Salem helped him gain the first of his two major public appointments.

In 1913, Governor Oswald West appointed Knighton as the state's first Oregon State Architect, a post he held until 1917. According to newspaper accounts, during this five-year period, he supervised the construction and remodeling of more than 90 buildings throughout the State of Oregon, primarily state offices, university campus buildings, schools, armories, dormitories, and hospitals. For example, in May, 1914, Knighton completed alterations and additions to Deady Hall and the University of Oregon campus buildings housing engineering, the library, and dormitories. Other work completed during this period include The Soldier's Home at Roseburg, Eastern Oregon State Hospital in Pendleton, the Supreme Court Building, Girls Industrial School (Hillcrest School for Girls) at Salem, and the Feeble-Minded Institution (Fairview State Hospital) at Salem. Only recently has an effort to piece together an inventory of Knighton's work been attempted. According to Oregon State Senate Historian Cecil Edwards, the position of State Architect was met with some

controversy. It was viewed as unpopular by established members of the AIA and the architectural profession as limiting opportunities for several firms to contract for services within the state.

As State Architect, Knighton was also asked by the University of Oregon to confer with Ellis F. Lawrence who had been given the contract to develop a campus master plan for the Universtiy of Oregon.

In 1919, Governor Ben Olcott (Governor West's brother-in-law) appointed Knighton as Oregon's first president of the newly-formed Oregon State Board of Architect Examiners. He held this post for five years until 1924. The appointment meant that his own license was "grandfathered" and he was therefore given state license No. 2 in 1919. The Board's Treasurer, George Post, was given license No. 1.

Earlier in 1909, Knighton had been Oregon's first architect to use the Viennese Modern or Zig Zag Moderne style in his design for the Seward (Governor) Hotel. The second significant modern style building did not occur again for another 21 years when the Charles F. Berg building was constructed in 1930. This was actually more of an Art Deco building. Virtually every other architect during the period was recreating and refining the historic revival styles. From about 1909 until his death in 1938, Knighton's work continued to be at the forefront of new styles and of a new modern era.

He was among the first three architects in Portland to employ full-glazed terra cotta in Portland on his 1908-1909 Seward (Governor) Hotel. He was the first to employ extensive glazed terra cotta for its ornamentation effects. This made him a leader in solidifying the Chicago-Portland connection. Knighton's Seward Hotel stood with A.E. Doyle and Patterson's Meier and Frank Building (1909) and Benjamin Wister Morris III's Wells Fargo Building (1907) as the first terra cotta examples.

Knighton may also have been the first to use glazed terra cotta, or "ceramic veneer" in the Pacific Northwest outside the Portland area in his design for the Supreme Court Building (1914).

Among Knighton's work are included several architectural styles, including, in order: Queen Anne, English Tudor, modified Swiss Chalet (a Pacific Northwest regional adaptation of Craftsman and Arts and Crafts), Bungalow/Arts and Crafts, Beaux-Arts Commercial, Chicago School Commercial with Secessionist-inspired geometric ornamentation of Viennese Early Modern Design (also referred to as Zig Zag Moderne--i.e, pre-Art Deco), Mediterranean, and Bauhaus Modern School (International Style).

As with the styles that Knighton employed, his buildings' uses were similarly diverse. He designed elegant and stately residences, state offices, high schools, specialized training schools, university campus buildings, dormitories, armories, fraternity lodges, masonic temples, hospitals, apartments, hotels, commercial buildings, automotive garages, bus terminals, and warehouses.

Both as State Architect and in private practice, Knighton used the French classic Beaux-Arts style in his institutional buildings, i.e., Supreme Court (1914), Administration Building at the University of Oregon, Grant High School (1923), North Salem High School (1937), the Masonic Temple in Corvallis (1894), and the Knights of Pythias Building in Vancouver, Washington.

He is probably best known in Portland during his private practice for his John H. Sullivan-inspired Chicago School commercial style often adorned with his three-dimensional bell-shaped trapazoid trademark in glazed terra cotta from the Viennese Early Modern Design. Examples of this style include the Seward (Governor) Hotel; Whitney-Gray Retail/Hotel, 401-409 SW 12th Avenue; Trinity Apartments, 117 NW Trinity; Washington Park Automotive Garage, 121 NW 23rd; the Tilford (Fine Arts Building), 1017 SW Morrison Street; Crane Company Warehouse (Branch Company Library Building), 710 NW 14th Avenue; and Prael-Hegle Company Warehouse (Maddox), 1231 NW Hoyt Street. The Crane and Prael-Hegle (Maddox) warehouses are contained in Portland's new 13th Avenue Warehouse Historic Distric comprising 22 buildings. The two are identified as among fourteen of "primary significance" and are generally recognized as possibly the two finest warehouse buildings among the entire collection.

Knighton was also the only Oregon and Portland architect to integrate the Secessionist Viennese Early Modern Design into his residential work. Several of his residences after 1905 were a unique and eclectic blend of Secessionist functionalism and ornamentation with an English Arts and Crafts and Craftsman adaptation to Pacific Northwest materials. This style creates what was termed at the time of construction as "a modified Swiss Chalet." Some of Knighton's finest work are these lesser-known Portland residential showpieces built between 1905 and 1910. They are to be found in naturally landscaped settings in the neighborhoods of Northwest Portland, Portland Heights, Kings Hill, Willamette Heights, Mount Tabor, and Riversdale in Lake Oswego. Each is a large residence that exhibits his familiar architectural characteristics: half-timbered gabled and purloin ends, massive and decorative bargeboards, large brackets, projecting eaves with exposed rafters, steep-pitched multi-gable roofs with shed-roof wall dormers, multi-pane sidelights, exterior wall beveled shingles aligned in a straight pattern and flared at the base, projecting second stories, ground-level red brick veneer, brick balustrade around the porch, interior fireplaces of geometric tile patterns set in a

basket-weave tapestry brick, and in some cases the familiar Knighton signature logo or trademark. Some superior examples of these features may be found among the the following Portland residences:

- Maud and Belle Ainsworth Residence - 2542 SW Hillcrest Drive, Portland Heights (1907), National Historic Register
- Amadee M. and Alice M. Smith, Esq. Residence - 10101 SW Riverside Drive, Lake Oswego (1910)
- D.A. Grout Residence - 6213 SE Main Street, Mount Tabor (1910)
- Percy Dabney Residence - 1209 SW 60th Street, Mount Tabor (1910)
- Charles E. Rumlin Residence - 1827 NW 32nd Avenue, Willamette Heights (1908)
- Jesse R. Sharp Residence - 2205 SW 21st Avenue, Portland Heights (1908)
- Mr. and Mrs. Charles J. Schnabel Residence - 2375 SW Park Place, Kings Hill (1907)
- Edward and Julia Holman Residence, 1960 SW 16th Avenue, Portland Heights (1908)
- William J. Hawkins Residence, 1827 SW Myrtle Street, Portland, Portland Heights (1910)

A subtle variation of Knighton's Viennese Modern Secessionist-inspired residential "modified Swiss Chalet" Arts and Crafts is what architects have classified in the Portland Historic Resources Inventory as "Bungalow-Arts and Crafts." The difference appears to be very subtle in the eclectic blend on the one hand of the Viennese employing more clean, spare and straight geometric lines, versus the English Arts and Crafts-inspired homes with more suggestive Tudor and English Cottage influences. In either case, to examine these subtle differences still leaves one with the unmistakable sense of having recognized a Knighton-designed home.

Examples of this latter variation generally include the somewhat smaller Knighton-designed residences:

- Misses Maud and Belle Ainsworth Carriage House (#1) (Daniel J. Malarkey), 2611 Ravensview Drive, Portland Heights (1907). Originally part of the large Ainsworth house and estate.

- Misses Maude and Belle Ainsworth Carriage House (#2), 2566 SW Ravensview Drive, Portland Heights (1912)

- Two residences of Max and George Lowenson, 2220 and 2226 SW Main Street, King's Hill (1907) (Undocumented)

A larger home in this style is that of L.B. Menefee/Thomas and Elizabeth Vaughn Residence, 1634 SW Myrtle Street, Portland Heights (1908).

In 1910, Knighton also designed the Anna E. Mann Old People's Home at 32nd and Sandy Boulevard, where Mrs. Lella Knighton served on the Board of Trustees.

Local Portland architectural historians Virginia Guest Ferriday, Gideon Bosker, Lena Lencek, and Fred C. Baker have described Knighton as "unconventional," "progressive," "iconoclast," and even "far-out" and a "rebel" primarily in reference to the elaborate Vienna secessionist geometric ornamentation on the Seward (Governor) Hotel (1909).

Architectural writers Gideon Bosker and Lena Lencek admired Knighton's singular foresight in leading Portland's way into the modern era. This is evident in the following critique of Knighton's work in their book "Frozen Music."

> "While the city's most powerful architects--Whidden and Lewis, A.E. Doyle, Lazarus, Harrison Whitney and Morris Whitehouse--were designing structures decked in the excessive ornamental manner of Beaux-Arts eclecticism, another Portland architect, William C. Knighton, would point the way to a different mode of architectural expression. As with the Viennese architects of the Secessionist period (1897-1918), Knighton would beat the bushes of historical revival for a new vocabulary of surface manipulation characteristic of Viennese Early Modern Design."
>
> "...His dismissal of the prevailing historicism in architectural design was aligned closely to the Secession manifestoes of Vienna and their rejection of nineteenth-century certainties. Taking his cue from Viennese architect Otto Wagner, Knighton supplanted the floral motifs and delicate swirling curves of Beaux-Arts classicism with the geometrical emphasis of the Vienna movement. In 1910 Knighton's orientation represented a radical departure for Portland architecture--the city was rapidly filling up with the glazed ornate jewels of Doyle, Reid and Reid, and Whidden and Lewis--but his buildings, nevertheless, displayed a timeless element and indicated the path of future development."
>
> "...Knighton's hotel was decorated with flamboyant bursts of terra cotta, consisting of shield shapes, squares, and large beads. ...The entire cluster, which crowned the building with an opulant diadem, confirmed the architect's infatuation with a vocabulary of ornament that was independent of all the prevailing styles."

"A box-like, functional structure encrusted with ornament, the Governor Hotel expressed the two sides of modern man as Otto Wagner and the Secessionists has seen him: the man of business and the man of taste. As with Wagner's highly praised Hofpavilion for the Vienna Railway (1898), Knighton's hotel carried this duality to a peak of intensity, with the decorative Aztec-like motifs protruding assertively from an otherwise prosaic and rational building design. ...A more restrained example of the architect's insistence on 'the concept of unity of construction in a time of increasingly superficial decoration,' was the hotel he designed in 1911, which now houses Jake's Crawfish Restaurant."

"Otto Wagner, who towered over the whole development of architecture during the Secession Movement, 'had declared war on the training of the memory, the faculty favored by historcism.' In this vein, he condemned the Italian journey, classic capstone of a Beaux-Arts architectural education. Except for the imprint left by Knighton's work, the architectural innovations and spirit of fin de siecle Vienna--which, in retrospect, were startling harbingers of modern functionalism--did not leave their mark on Portland in any significant manner. ...Put simply, between 1907 and 1928 many of Portland's finest buildings were reduced to products of archeological study, an exercise, it should be pointed out, that was perfectly suited to the city's development during these architecturally formative years."

"In its place, Knighton referred to a 'superb new ornamental vocabulary that was purely Viennese: spare, compartmentalized, geometric and bending the serpentine art nouveau line into Secessionist right angles.' In the boldly geometric fireplace of tapestry brick that he designed for the Grout house in 1910, the architect revealed his penchant for the abstract, cubic forms of Viennese designers Josef Maria Olbrich and Kolo Moser."

Similar tapestry brick and tile patterns as mentioned above also appear in the 1907 Schnabel Residence.

Exactly how Knighton came to use the Secessionist style has yet to be determined. Knighton's bell-shaped trapazoid motif is to be found on Viennese household objects, cabinetry, and in fireplace tile patterns. They were designed by members of the Wiener Werkstatte group of avante garde artisans practicing in Vienna, Austria. While it is not known whether Knighton travelled to Vienna, he may have become associated with the Secessionist

principles in training or workshops in Chicago, Birmingham, or Los Angeles, if not Portland. It is known that the Knightons travelled to Tulsa, Oklahoma and Tampa Bay, Florida during 1918.

Following Knighton's term in Salem as President of the Oregon State Board of Architect Examiners in 1924, he returned to Portland with his wife Lella to settle permanently and to concentrate on his association as senior partner in the firm of Knighton and Howell. Upon returning, the Knightons lived in the Campbell Hotel off Burnside Avenue until the construction of his 1923 design for their modest two-story mediterranean home could be completed at 227 SW Kingston Avenue in Arlington Heights, surrounded by Washington Park.

In addition to Knighton's long-standing partnership with Leslie D. Howell from 1922-1938, Knighton's other significant earlier associations were with Portland architects William Travis (1904-1905), Edward T. Root (1911), and J.T. Wilding (1910). The vast majority of his work is attributable exclusively to himself.

While associated in partnership with Leslie D. Howell during the last phase of his career, his most important, as well as conventional works, were Grant High School and the Nurse's Home at the County Hospital in Portland; the State Office Building (Judiciary Building), the Junior and Senior Salem High Schools (North Salem High) and the Elks Club Building in Salem; and the Pythian Home in Vancouver, Washington. Also during this partnership, he and Howell designed motor stage depots (bus depots). From 1935 to 1939, they designed depots for Monmouth, Newberg, Salem, Portland, and Forest Grove. They also designed the Medford High School Shop Building (1931), the State Printing Building in Salem (1928), several other store buildings in Salem, and Portland warehouses.

More recently, local architectural historians have come to recognize the influence of Knighton's Bauhaus Modern School. This style came out full force at the end of his career just as it had 30 years earlier. It is represented by the Greyhound Bus Depot (1939), which he never saw constructed and is being demolished. Bosker and Lencek write "...the Streamline Moderne of Knighton's Greyhound Depot--which was enlivened by a sensuously deco blue and white sign added several years later--would be a convincing dress rehearsal for a technological future, which even the Great Depression would not completely dampen."

Several other lesser-known Portland examples of this style which confirm Knighton's place at the forefront of the Bauhaus School are the Offices and Garage For Oregon Motor Stages (1939) and Warehouse Building For the City of

Portland (1939). As Bosker and Lencek note, these exhibit the Bauhaus influence on Knighton to emphasize the "...reduction of ornament, on flat surface and, above all, a severely rectilinear geometry."

During his life, Knighton was also interested in civic, social, and fraternal affairs. He served first as Secretary (1917) and later as President (1920) of the Oregon Chapter of the American Institute of Architects. He was also a member of Architectural Club of Portland, serving as one of three members on the Civic Improvement Committee in 1910. In the Masonic Order, he held the 32nd degree of Ancient Accepted Scottish Rite Masonry and was an initiate in El Kadir Temple, Ancient Arabic Order Nobles of the Knights of Pythias, and was a member of the "Lang Syne Society" of Portland, a historical society.

Knighton died rather unexpectedly at home on March 14, 1938, at the age of 73. The Knightons had no children.

KING'S HILL NEIGHBORHOOD REPORTS AND ARTICLES

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Goose Hollow Foothills League (Under CETA Contract). The King's Hill History Project. Portland, Oregon. October 3, 1978.

Hofmann, Jane R. The Neighborhood In the Park, A History of Arlington Heights. Portland, Oregon. November 2, 1978.

King's Hill Walking Tour. Portland, Oregon. [Contains listings of 49 residences. Includes Charles J. Schnabel Residence.]

Oregon Historical Society. Scrapbook No. 11, p. 49.

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Smith, Dean S. "New Ideas For Old King's Hill." Portland Magazine, December 1978, p. 21.

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MacColl, E. Kimbark. The Shaping of a City, Business and Politics in Portland, Oregon 1885-1915. 1976. [pp. 6-9, 56-69, 162-165, 294-299, 509.]

Portland Block Book. Volume 2. San Francisco, California: Hicks-Judd Company, 1907. Oregon Historical Society. [R 912-7911, p. 852. Shows sizes of lots and blocks, names of owners compiled from latest official records; p. 69 for Cedar Hill shows Charlotte Green crossed out and Nancy J. Bessie and W.D.W. Paxton written in indicating one-half ownership on 1/8/07.]

Portland City Directory. 1890-1895. [Charles J. Schnabel, Stenographer, 55 Union Block, Building 189, 6th.]

Portland City Directory. 1900-1901. [Charles J. Schnabel, Lawyer, 515 Chamber of Commerce.]

Portland City Directory. 1906. [Smith and Watson Iron Works: Charles E. Smith, President; Alfred F. Smith, Vice President; Founders and Machinists Fort Hall. Alfred F. Smith, President, The Marine Iron Works. Schnabel, Charles J.--Schnabel and Schnabel--Secretary A.E. Kern and Company, residence 721 SW Second.]

Portland City Directory. 1907-1908. [Schnabel Investment Company, Charles J. Schnabel, President, Financial Agents.]

Portland City Directory. 1910. [Charles J. Schnabel, 785 Park Avenue; first address shown for Schnabel on Park Avenue.]

Portland City Directory. 1921-1922. [Elsa Schnabel, widowed.]

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Scott, Harvey. "Charles Jerome Reed," History of Portland Biographies. [pp. 409-410, 538.]

Zanello versus Smith and Watson Ironworks. (124 Pac. 660.) [Argued June 27, 1912. Decided July 9, 1912. Defendant's attorneys Messrs. Schnabel and LaRoche.]

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Duniway, David. Bayne Building. Salem, Oregon. [William C. Knighton, Architect.]

Ferriday, Virginia. Ainsworth Residence. Portland. [William C. Knighton, Architect.]

Tess, John. Seward/Governor Hotel. Portland. [William C. Knighton, Architect.]

Tess, John. Whitney/Gray Building (Jake's Famous Crawfish Restaurant). Portland. [William C. Knighton, Architect.]

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Bureau of Planning. Historic Resource Inventory. Portland, Oregon, 1981. Inventory Sheets for each of the following:

- Schnabel, Charles J. and Elsa; 2375 SW Park Place (1907) (Rank II)
- Berkowitz, Rabbi Henry J./Samuel Rosenblatt Residence; 2359 SW Park Place (1914) (Rank II)

- Holtz, Aaron/Thomas Banfield Residence; 2370 SW Park Place (1925) (Rank II)
- Sichel, Isiah S. and Lillie R.; 2343 SW Park Place (1914) (Rank III)
- Barde, Jack N. and Edith Residence; 2400 SW Park Place (1926) (Landmark)
- Hexter, Levi and Laura Residence; 2326 SW Park Place (1893) (Landmark)
- Stanley, Fredrick S. and Williams, Ralph E. Residence; 2329 SW Park Place (1907) (Rank II)

OLD PHOTOGRAPHS

David Campbell Steal Fireboat. Photograph. September 3, 1913. [Photograph includes fireboat built by Smith and Watson Iron Works.]

Hawkins, Ken (Photographer). Howe Photo File. Oregon Historical Society. [Photograph of Congress Hotel Demolition, February, 1978; #1798 Full City Block, SW 6th and Main Street. Photograph of Congress Hotel, 1919; #967 detailed photo of ram's head in terra cotta.]

Lang Syne Society. Photograph. Wilson Room, Multnomah County Library. [Combined portraits of members including William C. Knighton (Row 12, Column D) and Charles J. Schnabel.]

Machinery. Photographs. [Miscellaneous photographs of boilers, steam engines, various logging equipment, and other machinery of Smith and Watson Iron Works.]

Schnabel, Charles J. Photograph (8" X 10"). 1889. [Photograph of Portland's Lang Syne Society which includes photo of William C. Knighton.]

Schnabel, Charles J. Photograph. Victoria, B.C. July 17, 1919. [Photograph taken just before an air flight on Curtis J. U 4 A plane.]

Schnabel, Charles J. Photograph portraits. 1918 (age 50) and 1908 (age 40).

Schnabel, Charles J. and Elsa A. Residence. 2395 SW Park Place (785 Park Avenue). Photograph (8" X 10"-front). Taken about 1909. [Given by Mrs. Charles H. (Evelyn Santee) Schnabel, widow of Charles H. Schnabel, to Bob Clay and copied by the Oregon Historical Society, March, 1985.]

Schnabel, Charles J. and Smith, Elsa A. Wedding. Photograph (8" X 10"). 1896. [Photograph taken at home of Charles E. Smith.]

Schnabel Residence. Photograph (3" X 5"). 1911. [Photo of residence and friends of Katherine Schnabel O'Neill (Helen Morgan and Helen Ransom) Given to Robert E. Clay by Captain E.A. O'Neill.]

Smith and Watson Iron Works. Photograph (6" X 10"). 1920. [Photograph of Smith and Watson Iron Works covering four blocks along Front Avenue, including forge shop, plate shop, carpenter shop, storage shop, etc.]

Smith Brothers Iron Works Building. Front Avenue. Photograph. 1870. [Old Penitentiary Building.]

Smith Brothers Iron Works Company. Photograph. 1870. [Photograph including Charles E. Smith and Ferdinand Smith.]

Smith, C.E. Mansion. 721 SW Second and Hooker. Photograph (8" X 10"). [Present-day site on Lair Hill Park. Given to Multnomah County in 1909 for $1.00 as future site of Multnomah County Hospital. Demolished in 1923 for opening of hospital on Marquam Hill. Photo given to Robert E. Clay by Mrs. Charles H. (Evelyn Santee) Schnabel.]

Smith, C.E. Grandchildren. Photograph (5" X 7"). [Photograph of C.E. Smith's first grandchildren in Smith estate garden entrance with Katherine posing alongside white pony with twin brother Charles H. on horseback. Oregon Historical Society.]

Smith, C.E. Mansion. 721 SW Second and Hooker. Photograph (5" X 7"). [Photograph with family members including Charles and Hedwig Smith and children. Oregon Historical Society.]

Smith, C.E. Residence. Photograph (5" X 7"). 1909. [Oregon Historical Society.]

Smith, C.E. Residence. Photograph (5" X 7"). 1909. [Photograph of residence and automobile. Pictured in car are Hedwig Smith, Charles J. Schnabel, Stanley Smith, Katherine Schnabel O'Neill, and Charles Holbrook Schnabel. Seated on front porch are Elsa Ann (Smith) Schnabel and Alfred F. Smith. Oregon Historical Society.]

FAMILY-RELATED NEWSPAPER ACCOUNTS, OBITUARIES, AND MISCELLANEOUS DOCUMENTS

Advance Press Service of Successful Americans. Charles Joseph Schnabel Biographical Sketch. The Writers Press Association, May 14, 1910. [The Writers Press Association is located in the Temple Court Building, 5 Beekman Street, New York. Compiled following Schnabel's election as President of the Multnomah County Bar Association.]

"Bar Pays Tribute to C.J. Schnabel, Memorial Ceremony Held in Judge Kavanaugh's Court. Kindly Acts Recalled. Bench and Bar Testify to Good Deeds of Lawyer Killed by Bullet of Assassin." The Sunday Oregonian, March 6, 1921.

Besson, John H. of Lake Oswego (cousin of Schnabels'). Letter to Bob Clay. October 5, 1985.

Brody, Linda. Oral Interview and Notes with Katherine Schnabel O'Neill. Cassette Tape. March 14, 1980. [Recorded at 2375 SW Park Place, Portland, Oregon. Others present were Admiral John H. Besson (cousin), Rona McKenzie (childhood friend), and Susan Perez (personal secretary). #92, 0580, 1980 at Oregon Historial Society.]

Brotze, Edwin F. Oregonians "As We See 'Em," Cartoon and Caricatures of Portland Citizens. Portland, Oregon: E.A. Thomson, 1906. [From the press of the Irwin-Hodson Company, Hicks Chalten Engraving Company. Caricature of Charles J. Schnabel, Lawyer, is one of about 75 caricatures of Oregon's best-known and prominent individuals. Oregon State Bar Association.]

"Charles E. Smith Dead. Iron Foundry Owner Sucumbs to Paralysis. President of Smith and Watson Iron Works Rebuilt Plant After Being Wiped Out in Fire." The Oregonian, February 23, 1912.

"Charles Schnabel Estate Estimated Near $25,000." Oregon Journal, February 11, 1921.

"C.H. Schnabel." The Oregonian, November 18, 1975. [Obituary.]

"C.J. Schnabel Shot Dead by J.C. Poeschl. Local Attorney Shot at Court House by Man Who Fancied Wrongs; First Degree Murder Charge Faced. Lay In Wait For Him. Winner of Bravery Medal Had Idea Lawyer Had 'Sold Him Out' to Railroad Company and Deprived Him of Money..." (Continued) "C.J. Schnabel Killed By Man Thought to be Insane; Heart Pierced." Evening Telegram, February 5, 1921. [Included were two photographs of Poeschl and portrait of Schnabel.]

Clay, Robert E. Notes from unrecorded conservations with Mrs. Charles H. Schnabel of Portland (Evelyn Santee). December, 1985. January, 1986. February, 1986. [Mrs. Charles H. Schnabel is now deceased.]

Clay, Robert E. Notes from unrecorded conversations with John Hedlund of Portland. (cousin of Schnabels') February, April, and May, 1985.

Clay, Robert E. Notes from unrecorded conservations with Captain Edward Alex (Schnabel) O'Neill of Portland (grandson of Charles J. and Elsa A. Schnabel). June 28, 1986. July 3, 1986. July 15, 1986.

"County Hospital Historic Building, Structure Home of Charles E. Smith in Early Days. Ceilings All Painted, Mystic Oriental Design in One of Rooms Beyond Ability of Local Cipher Experts." The Oregonian, September 9, 1923.

Diegel, Virginia. "The Story of Hedwig Hansen Smith." Summer, 1977. [As told to Virginia Diegel by Katherine Schnabel O'Neill, and other sources.]

Ferriday, Virginia Guest. Notes from Oral Interview with Katherine Schnabel O'Neill. October 11, 1977.

"First Degree Murder Laid to J. Poeschl. Joe Poeschl Is Indicted. Legal Machinery Moves Swiftly in Returning True Bill for Attorney Schnabel Slaying." Oregon Journal, February 5, 1921. [Article included a photograph of Joseph C. Poeschl and Charles J. Schnabel with the heading, "Lawyer Victim of Pistol In Madman's Hand," and caption, "Joseph C. Poeschl photographed in his cell after he had shot and killed Charles J. Schnabel, widely known and wealthy Portland attorney, whose client he had been."

"Funeral For Schnabel Held; Circuit Court Adjourns in Respect." Portland Telegram, February 7, 19821.

"Haney Resents Hint. Ire of U.S. Attorney Stirred by Charles J. Schnabel. Apology Made Later On. Veiled Charge Made That Julius Meier Hid More Than His Share of Flour Proves to Be Baseless." The Morning Oregonian, August 30, 1918.

"Mrs. Elsa A. Schnabel." The Oregonian, December 12, 1961. [Obituary, photograph included.]

"Mrs. G.E. Smith Taken by Death." Oregon Daily Journal, February 19, 1940. [Obituary, photograph included.]

"Passion Play Member Stirs Zone En Route." Oregon Journal, March 18, 1934. [Article included photograph with the caption, "Charles H. Schnabel, Portlander, who has part in 1934 Passion Play at Oberammergau" (Germany).]

"Poeschl Tells Rambling Tale of Past Lives." Evening Telegram, March 23, 1921.

"Portland's Present-Day Needs. Daily Short Talk With a Well-Known Citizen on Subjects of Public Interest. Charles J. Schnabel." Evening Telegram, May 14, 1902. [Includes 5" X 6" portrait of Schnabel at age 35.]

Review of Columbia River Shipbuilding Corporations Accomplishments. 1919. [Forward by Alfred F. Smith, President. Includes chapter titled, "Pen and Picture History of Smith and Watson Iron Works." Also includes portraits of the founders and aides. 77 pages.]

River View Cemetary Association. Application for Permits for several Smiths and Schnabels.

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Schnabel, Charles J. Scrap Book 1891-1899 Inclusive. [Newspaper clippings of Schnabel-related legal cases. 60 pages.]

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Schnabel, Charles J. "To the Editor, An Historic Phrase." Oregon Journal, December 22, 1919. [Article concerning the origins of the phrase "miscellaneous candidate" coined by Governor Geer.]

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"Steel Worker Buys Building, Property Acquired on Front Avenue." Oregon Journal.

"Widow of Early Business Leader of Portland Dies." Oregon Daily Journal, October 29, 1926. [Obituary of Mrs. Charlotte Green, widow of Henry D. Green.]

RECORDS RELATED TO HOUSE

Abstract Title Company. Original Abstract of Title to Lot 47 Cedar Hill, Multnomah County, Oregon. Portland, Oregon. [Abstract Title Company located at 295 Stark Street, Portland, Oregon. Document is 61 pages long and begins with the original conveyance of 476 acres by the United States to Amos N. King and his wife Melinda King, dated January 15, 1881. It then shows the conveyance to Henry D. Green dated July 11, 1864, for $6,000 for 20 acres. It includes the Warranty Deed from Bessie and Oasian Paxton conveyed to Elsa Ann Schnabel on November 23, 1908, for $2,500.

Bureau of Buildings, City of Porltand. Report of Inspection, Plumbing Permit for 785 Park Avenue (Ford Street and City Park). [Date of first inspection was August 21, 1909. Date of Final Inspection Certificate is January 29, 1910.

City of Portland, Bureau of Buildings. Report of Inspection #207500. [Permit for building addition to enclose front porch and expand library. F.H. Brandes and Son completed construction on June 11, 1930, for a cost of $600.

City of Portland, Bureau of Buildings. Report of Plumbing Inspection. [Permit No. 24606, for replacement of terra cotta sewer with iron on June 18, 1951.]

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Bosker, Gideon and Lencek, Lena. Frozen Music. 1986. [Section on William C. Knighton's architecture and the connection of the signature keystone, a three- dimensional bell-shaped trapazoid, symbolic of his distinctive arts and crafts form in the style of Vienna, Austria's Wiener Wernerstatt Secessionist Movement.

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Clay, Robert E. Notes from unrecorded conversation with Cecil Edwards, Senate Historian. October 29, 1986.

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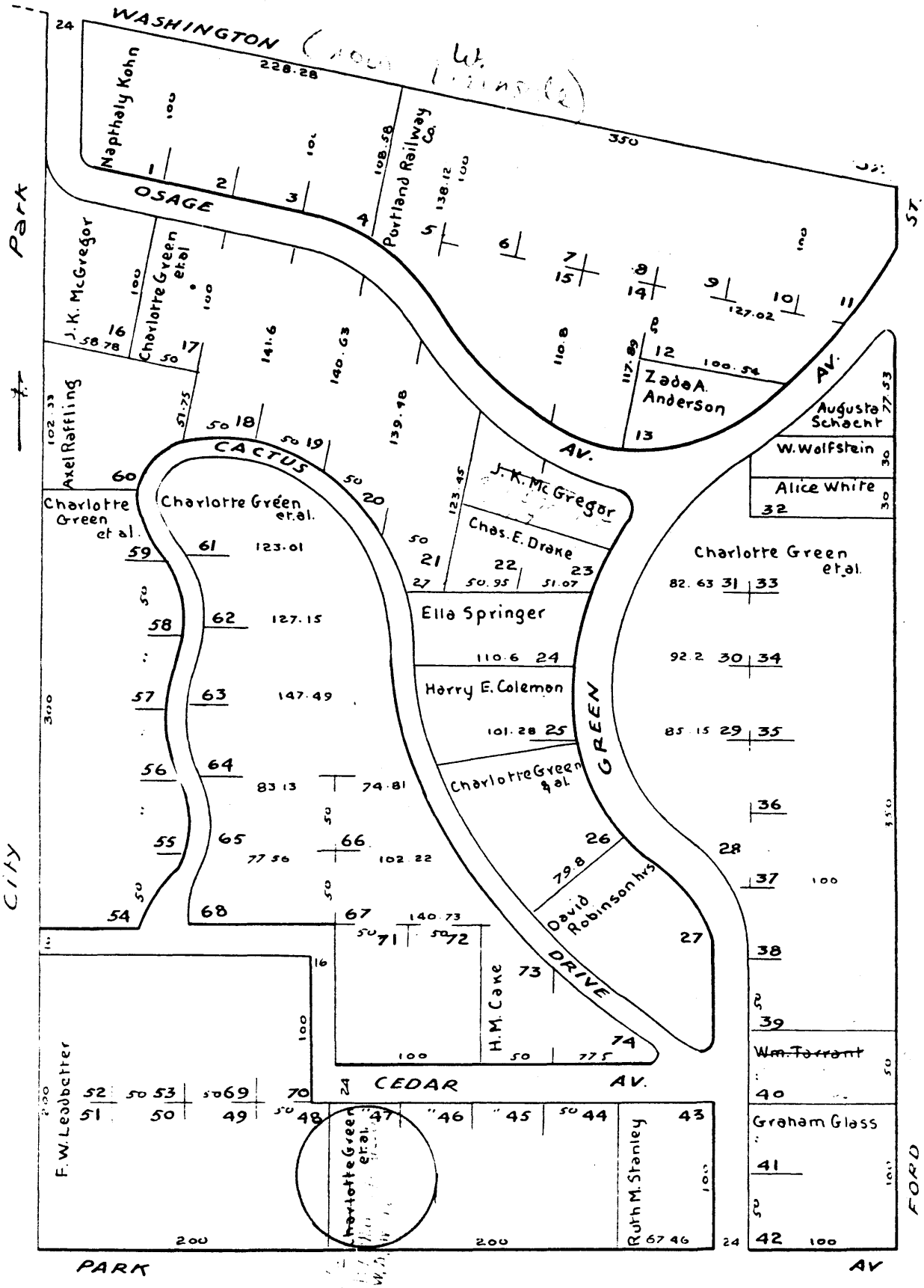
Special thanks to those persons whose assistance and previous research have made this nomination possible.

--To the family, friends, and researchers of the Schnabel/Smith families:

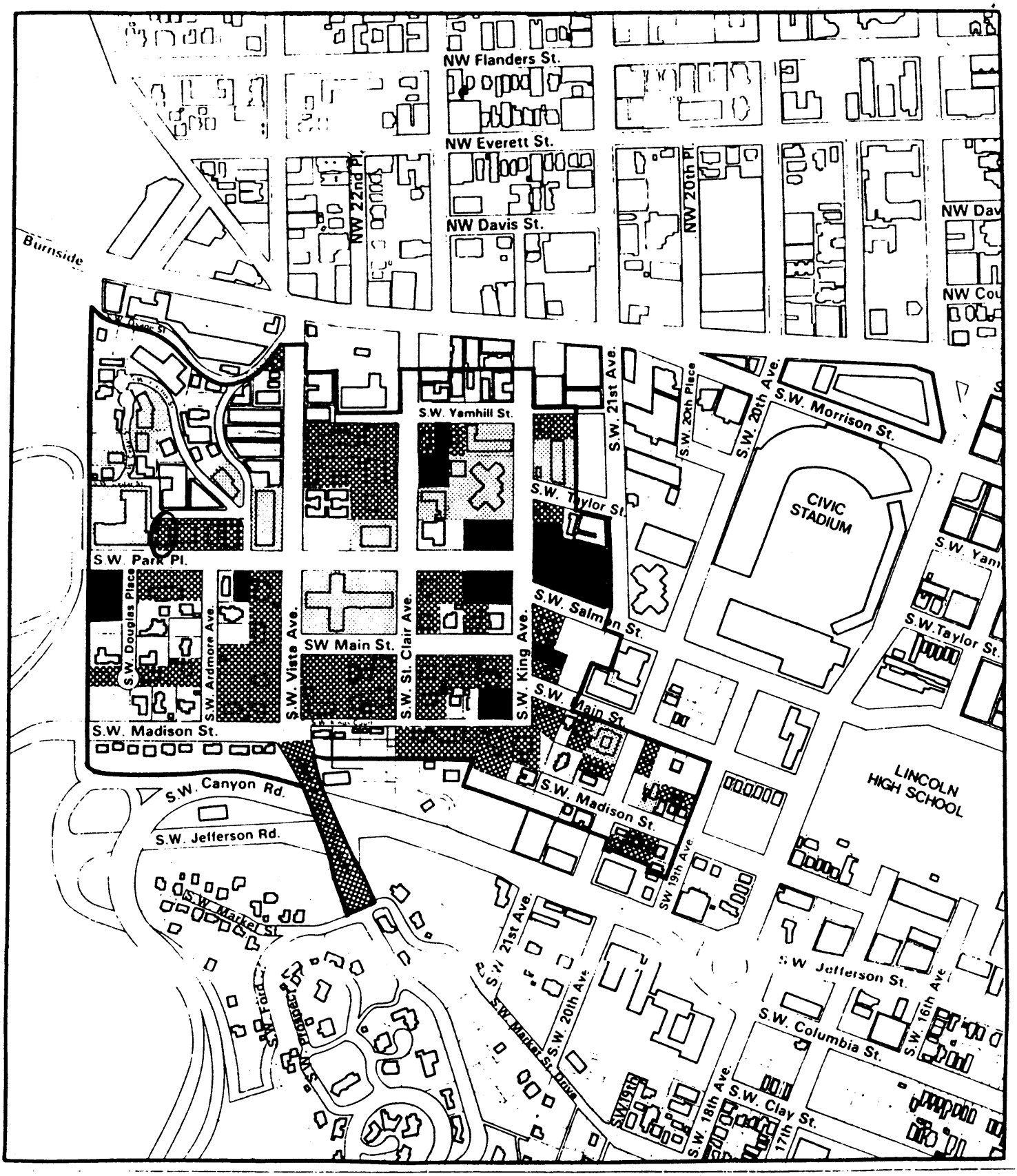
Captain Edward Alex (Schnabel) O'Neill
Katherine Elizabeth (Schnabel) O'Neill
Admiral John H. Besson, Jr.
John Hedlund
Mrs. Charles H. (Evelyn Santee) Schnabel (deceased)
Virginia Diegal
Linda Brody
William Hawkins, AIA

--To the descendants and researchers of William C. Knighton and the Povey Brother Art Glass Company:

Patricia Waters Hazelett
Mrs. Albert (Lisa Emma Waters) Boosing
Virginia Guest Ferriday, AIA
Kimberly Demuth
David Duniway
Richard E. Ritz, AIA
George Strozut
Mr. and Mrs. Ray and Polly Povey Thompson, AIA
Elizabeth Potter
Oregon Historical Society Research and Photo Library Staff
John Southgate and John Neal, Staff, Urban Design Section,
Portland Bureau of Planning
Cecil Edwards, Senate Historian
Gideon Bosker and Lena Lencek



PORTLAND BLOCK BOOK 1907.
CEDAR HILL ADDITION
SUBDIVISION OF 5 ACRES
SUBDIVIDED BY CHARLOTTE
GREEN et. al.
SUBDIVIDED IN 1890.



PROPOSED
HISTORICAL STATUS

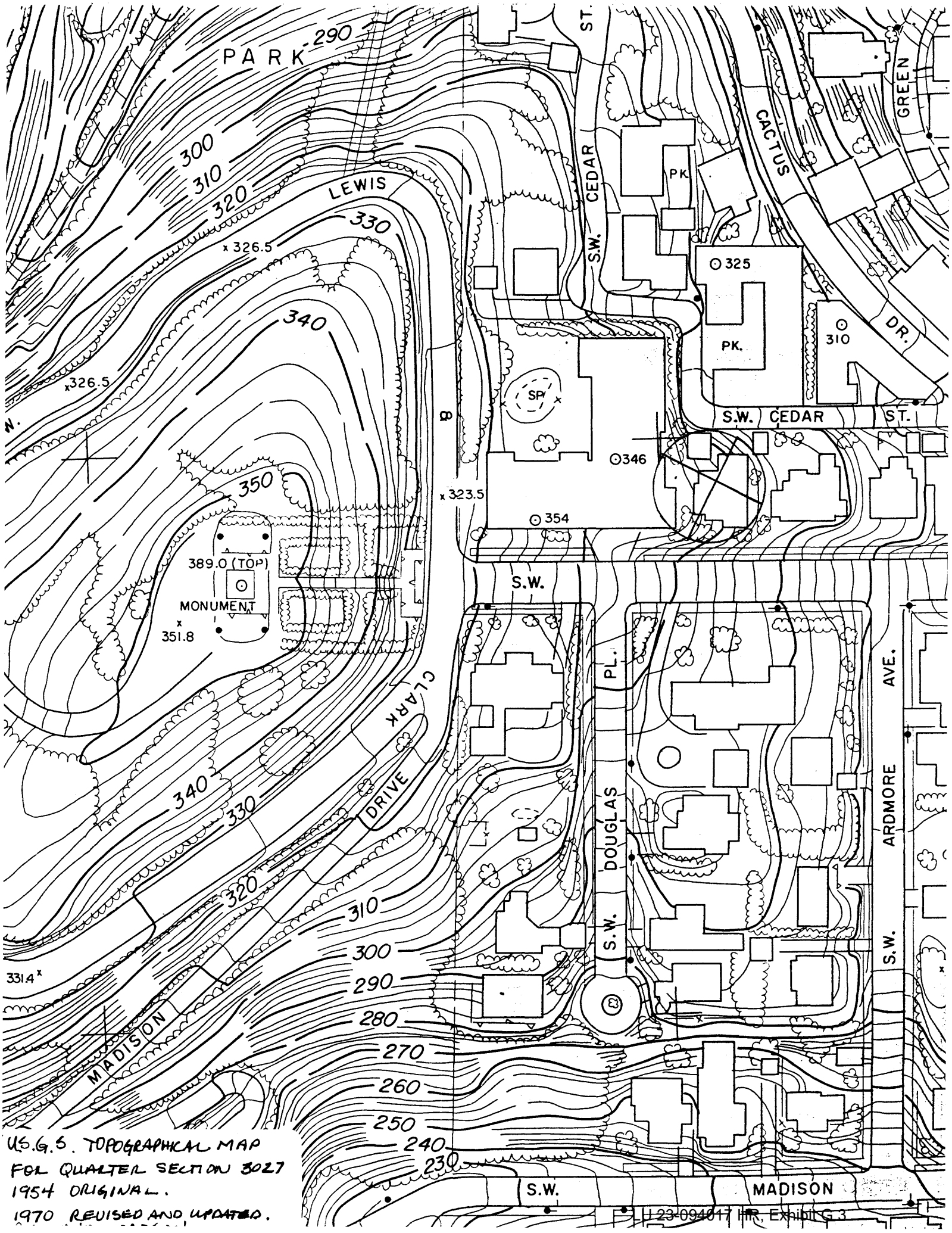
KINGS' HILL

- PRIMARY HISTORICAL SIGNIFICANCE
- SECONDARY HISTORICAL SIGNIFICANCE
- COMPATIBLE
- NON-COMPATIBLE

BUREAU OF PLANNING

0 400

PHLC 10-79
Exhibit 8



U.S.G.S. TOPOGRAPHICAL MAP
FOR QUARTER SECTION 3027
1954 ORIGINAL.
1970 REVISED AND UPDATED.

Charles J. Schnabel and Elsa Anne Smith Schnabel
at 2375 SW Park Place Residence
Elsa was daughter of industrialist Charles E. Smith
was residence of Charles E. Smith Family from 1909-12
and his widow, Mrs. Hedwig Anna Marie Hansen Smith
unt. 1 1940

She built Congress Hotel in partnership
with Charles J. Schnabel
and was one of the founders of Oregon Symphony

Home built in 1907.
Photo taken in 1909

FOR NAT'L REGISTER NOMINATION:

- CHARLES J. SCHNABEL RESIDENCE
  CIRCA 1909
- PORTLAND
  MULTNOMATH COUNTY
- OREGON
- page 2 of 2 PHOTOS SECTION
- ROBERT E. CLAY
  2375 S.W. PARK PLACE
  PORTLAND, OREGON 97205
  (PHOTO GIVEN TO MR. CLAY BY MRS. CHARLES (EVELYN SANTEE) SCHNABEL, JR.
- OREGON HISTORICAL SOCIETY
  PHOTOGRAPHS DEPT.
  1230 S.W. PARK AVENUE
  PORTLAND, OREGON 97205
- orhi # 76617, #1650
- VIEW -
  FRONT/SOUTH ELEVATION - PARK PLACE
  STREET LEVEL

Schnabel, Charles J. and Elsa, House
2375 SW Park Place
Portland, Multnomah County, Oregon

1 of 12
Historic view, 1909 SOUTH ELEVATION
Oregon Historical Society Collections
Orhi 76617 #1650
1230 SW Park Avenue, Portland OR 97205

NEGATIVE NUMBER:
orhi 76617
#1650

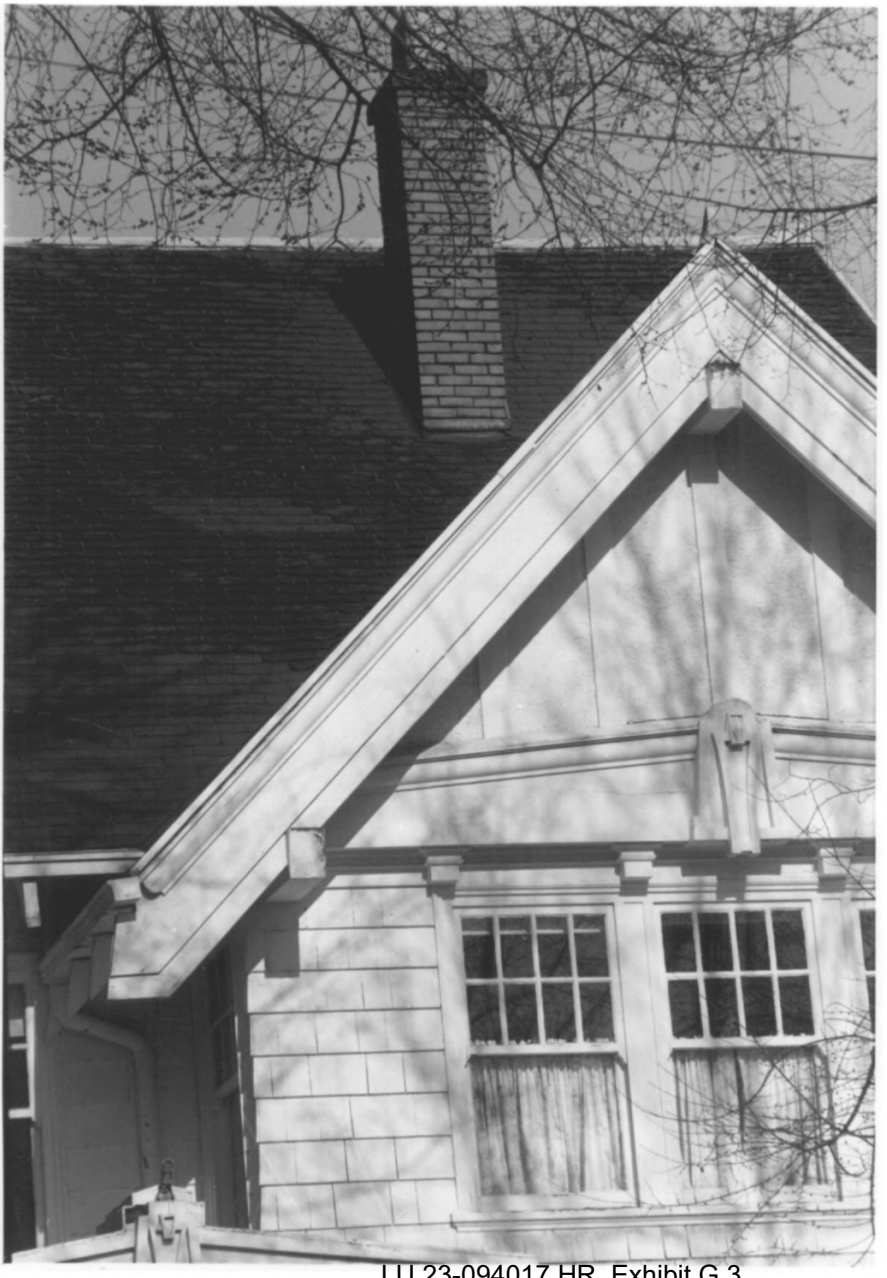
LU 23-094017 HR, Exhibit G.3

Schnabel, Charles J. and Elsa, House
2375 SW Park Place
Portland, Multnomah County, Oregon

Robert E. Clay Photo, 1986
2375 SW Park Place
Portland OR 97205

LU 23-094017 HR, Exhibit G.3

2 of 12
South (front) elevation showing historic ground story remodeling of 1930.



Schnabel, Charles J. and Elsa, House
2375 SW Park Place
Portland, Multnomah County, Oregon

Robert E. Clay Photo, 1986
2375 SW Park Place
Portland OR 97205

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3 of 12
Detail of front gable.

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Schnabel, Charles J. and Elsa, House
2375 SW Park Place
Portland, Multnomah County, Oregon

Robert E. Clay Photo, 1986
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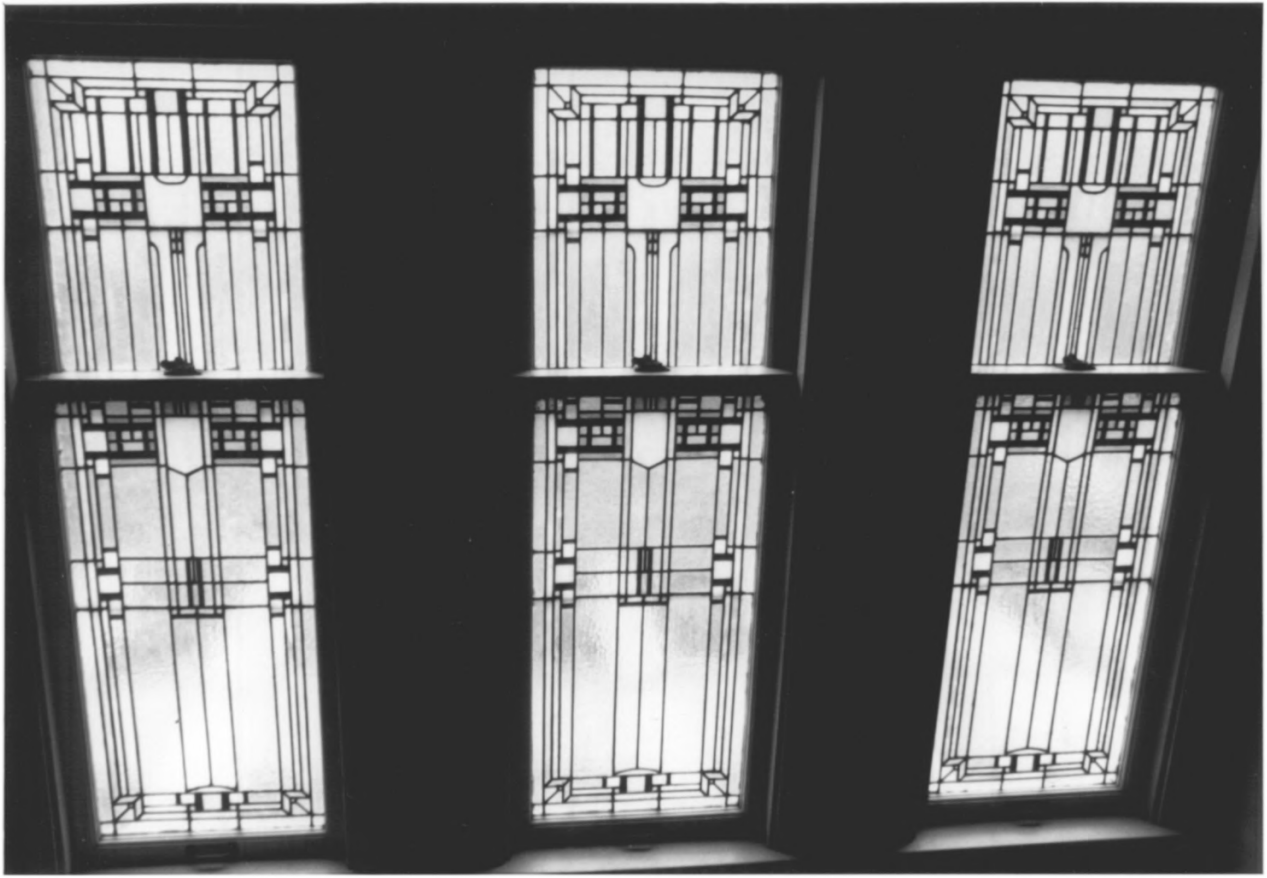
4 of 12
Detail of entrance stairhall pilaster having capital embellished with stylized keystones which are the architect's signature motifs.



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Portland, Multnomah County, Oregon

Robert E. Clay Photo, 1986
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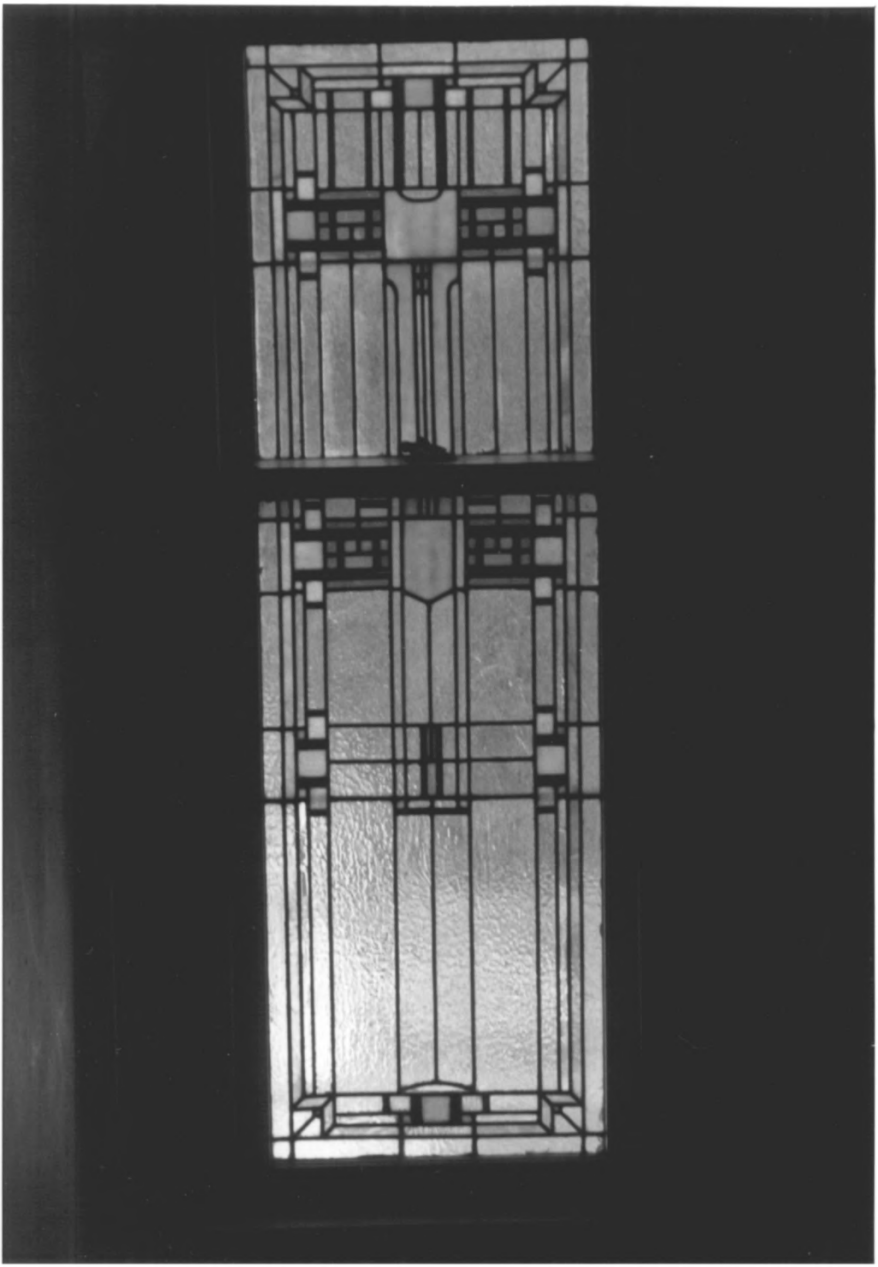
Portland OR 97205

5 of 12
Stained glass windows lighting staircase landing area. The glass manufactured by noted Povey Bros. firm.



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6 of 12
Close view of staircase landing window manufactured by Povey Brothers Studio.

Schnabel, Charles J. and Elsa, House
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Portland, Multnomah County, Oregon

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7 of 12
Brick library fireplace surround with decorative inset panel in basket weave pattern using glazed ceramic tiles.

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Portland, Multnomah County, Oregon

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8 of 12
Library ceiling lighting fixture.

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Portland, Multnomah County, Oregon

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9 of 12
Stylized cross motif frames see-through aperture in pantry doors.

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Schnabel, Charles J. and Elsa, House
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Portland, Multnomah County, Oregon

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10 of 12
Servants' bell box.

LU 23-094017 HR, Exhibit G.3

Schnabel, Charles J. and Elsa, House
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Portland, Multnomah County, Oregon

Robert E. Clay Photo, 1986
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11 of 12
One of three original intercome phones remaining in place.


W. C. Knighton 1889

Schnabel, Charles J. and Elsa, House
2375 SW Park Place
Portland, Multnomah County, Oregon

LU 23-094017 HR, Exhibit G.3

12 of 12 Historic portrait, c. 1910
William C. Knighton, architect
Oregon Historical Society Collections
Orhi 77406 #620
1230 SW Park Avenue, Portland OR 97205

Historic Resource Inventory
CITY OF PORTLAND, OREGON

0-682-02375

2375 S.W. Park Place

Cedar Hill, Lot 47
QUARTER SECTION MAP #: 3027
Goose Hollow

ORIGINAL FUNCTION: Residence

DATE BUILT: 1907

STYLE: American Basic

ARCHITECTURAL PLANS BY: William C. Knighton

ORIGINAL OWNER: Schnable, Charles J. and Elsa

TAX ASSESSOR'S ACCOUNT #: R-14480-0520
ZONING: R1

Rank II
HISTORIC DISTRICT: King's Hill (potential)

SPECIAL FEATURES AND MATERIALS:
Multiple-gable roof and gable-roofed dormer have bargeboards with craftsman detailing. Half-timbering and Knighton "logo" in gable.

SPECIAL F/M - SIGNIFICANT ALTERATION:
Front porch added, date unknown.

AREAS OF SIGNIFICANCE: Architecture

~~423~~ 826

0-682-02375

BIBLIOGRAPHY:

King's Hill Inventory, Goose Hollow Foothills League Collection.

Goose Hollow Foothills League, Inc., KING'S HILL WALKING TOUR (Portland, 1980).

O'Neil, Catherine, unrecorded interview by Virginia Ferriday, ca. 1973.

Multnomah County Tax Assessor records, microform, automated data files, and card files (Portland, 1980).

Bates, Philip, RESIDENTIAL PORTLAND IN 1911, OHS Collection.

OLD ADDRESS: 785 Park Avenue

Present owner as of May 1981: United States National Bank of Oregon
MAILING ADDRESS: P.O. Box 3168, Portland 97208

No Preservation Funding

Negative: 505-1

Score - Design/Construction: 10
Score - Historical:
Score - Rarity:
Score - Environment: 10
Score - Integrity: 8
Score - Intrinsic: 10
Score - Contextual: 18
Score - Total: 53

424 827