



CITY OF
West Linn

**STAFF REPORT
FOR THE HISTORIC REVIEW BOARD**

FILE NUMBER: HDR-23-03
HEARING DATE: November 14, 2022
REQUEST: Class II Historic Design Review to replace sixteen existing windows at 4865 Willamette Falls Drive (Historic Lewthwaite Residence)
APPROVAL CRITERIA: Community Development Code Chapters 25 and 99

STAFF REPORT PREPARED BY: John Floyd, Associate Planner

Planning Manager's Initials DSW

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GENERAL INFORMATION

**APPLICANT/
OWNER:**

Rigel Bruening
4865 Willamette Falls Drive
West Linn, OR 97068

SITE LOCATION:

4865 Willamette Falls Drive

LEGAL

DESCRIPTION:

Section 31 Township 2S Range 2E Quarter BA TAX LOT 00900
Clackamas County Assessor's Map 22E31BA00900

SITE SIZE:

0.177 Acres +/-

ZONING:

General Commercial with Historic Overlay and Willamette River Greenway
Overlay

COMP PLAN

DESIGNATION:

Commercial

APPROVAL

CRITERIA:

Community Development Code (CDC) Chapter 25: Overlay Zones – Historic
District; Chapter 99: Procedures for Decision Making: Quasi-Judicial.

120-DAY PERIOD:

This application became complete on October 11, 2023. The 120-day maximum
application processing period ends on February 6, 2024.

PUBLIC NOTICE:

Public notice was mailed to property owners within 300 feet of the subject
property, the State Historic Preservation Office, and the Bolton Neighborhood
Association on October 25, 2023. The property was posted with a sign on
November 2, 2023. The notice was posted on the City's website on October 25,
2023. Therefore, public notice requirements of CDC 99 have been met.

EXECUTIVE SUMMARY

The applicant has requested approval for the alteration of sixteen (16) existing windows on four facades of an existing single-family home. All windows would be replaced with Marvin Infinity Ultrex Fiberglass replacement windows. No change to the existing framing or trim is proposed. Photos of the existing windows can be found in Exhibit HRB-1.

BACKGROUND AND CONTEXT

The subject property at 4865 Willamette Falls Drive (Lewthwaite Residence) is a single-family home located southerly of the intersection of Willamette Falls Drive and West A Street. It is one of seven homes along a ridgeline that sits above the mill parking lot and Historic City Hall. As the area is zoned for commercial land uses, these homes now contain a mixture of residential and non-residential land uses. Four of the homes are local historic landmarks, and one is listed on the National Register of Historic Places (Lewthwaite-Moffat House at 4891 Willamette Falls Drive). The project site is minimally visible from Willamette Falls Drive as it sits at the center of a private frontage road, at a lower grade than the adjoining street and behind tree cover.

As documented in the 1984 Cultural Resource Survey Form contained in Exhibit HRB-2, the Lewthwaite House was constructed in 1914 in the bungalow style, and was documented as being in good condition. A [2010 reconnaissance level survey of the Bolton and Sunset Neighborhoods](#) documented the house as being constructed in 1915 in the craftsmen style.



Public comments. As of the publication of this staff report, staff has not received any comments from the public.

RECOMMENDATION

Staff recommends approval of the application to replace sixteen existing windows, subject to the Historic Review Board's approval of the type and design of materials to be used. Subject to approval, the following conditions should be adopted:

1. Site Plan, Elevations, and Narrative. Alterations to the building shall conform to the plans, elevations, and narrative submitted in Exhibit HRB-1.
2. Window Lights. Replacement windows shall utilize "simulated divided lights" on the exterior of the window panes, as demonstrated on page 20 of the product sheet contained in Exhibit HRB-01.

ADDENDUM
APPLICABLE REGULATIONS AND ASSOCIATED SUPPLEMENTAL FINDINGS
HDR-23-03

CHAPTER 25, HISTORIC RESOURCES

25.020 USE OF THIS CHAPTER

A. Applicability. This chapter shall apply to all properties designated as historic resources as shown on the City's zoning map and properties listed on the National Register. Specific sections apply as noted in subsections B and C of this section.

(...)

Staff Finding 1: The subject property is listed on the City's zoning map as a historic resource. Therefore, the standards of CDC Chapter 25 are applicable and addressed per the findings of this report. This standard is met.

25.030 PERMITTED USES

Unless otherwise provided for in this chapter, uses permitted by the base zoning district that are in accordance with the CDC are allowed on sites containing historic resources.

Staff Finding 2: The proposal affects a single-family home that was established prior to adoption of zoning in the city, including the current commercial designation. Therefore, continuing use of the structure for residential purposes is permitted as a legal nonconforming use. This standard is met.

25.040 HISTORIC DESIGN REVIEW PROCESSES

Proposed changes to historic resources that are not exempted by subsection A of this section...are subject to subsection B of this section, Class I historic design review, or subsection C of this section, Class II historic design review...The processes for conducting Class I and Class II historic design review are in Chapter 99 CDC.

B. Class I historic design review.

(...)

2. Facade alteration. Alteration of a facade when 100 square feet or less of the structure's facade is being altered;

(...)

C. Class II historic design review. All proposed new construction, alterations, and additions, not identified as exempt under subsection A of this section, or subject to Class I historic design review under subsection B of this section, are subject to Class II historic design review and must meet the applicable approval standards.

Staff Finding 3: The sum area of façade alteration is approximately 170 square feet, and therefore requires a Class II Historic Design Review. A Class II Historic Design Review is scheduled for hearing by the Historic Review Board on November 14, 2023. The process criteria is met.

25.060 DESIGN STANDARDS APPLICABLE TO HISTORIC RESOURCES

The following design standards apply to all changes, including alterations, additions, and new construction proposed on a designated historic resource. These standards are intended to preserve the features that made the resources eligible for historic designation. Development must comply with all applicable standards, or be approved through the modifications process specified in CDC [25.080](#).

A. Standards for alterations and additions. This section applies to historic reviews for alteration of and additions to designated historic resources:

- 1. Retention of original exterior construction and overall structural integrity. The original exterior construction and structural integrity shall be maintained or restored to the greatest extent practicable. Stylistic features of original construction that shall be preserved include, but are not limited to: a line of columns, decorative shingles, projecting bays, windows and doors including their related functional and decorative features, other primary structural elements, spatial relationships that characterize the property, examples of skilled craftsmanship that characterize the building, and architectural details defining the structure's character and historic significance.*
- 2. Retention of exterior historic material. Removal or alteration of historic exterior materials and features shall be avoided during the construction of new additions or alterations. Deteriorated materials and architectural features shall be repaired rather than replaced, unless the material is beyond repair. In the event replacement of an existing feature is necessary, new materials shall match those of the original building in terms of composition, design, color, texture, and other visual features.*
- 3. Time period consistency. Buildings shall be recognizable as a physical record of their time and place. Alterations which have no historical basis or which seek to create a false sense of historical development are not allowed.*
- 4. Significance over time. Changes to a property that have acquired historic significance in their own right, and during the period of significance, shall be retained and preserved.*
- 5. Differentiate old from new. Alterations, additions, and related new construction shall be differentiated from the original buildings to avoid creating a false sense of history, and shall be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property. Additions and alterations shall be done in accordance with the Secretary of the Interior's Standards for new exterior additions to historic buildings.*
- 6. Reversibility. Additions and alterations shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its context would be unimpaired.*

Staff Finding 4: The proposal is to replace sixteen existing windows of varying ages with replacement windows that match the existing windows in the same proportion, light pattern, glass color, trim, mullions and muntins. No change will occur to other architectural features or materials from the period of significance. None of the windows replaced since original construction have acquired historical significance. Use of Marvin ultrex fiberglass is proposed as a design exception for cost and durability considerations, as discussed in finding 9. Future removal of the proposed windows would not impair the essential form and integrity of the historic property. These standards are met.

- 7. Building additions. Building additions shall be subordinate to the original building, smaller in scale, and attached to the rear or set back along the side. Features of building additions, including the*

proportions of window and door openings, shall be consistent with those of the existing building. Dimensional and other requirements in the underlying zone, as applicable, shall apply.

8. Building height and roof pitch. Existing or historic building heights and roof pitch shall be maintained.

9. Roof materials. Replacement of a roof or installation of a new roof with materials other than cedar shingles, three tab asphalt shingles, or architectural composition shingles must be demonstrated, using photographic or other evidence, to be in character with those of the original roof, or with materials that are consistent with the original construction.

10. Existing exterior walls and siding. Replacement of the finish materials of existing walls and siding must be with building materials consistent with the original construction.

11. New exterior walls and siding. Wood siding or shingles shall be used unless the applicant demonstrates that an alternative material has a texture and finish typically used on similar style buildings of the era, or the era the building style references. Vinyl or other materials that do not match those that were typically used on similar style buildings of the era, or the era the building style references, are not permitted.

12. Gutters and downspouts. Replacement or new gutters and downspouts shall be rectangular, ogee, half-round or K-shaped and comprised of wood or metal material, or styles and materials that match those that were typically used on similar style buildings of the era, or the era the building style references. Vinyl or other materials and styles that do not match those that were typically used on similar style buildings of the era, or the era the building style references, are not permitted.

Staff Finding 5: The application does not include a building addition, nor a change in building height, siding, gutters, roof pitch or roof materials. These standards do not apply.

13. New windows. New windows shall be located on rear or secondary facades, unless required for a new use. New windows shall match the appearance and size of the original windows as closely as possible. Wood window frames and sashes shall be used unless the applicant demonstrates that the non-wood windows are consistent with the original historic appearance and material, including profile and proportion of the sash, sill, trim, light patterns, glass color, and profile of mullions and muntins. Replacement of existing windows shall meet standards for window replacement.

14. Storm windows. Storm windows shall be made of painted wood, a material with a baked enamel finish, anodized aluminum, or another material that is consistent with the color, detail, and proportions of the building.

Staff Finding 6: The application does not include new windows or storm windows. These standards do not apply.

15. Window replacement. Replacement of windows or window sashes shall be consistent with the original historic appearance and material, including the profile of the sash, sill, trim, window plane relative to the building wall plane, light pattern, glass color, profile of mullions and muntins, and color, method of operation and related features, such as shutters.

Staff Finding 7: As proposed in HRB-1, the applicant wishes to replace sixteen existing windows of varying ages with replacement windows that match the existing windows in the same proportion,

light pattern, glass color, trim, mullions and muntins. Use of Marvin Ultrex fiberglass is proposed as a design exception for cost and durability considerations, as discussed in finding XXXXX.

One detail not identified in the application was whether the proposed muntins, or window light dividers, would be between the glass panes, or on the exterior. As exterior, simulated divided lights present the three-dimensional shading and appearance of historical window construction, staff recommends their mandatory use in Condition of Approval 2, to ensure the replacement windows are consistent with the historic appearance of the structure.



Grilles-Between-the-Glass



Simulated-Divided-Lites

As proposed, these standards are met.

16. *Doors. Doors shall be painted or stained wood, fiberglass clad, or metal clad, or another material that is consistent with the original historic appearance.*
17. *Porches. Front porches are allowed on new construction. No front porch shall be added to a structure if there was not one originally. Existing front porches shall not be enclosed or enlarged. Alterations to existing front porches and side yard porches that face a street shall:
 - a. *Maintain the shape, width, and spacing of the original columns; and*
 - b. *Maintain the height, detail, and spacing of the original balustrade.**
18. *Decks. Decks shall be located in the rear yard or the portion of the side yard behind the front 50 percent of the primary structure.*
19. *Foundations. Repair or construction of a foundation that results in raising or lowering the building elevation must demonstrate that:
 - a. *The proposal is consistent with the original design and, if applicable, is consistent in the context of adjacent and other structures on the block, based on photographic or other evidence; or*
 - b. *It is necessary to satisfy a requirement of the building code and/or floodplain regulations (Chapter 27 CDC).**
20. *Lighting. Residential lighting shall be shielded to prevent glare and compatible with the architectural character of the building. Blinking, flashing, or moving lighting is not permitted.*

Staff Finding 8: The applicant proposes no changes to doors, porches, decks, foundations, or lighting. These standards do not apply.

25.080 MODIFICATIONS TO DESIGN STANDARDS

- B. Assessment of modification. When an applicant proposes an alternative to the standards of this chapter the approval authority shall grant a modification when:*
1. *Historical records. The applicant demonstrates by review of historical records or photographs that the proposed alternative is consistent with and appropriate to the architecture in the historic district, or is appropriate to the applicable style of architecture;*
 2. *Consistency. The resulting development of the proposal would be consistent with the intent of the standards for which the modification is requested, as determined by the approval authority;*
 3. *Negative impacts. Negative impacts to adjacent homes and/or a historic district will be minimized. These include, but are not limited to, loss of solar access, light, or air to an adjacent structure, and scale or mass that visually overwhelm or are not deferential to an adjacent landmark or contributing structure; and*
 4. *Exceptional architecture. The proposal incorporates exceptional and appropriate architectural elements into the building.*
 5. *Material substitution. The substitute material conveys the form, design, scale, detailing, and overall appearance of the historic material, and the application of the substitute does not damage, destroy, or obscure historic features.*

Staff Finding 9: As demonstrated in the application materials provided in Exhibit HRB-1, the substitute material (Marvin Ultrex Fiberglass) in lieu of the historic material (wood), conveys the form, design, scale, detailing, and overall appearance of the historic material, and its application in this proposal does not damage, destroy, or obscure historic features. This standard is met.

EXHIBIT HRB-1 APPLICANT SUBMITTAL

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT John Floyd	PROJECT NO(S): HDR-23-03	PRE-APPLICATION NO. PA-23-14
NON-REFUNDABLE FEE(S)	REFUNDABLE DEPOSIT(S)	TOTAL \$100

Type of Review (Please check all that apply):

- | | | |
|--|---|---|
| <input type="checkbox"/> Annexation (ANX)
<input type="checkbox"/> Appeal (AP)
<input type="checkbox"/> CDC Amendment (CDC)
<input type="checkbox"/> Code Interpretation (MISC)
<input type="checkbox"/> Conditional Use (CUP)
<input type="checkbox"/> Design Review (DR)
<input type="checkbox"/> Tree Easement Vacation (MISC)
<input type="checkbox"/> Expediated Land Division (ELD)
<input type="checkbox"/> Extension of Approval (EXT) | <input type="checkbox"/> Final Plat (FP)
<input type="checkbox"/> Flood Management Area (FMA)
<input type="checkbox"/> Historic Review (HDR)
<input type="checkbox"/> Lot Line Adjustment (LLA)
<input type="checkbox"/> Minor Partition (MIP)
<input type="checkbox"/> Modification of Approval (MOD)
<input type="checkbox"/> Non-Conforming Lots, Uses & Structures
<input type="checkbox"/> Planned Unit Development (PUD)
<input type="checkbox"/> Street Vacation | <input type="checkbox"/> Subdivision (SUB)
<input type="checkbox"/> Temporary Uses (MISC)
<input type="checkbox"/> Time Extension (EXT)
<input type="checkbox"/> Right of Way Vacation (VAC)
<input type="checkbox"/> Variance (VAR)
<input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP)
<input type="checkbox"/> Water Resource Area Protection/Wetland (WAP)
<input type="checkbox"/> Willamette & Tualatin River Greenway (WRG)
<input type="checkbox"/> Zone Change (ZC) |
|--|---|---|

Pre-Application, Home Occupation, Sidewalk Use, Addressing, and Sign applications require different forms, available on the website.

Site Location/Address:	Assessor's Map No.:
	Tax Lot(s):
	Total Land Area:

Brief Description of Proposal:

Applicant Name*:	Phone:
Address:	Email:
City State Zip:	

Owner Name (required):	Phone:
Address:	Email:
City State Zip:	

Consultant Name:	Phone:
Address:	Email:
City State Zip:	

1. Application fees are non-refundable (excluding deposit). Applications with deposits will be billed monthly for time and materials above the initial deposit. ***The applicant is financially responsible for all permit costs.**
2. The owner/applicant or their representative should attend all public hearings.
3. A decision may be reversed on appeal. The decision will become effective once the appeal period has expired.
4. Submit this form, application narrative, and all supporting documents as a single PDF through the [Submit a Land Use Application](https://westlinnoregon.gov/planning/submit-land-use-application) web page: <https://westlinnoregon.gov/planning/submit-land-use-application>

The undersigned property owner authorizes the application and grants city staff the **right of entry** onto the property to review the application. Applications with deposits will be billed monthly for time and materials incurred above the initial deposit. The applicant agrees to pay additional billable charges.

Rigel Bruening
Applicant's signature

Date

Rigel Bruening
Owner's signature (required)

Date

DEVELOPMENT REVIEW CHECKLIST

The application form and supporting materials should be submitted electronically through <https://westlinnoregon.gov/planning/submit-land-use-application> as one (1) .pdf file. To create a single PDF file, go to [Adobe Acrobat Free Merge PDF](#) online tool. [Other free Acrobat PDF tools](#) like converting a file to PDF or reducing the file size are available on the Adobe website.

Supporting reports may be uploaded separately through this web form *if* the file size is too large. The separate submissions should be numbered (i.e., Submittal 1 of 2) and noted under transmittal contents. All plan set files MUST be flattened and reduced.

Submission requirement to upload through the web form:

- .pdf format.
- Individual file size no larger than 128 MB.
- Do not attach 'zip' files. Our server will reject all 'zip' files.
- Reduce and flatten all plan sets BEFORE uploading plan sets. The raster/vector settings should be optimized for printing.

A complete application must include the following:

- Development Review Application. Original signatures from all owners must be on the application form.
- Vicinity Map showing the site within the City.
- Site Plan drawn to scale showing the:
 - Taxlot and address of the project,
 - Area of the site (acres or square feet),
 - Zoning and Neighborhood Association,
 - Location and dimensions of existing and proposed buildings, structures,
 - Location of existing and proposed on-site driveways and off-street parking,
 - Configuration and dimensions of all existing and proposed lots and tracts, including a proposed park, open space, and or drainage tracts or easements,
 - Location and width of existing and proposed easement for access, drainage, etc., and
 - Location of existing and proposed trees and other proposed landscaping.
 - Location of existing public and private utilities, easements, and 100-year floodplain,
 - Sensitive areas, including the location of on-site wetlands and riparian areas,
 - Location of existing off-site driveways across the street,
 - If applicable, internal circulation system, name, and location of existing and proposed roadways and roadway easements (private and public), and
 - Location and width of existing and proposed on-site pedestrian and bicycle facilities on-site.
- If applicable, a Utility Plan and Landscape plan, drawn to scale.
- If applicable, Building elevation drawings with exterior elevations for every side of each structure, height including building materials and floor levels, drawn to scale.
- A project narrative outlining the project's scope in detail, including the changes to the site, structure, landscaping, parking, land use, and lot consolidations.
- Complete written responses to identified approval criteria in the [Community Development Code \(CDC\)](#).
- A Service Provider Letter from Tualatin Valley Fire and Rescue - <https://www.tvfr.com/399/Service-Provider-Permit> Please contact Jason Arn at jason.arn@tvfr.com with any questions about TVF&R requirements;
- If required, documentation of any required meeting with the respective City-recognized neighborhood association per CDC [99.038](#).
- Any other materials identified by city staff at the pre-application meeting.

For applications that the Planning Commission decides, the applicant or applicant's representative should present their proposal to the PC at the public hearing.

4865 Willamette Falls Drive Window Replacement

Rigel Bruening

Project Scope

- 4865 Willamette Falls Drive is a historic home in West Linn and window replacement must be approved per CDC section 25.
- Requesting to replace damaged and aging single pane windows with new energy efficient windows to improve quality of life in the home and property longevity, reduce ambient noise entering the house, improve window sealing for air quality/heating/cooling, and update for home safety .
- Proposal is to replace multiple existing single pane windows, wood framing painted white, with double pane fiberglass framing windows. Fiberglass can mimic the wood look and last 50+ years of use.

Proposed window replacements

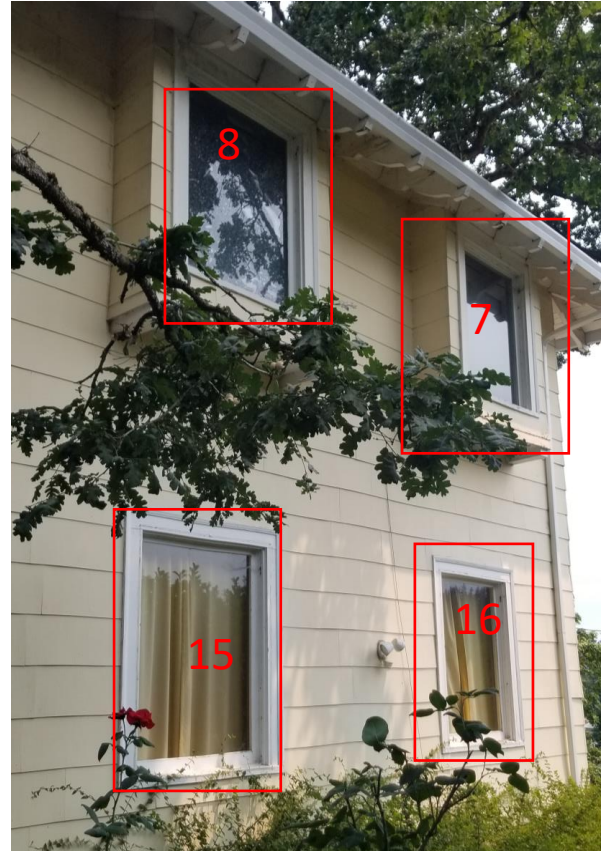
Total 16 windows to be replaced



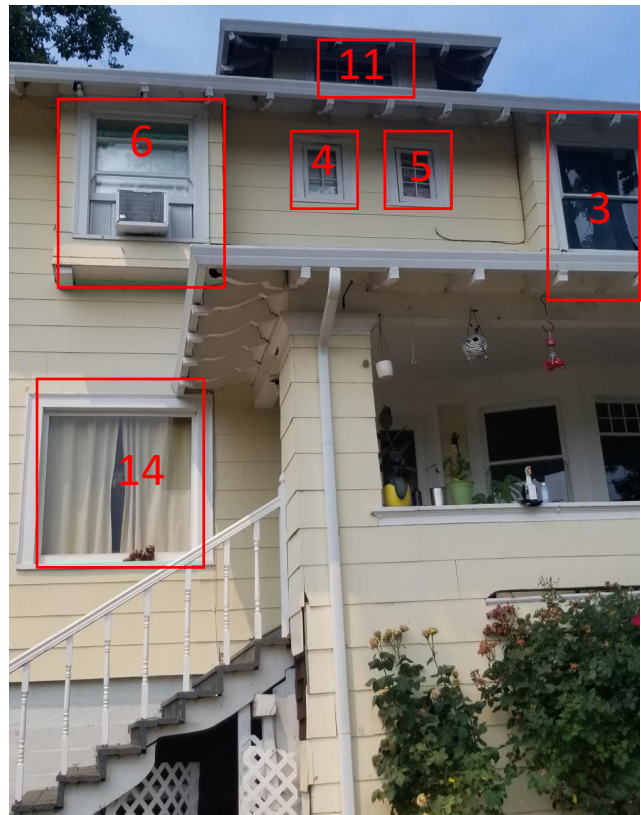
Left Side of Home



Front of Home



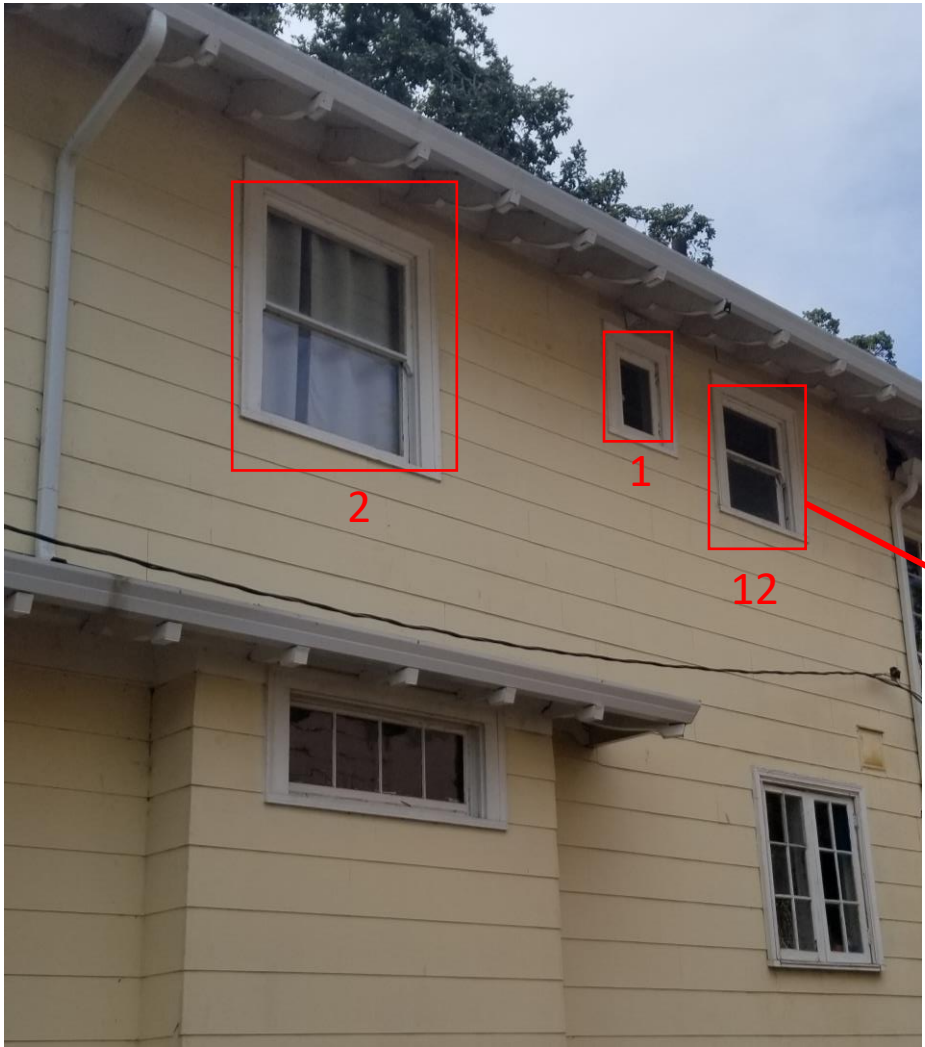
Right Side of Home



Back of Home

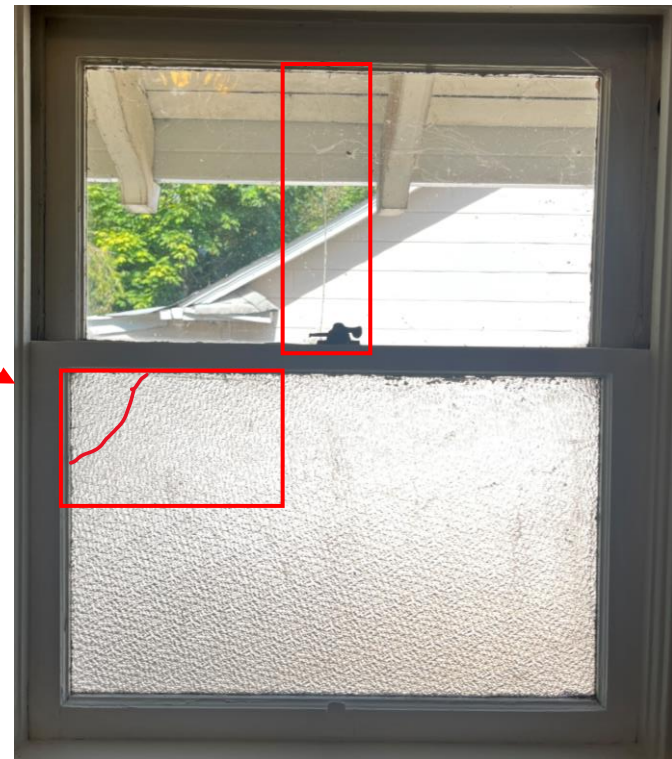
Window Locations and Sizes

LINE	MARK UNIT	PRODUCT LINE	ITEM				
1	Closet #1	Infinity	Insert Rectangle IO 16 3/8" X 24 1/4" Entered as FS 16" X 24"	9	Closet #2	Infinity	FS 42" X 55" Insert Rectangle IO 16 3/8" X 24 1/4" Entered as FS 16" X 24"
2	Office	Infinity	Insert Double Hung IO 42 3/8" X 55 1/4" Entered as FS 42" X 55"	10	Attic	Infinity	Insert Awning IO 38 3/8" X 22 1/4" Entered as FS 38" X 22"
3	Office	Infinity	Insert Double Hung IO 40 3/8" X 55 1/4" Entered as FS 40" X 55"	11	Attic	Infinity	Insert Awning Picture IO 38 3/8" X 22 1/4" Entered as FS 38" X 22"
4	Bed #1	Infinity	Insert Rectangle IO 16 3/8" X 24 1/4" Entered as FS 16" X 24"	12	Bath	Infinity	Insert Double Hung IO 30 3/8" X 36 1/4" Entered as FS 30" X 36"
5	Bed #1	Infinity	Insert Rectangle IO 16 3/8" X 24 1/4" Entered as FS 16" X 24"	13	Stairs	Infinity	Insert Double Hung IO 36 3/8" X 32 1/4" Entered as
6	Bed #1	Infinity	Insert Double Hung IO 42 3/8" X 55 1/4" Entered as FS 42" X 55"	14	Living	Infinity	FS 36" X 32" Insert Double Hung Picture IO 56 3/8" X 55 1/4" Entered as FS 56" X 55"
7	Bed #1	Infinity	Insert Double Hung IO 42 3/8" X 55 1/4" Entered as FS 42" X 55"	15	Living	Infinity	Insert Double Hung IO 42 3/8" X 55 1/4" Entered as FS 42" X 55"
8	Nursery	Infinity	Insert Double Hung IO 42 3/8" X 55 1/4" Entered as FS 42" X 55"	16	Living	Infinity	Insert Double Hung IO 42 3/8" X 55 1/4" Entered as FS 42" X 55"



Left Side of Home

- Window 12 – bathroom both window panes are cracked – weighted windows not connected to open/close
- Window 2 – sill has dry rot and needs repair/replacement
- All window glazing is deteriorated and needs replacement

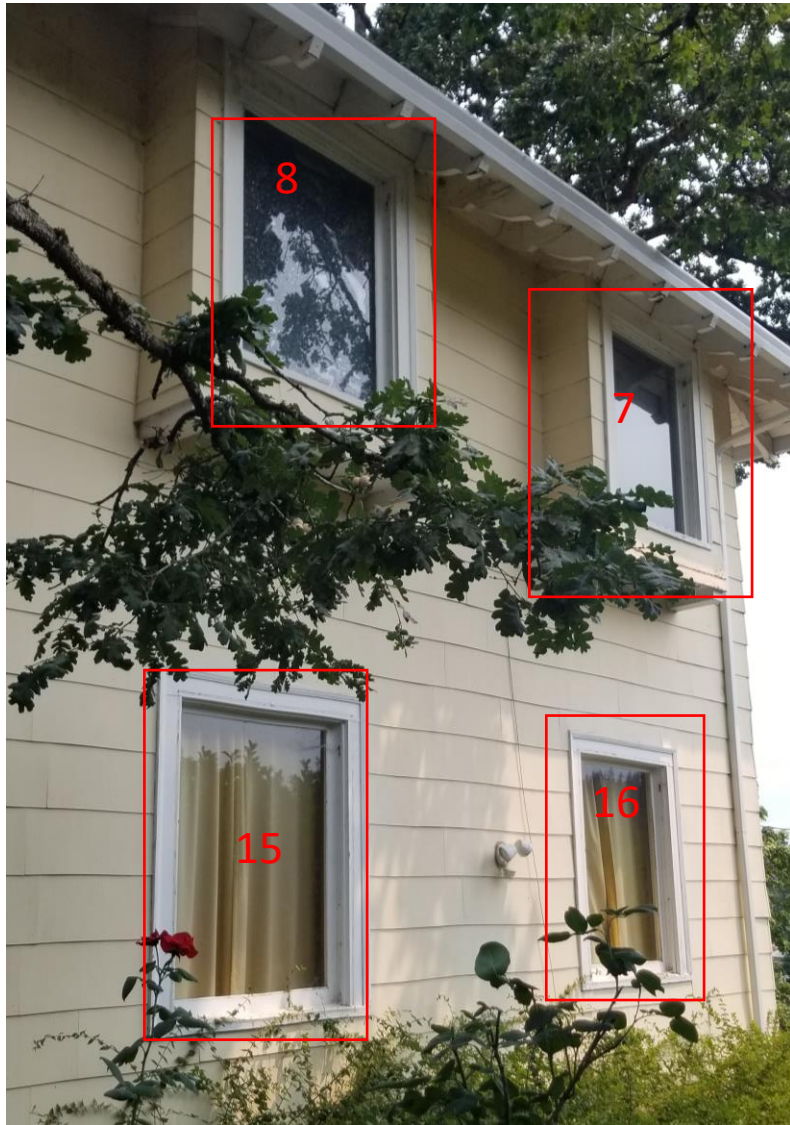




Front of Home

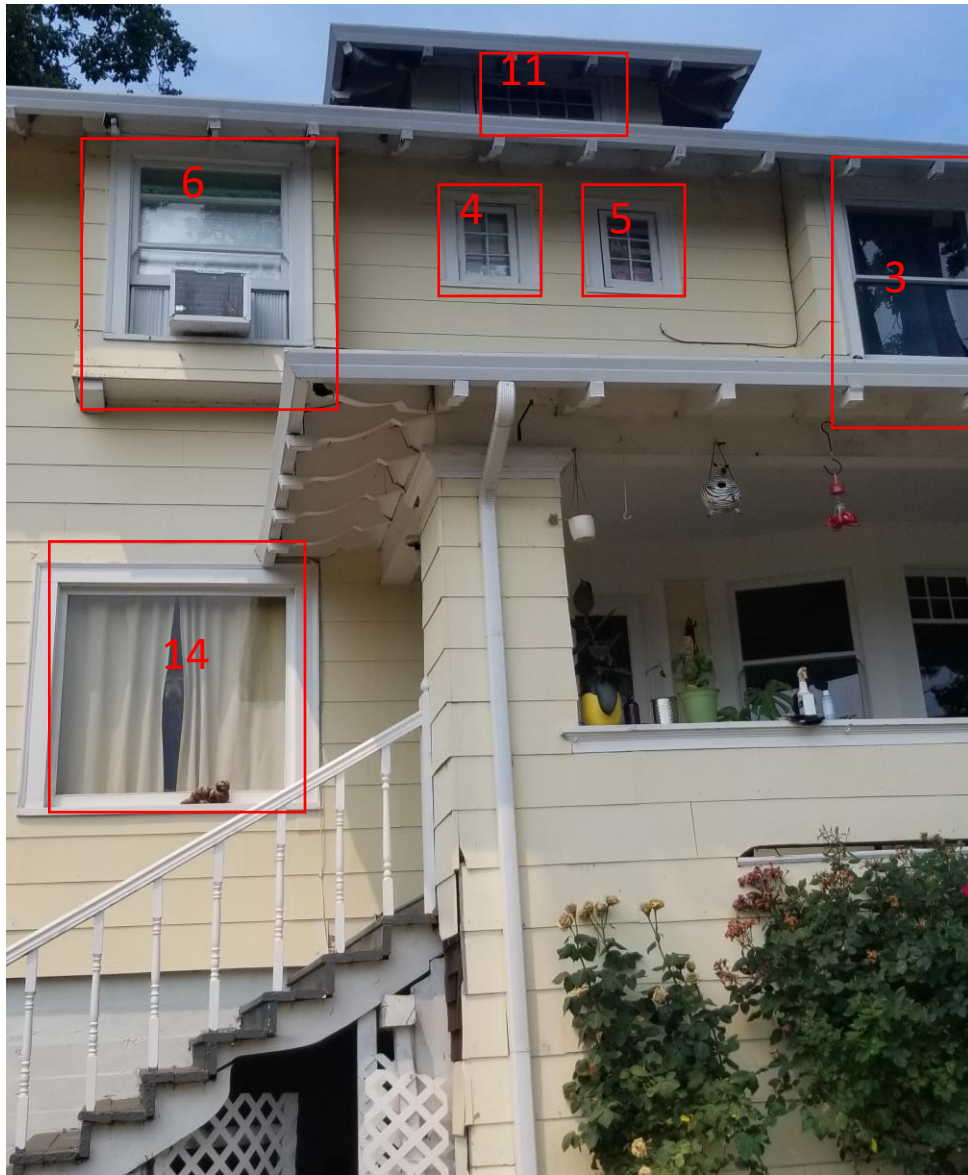
- Window 10 – Attic is completely falling apart; half the panes are falling out and window frame is damaged
- Window 13- Ground floor stair window, window frame is damaged and needs to be replaced with tempered glass for safety code, weights not connected on both sides
- All window glazing is deteriorated and needs replacement





Right Side of Home

- Window 7 – Master Bed original double hung window was replaced by single pane picture window, sill damage needs repair
- Window 8 – Nursery original double hung window was replaced by single pane picture window, needs to be replaced with an egress window, proposed to return to double hung window.
- Windows 15, 16 – Living room original double hung window was replaced by single pane picture window.
 - Old double hung pulleys visible on exterior
- Proposed replacement with picture window, window 15 needs to be replaced with tempered glass to meet code.
- All window glazing is deteriorated and needs replacement



Back of Home

- Window 11 – Attic is completely falling apart; all the panes are falling out and window frame is damaged
- Window 14- Living room original double hung window was replaced by single pane picture window. Proposed replacement with picture window.
- Window 5 – Master bedroom closet, window cannot close and has a cracked pane
- Window 6 – needs sill repair/replacement
- Window 4 - has cracked pane



Code Compliance

- Replacement windows will be compliant with CDC 25.060(15),
 - *Window replacement. Replacement of windows or window sashes shall be consistent with the original historic appearance and material, including the profile of the sash, sill, trim, window plane relative to the building wall plane, light pattern, glass color, profile of mullions and muntins, and color, method of operation and related features, such as shutters.*
- Window replacement will match the original historic appearance with the same sash, sill, trim, light pattern, glass color, mullions and muntins
 - Note muntins are not consistent throughout the home existing style will be matched
 - Requesting deviation on window material for cost and durability considerations to use fiberglass as the window framing material
- Existing double hung windows will be replaced with double hung windows
Large picture windows (14,15,16) to be replaced with picture windows
- Picture windows (7,8) were originally double hung, to be replaced with a double hung window for egress.

INFINITY[®]

from **MARVIN**

REPLACEMENT WINDOWS

Built for life[™]



ULTREX[®] FIBERGLASS
REPLACEMENT WINDOWS AND DOORS

From Our Family to Yours

Extending Trust with the Marvin® Name

A different kind of company

Nearly a century of innovation and uncompromising product performance standards: that's the legacy of Marvin Windows and Doors. We are a family-owned company that has always believed in using the finest materials to create exceptional products, then backing them up with first-rate service.

As a result, our windows and doors have earned a solid reputation for superior quality, fine craftsmanship, and long-lasting performance.

The bottom line is customers trust the Marvin name because it means a quality product backed by service.

Today, third- and fourth-generation Marvins remain actively involved in the company and continue a strong commitment to our customers, communities, employees, and products.

Recognizing a need for non-wood replacement windows for discerning homeowners like you, Marvin created *Infinity*®, a revolutionary line of replacement products developed with the expertise of an industry leader.



"Thank you for considering Infinity from Marvin for your replacement project. We take pride in producing the highest-quality, longest-lasting windows and doors and providing you a simple, hassle-free replacement experience."

Dan Marvin



1912

George G. Marvin forms Marvin Lumber and Cedar Company.



1939

Wm. S. "Bill" Marvin becomes the 8th employee and convinces his father to purchase a radial arm saw — Marvin's first step into window manufacturing.



1970s

Marvin expands nationally and internationally.



1992

Marvin pioneers Ultrex® fiberglass for use in window and door components.



2002

Marvin introduces Infinity, its first window line made completely of Ultrex fiberglass.



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8	Installation Options	18	Features and Options	32	Bow Window
10	Ultrex [®] Fiberglass	20	Grilles and Divided Lites	34	Bay Window
11	Ultrex Strength	22	Double Hung	36	<i>Infinity</i> [®] Sliding Door
12	Ultrex Performance	24	Casement and Awning	38	<i>Integrity</i> [®] Swinging Door
13	Ultrex Appearance	26	Glider		

Infinity[®] from Marvin[®]

Building on Decades of Experience

An idea is born

The origin of *Infinity from Marvin* came from a simple idea: Marvin had a long history of making some of the very best wood and wood/clad windows and doors available. Why not introduce a non-wood product line that is low-maintenance and offers superior appearance and performance?

Marvin has used Ultrex[®] fiberglass components since the early 1990s, and recognized its superior characteristics of low-maintenance, durability, strength, and energy efficiency.

So the idea was developed further; Marvin took designers with decades of experience and asked them to design a window line specifically for your replacement project needs. The line would combine low-maintenance Ultrex fiberglass with the look of traditional windows, and be made in custom sizes and options for every replacement project need.

Finally, Marvin decided that the line should be presented to the market by professional replacement experts who handle the entire process seamlessly from initial consultation all the way through installation. Simple and hassle free for you.

And so an idea was born... *Infinity from Marvin*.



The Infinity team takes pride in producing the highest quality replacement windows and doors. In addition to being long-lasting and energy-efficient, all Infinity products are assembled in the U.S.A.



Why over 50,000 satisfied homeowners prefer Infinity Replacement Windows

- 1 Weathertight — provides year-round comfort wherever you live.
- 2 Super Durable Ultrex® — the ideal window material means virtually no maintenance for you.
- 3 Energy Efficient — ENERGY STAR® qualified products mean you can save money.
- 4 Better Looking — thoughtful design and traditional detailing not found in other replacement windows.
- 5 No-hassle shopping experience — from a reputable local installing retailer.
- 6 Easy to Clean — advanced designs make cleaning worries a thing of the past.
- 7 Limited Lifetime Warranty — brings you peace of mind.
- 8 Founded by Marvin® Windows and Doors — an industry leader for nearly a century.

Our Hassle-Free Experience

An Unmatched Experience with the Experts

Infinity® makes your entire replacement window and door project simple and hassle-free. In fact, our independent *Infinity* retailers offer a one-stop shopping experience, providing knowledgeable expertise from initial consultation all the way through full-service delivery and installation.

Infinity's simple 4-step process



- 1 A local expert will give you a thorough in-home consultation or showroom tour of *Infinity* products and services.



- 2 A window professional will measure your existing windows and doors for accurate replacement specification.



- 3 You'll then receive a detailed project quote that you can review with your retailer and have all your questions answered.



- 4 Removal of your old windows and doors is followed by convenient and professional installation of your custom replacement windows and a thorough clean-up of the area.

Best of all, you'll have peace of mind with the *Infinity* Limited Lifetime Warranty.



“At WindowPRO, we appreciate our relationship with *Infinity* because we are both family owned and operated businesses. We share the same commitment to our customers, communities, and employees.”

Jake Zahnow
WindowPRO
Cleveland, OH

Our local experts make a difference

Infinity from Marvin® independent retailers are hand selected for their expertise and decades of experience in your local market. *Infinity* retailers live and work in your communities, and will treat you like a neighbor.

Benefits of working with your local *Infinity* retailer:

- Many *Infinity* retailers are local, family-run enterprises that give back to your community. Their reputation and future business rely on your 100% satisfaction.
- *Infinity* retailers have decades of experience in your market. They understand your unique local codes, requirements, and installation needs.
- If the need arises, you can often speak directly to the retailer’s owner.
- *Infinity* retailers create good jobs and support your local economy.
- *Infinity* retailers are available to support the Limited Lifetime Warranty should the need arise.

Installation Options

The Best Fit for Your Home

“Our *Infinity* retailer handled the entire process for us from start to finish. It was truly hassle-free.”

Lee & Ray D.



Depending on the age and style of your home, *Infinity*® offers two window replacement methods. Both methods are designed for maximum efficiency and minimal disruption to your home.

Option 1: Insert replacement

This replacement method is used when your existing window frames are in good condition, but the sash need replacement. Our frame-in-frame insert design is installed into your existing window frame with no disruption to existing trim, interior walls, or exterior siding.

This method is fast, efficient, more economical, and there is no finishing required on your part.

Option 2: Full-frame replacement

This installation method is appropriate when your entire window has deteriorated and needs replacement or if you are looking for a totally new window size, style, or appearance. With full-frame replacement, the entire window (sash, frame, and casing) is removed and replaced.

Built for life™

Every *Infinity* product is backed by the *Infinity* Limited Lifetime Warranty. It's our pledge to you that we will stand behind our products for as long as you own them.

For full details on our Limited Lifetime Warranty, see infinitywindows.com.



“After we replaced our windows with *Infinity*, our utility bill was so low the utility company came by our house because they were sure our meter was broken!”

Randy & Lynn S.



“With *Infinity from Marvin*® I got everything I wanted... low maintenance fiberglass, easy cleaning features, and even more daylight and better views. I wish every decision was this easy.” Kathy B.

Ultrex® Fiberglass

Our Superior Material



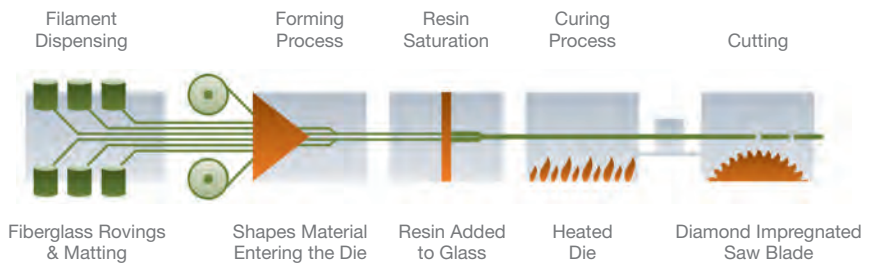
ULTREX FIBERGLASS IS
8X STRONGER THAN VINYL
AND ONE SQUARE INCH CAN
SUPPORT 34,000 POUNDS!*

Ultrex fiberglass — a superior material

Infinity® replacement windows and doors are made from Ultrex fiberglass — a pultruded fiberglass material so strong and durable it is superior to other window materials. Best of all, it makes *Infinity* products virtually maintenance free.

Created for strength and beauty

Our patented process starts with strong cables of glass that are saturated with specially compounded resins, pulled through a heated die, and cut with diamond-edge blades. Below are the steps Ultrex goes through from forming and curing all the way to the cutting stage. All of these steps create a remarkably durable material that outlasts and outperforms other window materials.



38%

FIBERGLASS WINDOWS HAVE
A **38% LONGER** USEFUL LIFE
EXPECTANCY THAN VINYL.**

Advantages of Ultrex fiberglass

- Low maintenance
- Base material is silica sand — an abundant natural resource
- Intricate profiles replicate the look of traditional wood windows
- Low expansion provides easy operation for the life of the window
- Strength keeps windows square and true
- Narrow profiles allow for more visible glass area and expanded views
- Long-term stability reduces the risk of seal failures and air leakage through the window
- Patented, mechanically bonded inline acrylic finish is up to 3x thicker than competitive finishes, providing superior resistance to discoloring, scratching, and denting

* Stiffness of the material to perform as designed. This stiffness is the flexural modulus of the material and is expressed in pounds per square inch.

** "Life cycle assessment of windows for the North American residential market: Case study" by the University of British Columbia. Scandinavian Journal of Forest Research, 2008.

Ultrex® Strength

The Strongest Choice for Window and Door Replacement

Durability for a lifetime

Ultrex is as strong as low carbon steel and 8x stronger than vinyl. It's so tough, we have to use diamond-edge blades just to cut it to size. The strength of Ultrex translates into superior stability, long-term ease of operation, low-maintenance, and superior performance.



Strength for an expanded view

Take a moment to look at the images below. The *Infinity* view is expanded — how? The superior strength of Ultrex also allows for a narrower window frame profile and more glass area than other replacement windows, giving you more daylight and better views.



The view through vinyl replacement windows



The view through Infinity replacement windows

Ultrex[®] Performance

Durable and Low Maintenance



Nothing holds true like Ultrex fiberglass from 350°F to -30°F

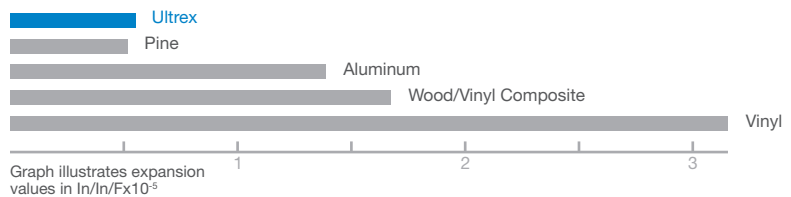


Cold, heat and time — no worries

Ultrex resists the ravages of cold, heat, time and pressure to provide the most worry-free windows and doors available today. While vinyl can distort in extreme heat or streak and crack in fluctuating temperatures, *Infinity*[®] products offer the highest level of performance and are virtually maintenance-free.

Low thermal expansion means a stronger seal

Comparison of expansion and contraction



Ultrex has an extremely low thermal expansion rate, which keeps the window stable and weathertight, reducing the risk of seal failures and air leakage into your home.

Tired of windows that are difficult to operate?



The low expansion of Ultrex means Infinity Windows resist sticking, swelling, and warping, providing easy operation for the life of the window.

Tired of high-maintenance windows?



The low expansion of Ultrex means Infinity's patented finish stays looking like new and is virtually maintenance free. It resists discoloring, warping, rotting, corrosion, denting, rust and doesn't require sanding, scraping, or painting.

Ultrex[®] Appearance

Superior Design with a Superior Finish

Better looking inside and out

Our nearly 20 years of experience with Ultrex allows us to create products with intricate details. Drawing on the decades of experience from Marvin[®] Windows and Doors, Infinity products incorporate the details of traditional wood windows without the maintenance.

The difference is in the details

Vinyl windows can arrive with messy welded corners, and bulky profiles that reduce your view. *Infinity* windows arrive with clean mechanically-bonded corners, traditional details, and narrow profiles to maximize your view.



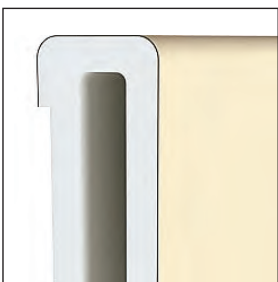
Vinyl Competitor



Infinity

A superior finish that outlasts the competition

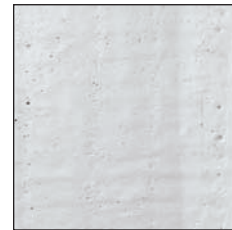
Our patented, mechanically bonded finish is up to 3x thicker than competitive finishes. It provides superior resistance to scratching and UV degradation - even on darker colors.



Fiberglass Competitor



Infinity



Fiberglass Competitor



Infinity

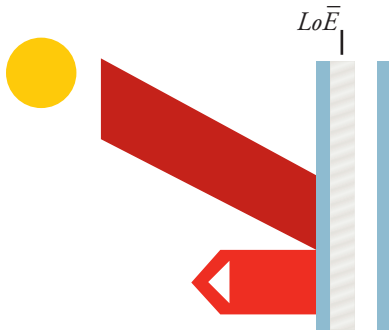
Infinity uses a patented, mechanically-bonded finish, compared to competitors' thin painted finish that can expose the rough fiberglass material.



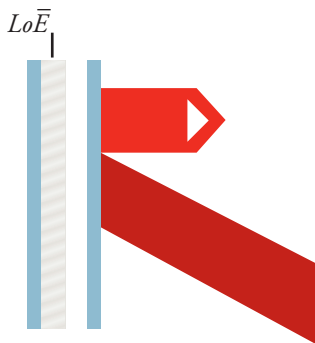
The automobile industry learned decades ago that acrylic lights outlast the life of their vehicles. Infinity uses a similar acrylic finish to provide long-term color retention and durability.

Energy Efficiency

Technology Brings Cool Savings



Summer sun is filtered and reflected back outdoors.



In the winter, indoor heat is reflected back into the home.

Infinity® products have one of the highest performance ratings from the National Fenestration Rating Council (NFRC), the organization that defines energy performance ratings for the window and door industry.

Energy Efficient, Sustainable Design

Ultrex® fiberglass is far less thermally conductive than aluminum (500x less!) and insulates much like wood. This means that Ultrex provides an insulated barrier against extreme weather temperatures, keeping your home comfortable, and helping to reduce heating and cooling costs.

Glazing Options

We know how important energy efficiency is, and our standard LoE²-272® glazings are a simple means of maximizing your home's thermal efficiency. LoE²-272® reflects heat back to its source so summer heat is reflected outdoors and winter indoor heating is retained. At the same time, up to 84% of the sun's UV rays are screened to reduce fading and damage to upholstery and carpets. Argon gas and a warm edge spacer are also standard features.*

Our optional LoE³-366® glass provides increased performance, especially in high sun exposure locations. This top-performance glass is formulated to reject solar heat while letting light in. With LoE³-366® glass, light and visibility are maximized, up to 95% of the sun's damaging UV rays are blocked, and most importantly, you and your home stay cool and comfortable year round.

Sustainable design and an investment that pays



Ultrex is made predominately of silica sand, a safe and abundant natural resource.



Our facilities eliminate 95% or more of VOCs (Volatile Organic Compounds).

* Exceptions are made for high elevation applications.



30%

*Infinity Windows with LoE glazing can reduce your heating and cooling bills by up to 30%.**



The glass in Infinity products contain 22%-29% recycled content, and Ultrex requires less embodied energy to produce than vinyl.



Infinity products meet ENERGY STAR® standards and are Hallmark certified.



*Fiberglass windows have a 38% longer useful life expectancy than vinyl***



New windows can increase the resale value if you decide to sell your home.

* Estimated savings are based on data set forth in the Window Selection Tool of the Efficient Windows Collaborative, available at <http://www.efficientwindows.org>.

Actual savings will vary by product type, location, method of installation, individual home characteristics, local climate and conditions, utility rates, and other factors.

** "Life cycle assessment of windows for the North American residential market: Case study" by the University of British Columbia. Scandinavian Journal of Forest Research, 2008.

EverWood® Engineered Finish

The Beauty of Wood. The Ease of EverWood.



HAVE A MOISTURE PROBLEM?

EverWood is inorganic and moisture resistant*, so it requires virtually no maintenance.

Now you can enjoy the natural appearance of wood without all the maintenance. EverWood is an *Infinity*®-exclusive wood grain interior finish that can be stained to match your existing woodwork. It looks and feels like real wood, but doesn't require the sanding, scraping, or refinishing of wood.

Durable and low maintenance

Long-lasting EverWood is made from an inorganic material, so it won't absorb moisture or decay over time. That means there's virtually no warping, discoloration, material degradation, expansion, or contraction — just remarkably reliable performance and lasting beauty, year after year.

Together, EverWood and Ultrex® offer the ultimate in beautifully superior, low-maintenance replacement windows and doors.

Stains just like wood

In a few easy steps, this remarkable engineered wood grain finish takes stain just like wood. Thanks to its extreme durability, you'll enjoy the rich, natural look of wood for years to come.



*Mahogany Stain
on Natural Wood*



*Mahogany Stain
on EverWood*

* Submerged product photo is used for dramatic purposes only. EverWood is a moisture-resistant finish that is applied to *Infinity* products and does not make the product waterproof or prevent condensation. *Infinity* products should never be submerged in water.



Stain to match

EverWood® samples are provided with every window and make it easy to test for the right match. Now you can perfectly complement your home's existing woodwork with the warmth and beauty of EverWood.



Chestnut

*Dark
Oak*

Maple

*Dark
Maple*

Cherry

Mahogany

Rosewood

Walnut



INFINITY
from **MARVIN**
REPLACEMENT WINDOWS

Features and Options

Making Your Replacement Windows and Doors Feel Like Home



PAINT TO MATCH

You can paint *Infinity* products to match exterior colors without affecting the protective performance of the Ultrex fiberglass substrate.

Exterior color options

The exterior of *Infinity*® windows come standard in Stone White. Sierra, Cashmere, Pebble Gray, Bahama Brown, and Bronze are available as options. The Ultrex® fiberglass exterior finish is virtually impermeable and helps protect your windows from the effects of wind, weather, and time.

Plus, you can paint *Infinity* products to match exterior colors without affecting the protective performance of the Ultrex fiberglass substrate.



Stone White



Sierra



Cashmere



Pebble Gray



Bahama Brown



Bronze

GLASS OPTIONS

Standard LoE²-272® and optional LoE³-366® glass are also offered tempered, obscure and tempered obscure.



Obscure glass for added privacy

Interior color options

The interior of *Infinity* windows come standard in Stone White with Sierra and EverWood® available as options. EverWood, our unique engineered wood grain finish, provides the rich appearance of wood, yet is low-maintenance for years of lasting beauty. Durable EverWood can be easily stained to match the color of your home's existing woodwork.



Stone White



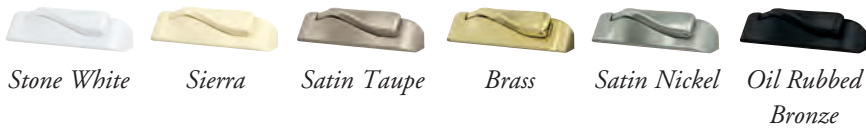
Sierra



EverWood

Six great hardware finishes

Customize the look of *Infinity* windows with a variety of hardware finish options.



Screen options

With just one glance through our Hi Transparency screen, you'll be amazed at what you see - and what you won't. The tighter, finer mesh of the Hi Transparency screen provides a clearer, brighter view without the distortion and haziness that are often experienced with traditional screens.



Hi Transparency Screen

Standard Screen



CORNER KEYS

Corner keys keep window units square through delivery, installation, and years in your home. You won't find unsightly, messy welded corners — we inject adhesive sealant in the sash corners to help make joints solid, square, and weathertight.



FINISHING TOUCHES

Brick Mould Casing is available to add a traditional look to the exterior.

Grilles and Divided Lites

Pattern Options for a Custom Look



Grilles-Between-the-Glass

With *Infinity*® from Marvin®, there is no such thing as a minor detail. We pay close attention to every aspect of our windows. So choose an option that complements the personality of your home. We'll take care of the details.

Grilles-Between-the-Glass

Infinity windows are available with contoured grille bars between the panes of glass. Grille bars facing the exterior match the window exterior color, and grille bars facing the interior are available in Stone White, Sierra, Satin Taupe and Bronze. Grilles-Between-the-Glass combine easy glass cleaning with the stunning detail of a grille pattern. It's the best of both worlds.



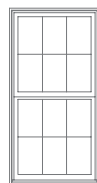
Simulated-Divided-Lites

Simulated-Divided-Lites

Choose Simulated-Divided-Lites for an authentic divided glass look. Simulated-Divided-Lite bars are permanently adhered to the exterior surfaces of the glass with a spacer bar between the panes of glass. Exterior Simulated-Divided-Lite bars are made of the same tough Ultrex® fiberglass used on all *Infinity* exteriors. Interior bars are available in Stone White, Sierra or stainable EverWood® to match your existing woodwork.

Divided Lite Patterns

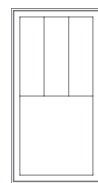
Various divided lite patterns are available to replicate the look of your original windows or to add architectural interest.



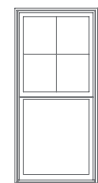
Standard Rectangular



Rectangular 1-High



Cottage 1-High



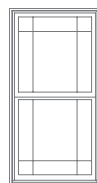
Standard Rectangular



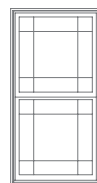
Cottage 1-High



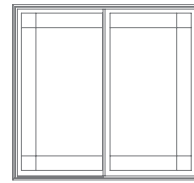
Standard Rectangular



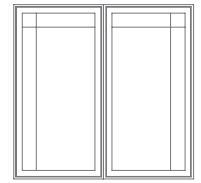
Prairie 6-Lite



Prairie 9-Lite



Prairie 6-Lite



Prairie 4-Lite

Additional divided lite patterns are available.



Every home is as unique as its owner. With *Infinity's* Divided Lite options you can let your personality shine.

Double Hung

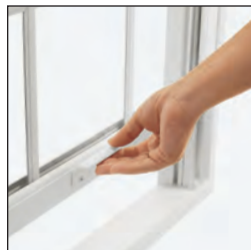


The smart replacement choice

You've heard it said, "Don't work harder. Work smarter." With old Double Hung windows, you can work up a sweat just opening them and keeping them open. The *Infinity*® Double Hung is the smart answer to a traditional favorite. You'll be amazed at its smooth, effortless operation. Quality hardware and advanced design result in a Double Hung that is easy to clean from the interior of your home. Make the smart window choice and your "window worries" will become a thing of the past.

Easy tilt operation

Our Double Hung window is amazingly simple to operate. Both lower and upper sash tilt easily without removing your screens. Our unique tilt release button lets you tilt the lower sash using only one hand, so cleaning is easier than ever.



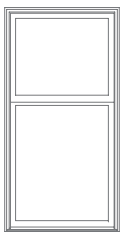
Unlock and raise the sash slightly.



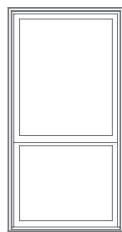
Press the tilt release button and slide the lock lever over the button.



Tilt the sash into the room for easy cleaning without screen removal.



*Cottage Style
Double Hung*



*Oriel Style
Double Hung*

Sash of different proportions in one unit, commonly called Cottage Style and Oriel Style, are also available with all the tilting and performance features of a regular *Infinity* Double Hung.



With a matching picture unit available, the *Infinity* Double Hung provides a high performance replacement solution for every view in your home.

Casement and Awning

A versatile, user-friendly replacement option

One word describes *Infinity*® from *Marvin*® Casements and Awnings — easy. They are easy to choose, easy to operate and easy to love. The Casement (left- or right-hinged) and Awning (top-hinged) combine beauty and virtually effortless operation. The standard Easy Wash® hinge is just that — a design that lets you easily clean the window both inside and out. The optional Clear View® hinge provides for an optimal viewing area. Both Casements and Awnings feature folding handles that tuck conveniently out of the way of most window treatments and provide a clean, finished look.

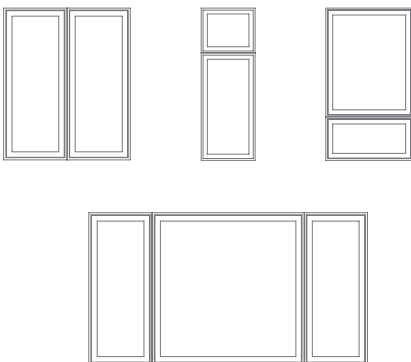


Casement

An unobtrusive single lock lever simultaneously activates both locks.

The handle turns effortlessly and folds down neatly out of the way.

Available in a variety of multiple assembly options



*The Easy Wash hinge creates an opening for easy cleaning from the interior of your home.**



*The Clear View hinge option keeps the sash tight to the frame allowing for maximum visibility.**



EverWood®, the interior wood grain finish from *Infinity*, is now available on Casement and Awning screens. Have the look of wood-framed screens that are stained to match your interior trim without the maintenance of wood!

* Easy Wash® and Clear View® hinges are not available on Awning (top hinged) windows. Clear View hinge availability is based on window width.



Infinity Casements and Awnings incorporate effortless operation and functionality with a multi-point locking system.

Glider

A smooth operating space-saver

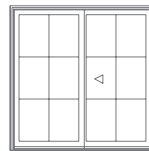
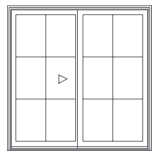


The operating sash slides effortlessly and can be removed and reinstalled for easy cleaning.

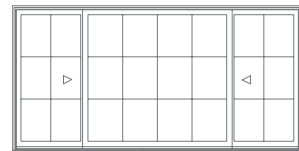
If your gliders don't "glide" anymore or you have a space where a swinging sash would be in the way, the *Infinity*® Glider is the perfect solution. These durable, energy-efficient windows operate smoothly and seal tightly against air and water infiltration. Made with tough, dependable *Ultrex*® fiberglass inside and out, our Gliders are virtually maintenance-free. You'll also appreciate the superior performance and energy efficiency provided by standard *LoE²-272*® with argon insulating glass. Cleaning the glass is simple with tilt latches that allow you to remove the operable sash for easy access.



Available in various operations



Choose left-operating or right-operating sash.



Triple-sash units are available with operating sash on both ends.



This versatile *Infinity* Glider is the ideal answer when you're looking for simple operation, energy efficiency and reliable performance.

INFINITY
from **MARVIN**
REPLACEMENT WINDOWS

Round Top

A strong improvement to your view.

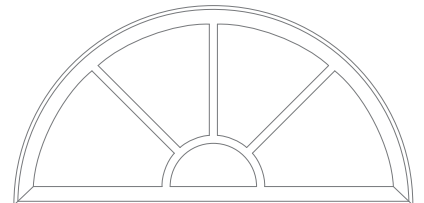
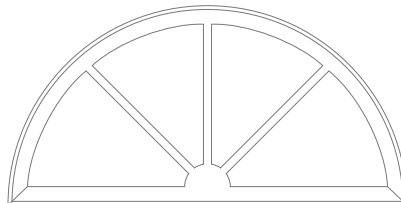
Whether you are looking to add visual interest to a room or simply replacing an old window, *Infinity*[®] Round Tops are a stunning addition to any space. Adding a half-round above a standard window instantly adds light and style to your home.

As always, the elegance of your new *Infinity* Round Top will be complemented by incomparable durability.

The *Infinity* Round Top is a traditional favorite that adds architectural detail and style to your home.



Grilles-Between-the-Glass (GBG) patterns are available in open and closed hub sunbursts:





Add elegance and individuality to your home by complementing windows with an *Infinity* Round Top.

INFINITY[®]
from **MARVIN**
REPLACEMENT WINDOWS

Polygon and Picture Windows

Style and Substance

A dramatic improvement to any living space — *Infinity*® Polygons are shaped to the architecture of your home. Open views and abundant natural light are achieved in a variety of styles from stand-alone picture windows that span up to 10 feet, to geometric combinations that follow the slope of your roof. Available in a variety of shapes including rectangles, pentagons, trapezoids and triangles, *Infinity* Polygons accentuate the design defining that special room in your home.



*Right
Triangle*



*Left
Triangle*



Triangle



Hexagon



Trapezoid



Pentagon



Octagon



Rectangle





Brighten interior spaces and accentuate your home's unique characteristics with *Infinity* from Marvin® Polygons and Picture Windows.

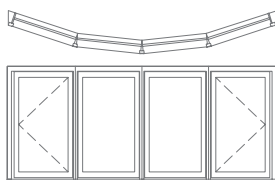
INFINITY
from **MARVIN**
REPLACEMENT WINDOWS

Bow Window

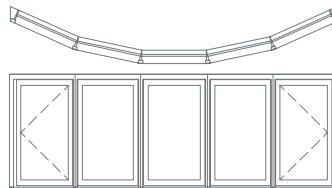
The dramatic made simple

The *Infinity*® Bow offers an easy way to expand your views and open up a room. The gentle curve can be created with four-, five- or six-wide assemblies of Casement windows. Head and seat boards are available in Bare Pine or optional Oak to allow for staining or painting to match your home's interior.

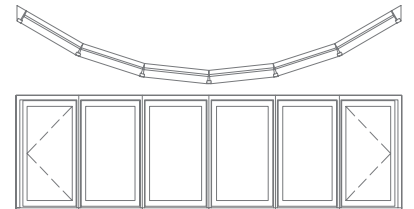
Bare Pine or optional Oak head and seat boards allow for stain or paint to match the interior of your home.



4-Wide Casement Bow



5-Wide Casement Bow



6-Wide Casement Bow



Enhance your home with the strength of Ultrex® combined with the gentle curve of the *Infinity* Bow.

INFINITY
from **MARVIN**
REPLACEMENT WINDOWS

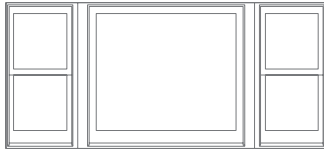
Bay Window

A refreshing retreat

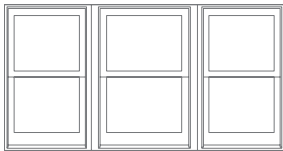
The *Infinity* Bay is the perfect addition to your home for increasing light and adding dimension to any area.

Invite nature in — create interest and add drama to any room with the simple combination of three windows set into the *Infinity*[®] Bay. Along with low maintenance interior and exterior, you will enjoy the expanded views. From a small sunlit area for plants to an expansive reading nook, the *Infinity* Bay can work into any area of your home with two angle options of 30° and 45°. Choose Double Hung or Casement windows for your Bay with head and seat boards included.

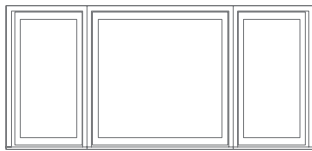
Available in various configurations



*Double Hung Bay
with picture center unit*



*Double Hung Bay
with operator center unit*



*Casement Bay
with picture center unit*



Bare Pine or optional Oak head and seat boards allow for stain or paint to match the interior of your home.

Two angle options



30°



45°



Increasing character and adding more daylight to your home can be a simple process and worry-free for years to come with *Infinity from Marvin*®.

INFINITY
from **MARVIN**
REPLACEMENT WINDOWS

Infinity® Sliding Door

TOP-HUNG SCREEN



Our top-hung screens glide easily and won't get hung up on dirt or pebbles in the sill track.

FOOTBOLT



A footbolt provides additional security when the door is locked or vented.

Doors to complete your vision

Add the finishing touch to your home with an *Infinity* Sliding Door. Choose from the Sliding French Door, a classic design with wide stiles and a tall bottom rail or the Sliding Patio Door, which features a narrower profile for a more contemporary appearance and larger glass area. *Infinity* doors feature full Ultrex® fiberglass construction for the ultimate in durable, low maintenance performance and are available in a variety of exterior color and finish options to complement *Infinity* windows.

Hardware Colors



White



Sierra



*Satin
Taupe*



Brass^{PVD}*



*Satin
Nickel^{PVD*}*



*Oil Rubbed
Bronze^{PVD*}*



Sliding French Door

- Traditional wide stiles and tall bottom rail
- Low-maintenance fiberglass
- Multi-point locking
- Available in all *Infinity* interior and exterior finishes



Sliding Patio Door

- Classic narrow lines
- Special sizes available
- Low-maintenance fiberglass
- Multi-point locking
- Available in all *Infinity* interior and exterior finishes

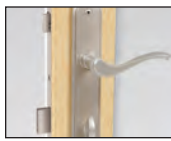


A variety of customizable options allows you to craft an *Infinity* Sliding Door that blends seamlessly with *Infinity* windows.

Integrity[®] Swinging Door

Doors to complete your vision

Stainless steel multi-point locking system seals the door in four locations — head, sill, deadbolt and keyed cylinder — for stability and security.



Bring the outdoors in with Swinging French Doors from *Integrity*. These beautiful, highly-durable doors feature the same Ultrex[®] fiberglass exterior as *Infinity*[®] products and are available with either a pre-finished White or Bare Pine interior. A variety of sizes and configurations are available including Inswing and Outswing options to best complement your home's look and feel. *Integrity* doors also feature a variety of options including exterior colors, several hardware finishes and high-quality stainless steel multi-point locking system.

Exterior Colors



*Stone
White*



Cashmere



Pebble Gray



Bronze



Evergreen



Integrity Inswing (pictured) or Outswing French Door

- Natural wood interior or pre-finished white
- Adjustable hinges
- Multi-point locking
- Traditional French appearance



Hardware Options

Available in White, Almond Frost, Brass^{PVD*}, Satin Nickel^{PVD*} and Oil Rubbed Bronze^{PVD*}.





Integrity® from *Marvin*® Inswing and Outswing French Doors feature an *Ultrex*® exterior and make a perfect complement to *Infinity* windows.

Visit your authorized *Infinity from Marvin*[®] installing retailer today.

Choosing the right replacement windows for your home can be challenging. We think the more you learn about *Infinity from Marvin*, the easier your decision will become. We encourage you to visit your authorized *Infinity from Marvin* installing retail showroom or schedule an in-home appointment today and experience our unparalleled windows first-hand.

INFINITY[®]
from **MARVIN**
REPLACEMENT WINDOWS
Built for life[™]

Call 1-800-391-6664 for the *Infinity from Marvin* installing retailer nearest you. In Canada, call 1-800-263-6161. Or visit us at infinitywindows.com.

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® Registered trademark of Marvin Windows and Doors. ENERGY STAR[®] and the ENERGY STAR certification mark are registered U.S. marks.

Product specifications subject to change without notice.

Printed in U.S.A. on recycled paper with at least 10% post-consumer waste fiber.

Part #19971858

EXHIBIT HRB-2 HISTORIC SITE INVENTORY FORM

Cultural Resource Survey Form:

CLACKAMAS COUNTY

T. D. NUMBER WL-31-W9

PHOTO INFORMATION:

ROLL: XXXI
FRAME: 17

STUDY AREA: WEST LINN
LEGAL: T. 2S R. 2E SEC. 31BA
TAX (LOTS): 900
ZONE _____ SIZE _____

IDENTIFICATION:

COMMON/HISTORICAL NAME: Lewthwaite Residence
ADDRESS: 4865 Willamette Falls Drive AREA: WEST LINN
CURRENT OWNER: MICHAEL J. BAILEY USE: Residence
OWNER'S ADDRESS: same West Linn 97068
ORIGINAL OWNER: WM. LEWTHWAITE, JR. USE: Residence
AREA OF SIGNIFICANCE: TOWN: X COUNTY: _____ CITY: _____ NATION: _____

HISTORIC INTEREST:

THEME: Architecture - 20th Century DATE: 1914
DESCRIPTION: _____

ARCHITECTURAL INTEREST:

STYLE: Bungalow STORIES: 2 1/2
DATE: 1914 CONDITION: Good ARCHITECT: _____
SIDING: _____
ROOF: Hip roof with wide overhang supported by scroll cut rafters.
DOORS: Wide panel door with beveled lights.
WINDOWS: Projecting wall dormers on south & north elev. Hip roof dormer on east elev. with 1/1 double-hung windows. Polygonal bay window on (continued on back)
MAIN ENTRANCE: Hip roof porch supported by square columns now covered with same siding as house.

NOTES: Sun porch on west elev. Stone steps lead to lower level (Crown Zellerbach plant).



BIBLIOGRAPHY:

46

DATE: Jan. 1984
RECORDER: ALTIER/HAYDEN
436

EXHIBIT HRB-3 COMPLETENESS LETTER



CITY OF
West Linn

October 11, 2023

Rigel Bruening
4865 Willamette Falls Dr
West Linn, OR 97068

SUBJECT: Class II Historic Design Review for window replacements at 4865 Willamette Falls Dr (HDR-23-03)

Dear Mr. Bruening:

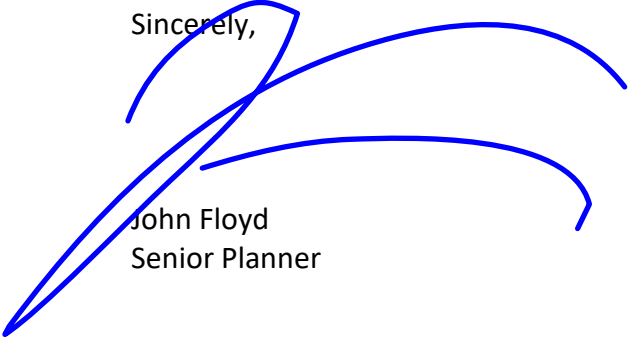
Your application was accepted for review on September 11, 2023, and deemed **complete** on October 11, 2023. The city has 120 days to exhaust all local review; that period ends February 6, 2024.

Please be aware that determination of a complete application does not guarantee a recommendation of approval from staff for your proposal as submitted – it signals that staff believes you have provided the necessary information for the Planning Director to render a decision on your proposal.

A 14-day public notice will be prepared and mailed. This notice will identify the earliest potential decision date by the Planning Director.

Please contact me at 503-742-6058, or by email at jfloyd@westlinnoregon.gov if you have any questions or comments.

Sincerely,



John Floyd
Senior Planner

EXHIBIT HRB-4 AFFADAVIT AND NOTICE PACKET

**CITY OF WEST LINN HISTORIC REVIEW BOARD
PUBLIC HEARING NOTICE
FILE NO. HDR-23-03**

The West Linn Historic Review Board will hold a hybrid public hearing on **Tuesday, November 14, 2023** at 6:00 pm in the Council Chambers of City Hall, 22500 Salamo Road, West Linn, to consider a request for Class II Historic Design Review at 4865 Willamette Falls Drive (Historic Lewthwaite Residence). The applicant is requesting approval to replace 16 existing windows.

The HRB will make its decision based on applicable criteria found in Chapters 25 and 99. of the Community Development Code (CDC). The CDC approval criteria are available for review on the City website <http://www.westlinnoregon.gov/cdc> or at City Hall and the City Library.

The application is posted on the City's website, <https://westlinnoregon.gov/planning/4865-willamette-falls-drive-class-2-historic-design-review>. The application, all documents or evidence relied upon by the applicant, and applicable criteria are available for inspection at City Hall at no cost. Copies may be obtained at a reasonable cost. The staff report will be posted on the website and available for inspection at no cost, or copies may be obtained at a reasonable cost, at least ten days before the hearing.

The hearing will be conducted according to CDC Section 99.170 in a hybrid format with some members, staff, presenters, and public attending remotely via Webex and others attending in-person at City Hall. The public can watch the meeting online on YouTube: https://youtube.com/live/FYn_dj4vQ8A?feature=share

Anyone wishing to present written testimony for consideration should submit all materials before 12:00 pm on the meeting day to jfloyd@westlinnoregon.gov or mail them to City Hall.

Those who wish to participate remotely should complete the speaker form at <https://westlinnoregon.gov/citycouncil/meeting-request-speak-signup> **before 4:00 pm on the meeting day** to receive an invitation to join the meeting. Virtual participants can log in through a computer, mobile device, or call-in.

It is important to submit all testimony in response to this notice. All comments submitted for consideration of this application should relate specifically to the applicable criteria. Failure to raise an issue in a hearing, in person, or by letter, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue, precludes appeal to the Oregon Land Use Board of Appeals based on that issue (CDC Section 99.090).

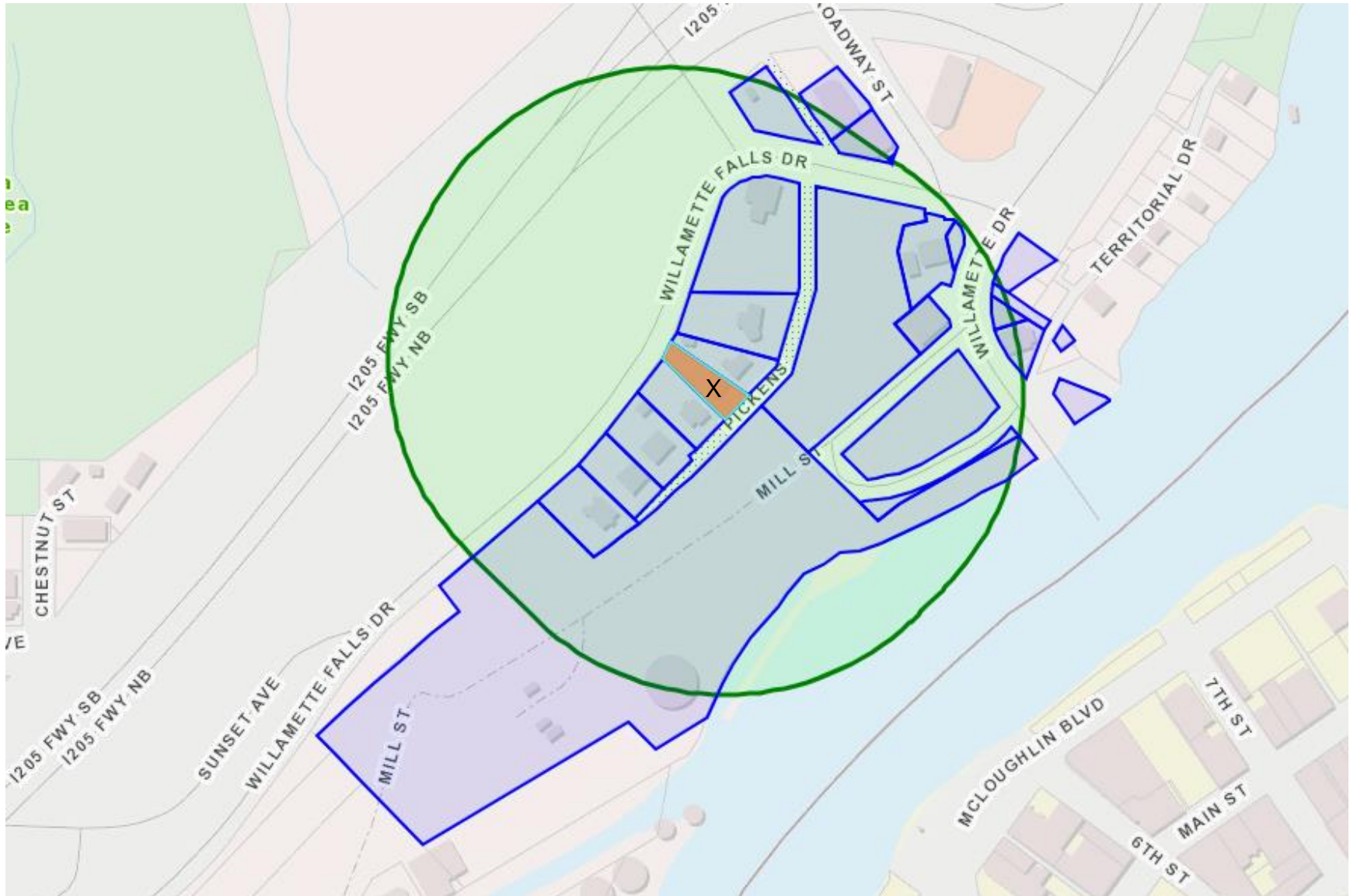
The final decision will be posted on the website and available at City Hall. Persons with party status may appeal the decision by submitting an appeal application to the Planning Department within 14 days of mailing the final decision notice pursuant to CDC [99.240](#).

For additional information, please contact John Floyd Associate Planner, City Hall, 22500 Salamo Rd., West Linn, OR 97068, 503-742-6058.

Scan this QR Code to go to Project Web Page:



HDR-23-03 Notified Properties within 500 feet of 4865 Willamette Falls Drive





**NOTICE OF UPCOMING
HISTORIC REVIEW BOARD DECISION**

**PROJECT # HDR-23-03
MAIL: 10/25/23 TIDINGS: N/A**

CITIZEN CONTACT INFORMATION

To lessen the bulk of agenda packets and land use application notice, and to address the concerns of some City residents about testimony contact information and online application packets containing their names and addresses as a reflection of the mailing notice area, this sheet substitutes for the photocopy of the testimony forms and/or mailing labels. A copy is available upon request.

**AFFIDAVIT OF NOTICE
HISTORIC REVIEW BOARD DECISION**

We, the undersigned, certify that, in the interest of the party initiating a proposed land use, the following took place on the dates indicated below:

PROJECT

File No.: **HDR-23-03**

Address: **4865 WFD**

Applicant's Name:

Scheduled Decision Date: **Historic Review Board Decision no earlier than 11/14/23**

MAILED NOTICE

Notice of Upcoming HRB Decision was mailed at least 20 days before the decision date, per Section 99.080 of the Community Development Code to:

Rigel Bruening, applicant	10/25/23	<i>Lynn Schroder</i>
Property owners within 500ft of the site perimeter	10/25/23	<i>Lynn Schroder</i>
OR SHPO	10/25/23	<i>Lynn Schroder</i>
Bolton Neighborhood Association	10/25/23	<i>Lynn Schroder</i>

EMAILED NOTICE

Notice of Upcoming Planning Manager Decision was emailed at least 20 days before the decision date to:

Bolton Neighborhood Association	10/25/23	<i>Lynn Schroder</i>
Rigel Bruening, applicant	10/25/23	<i>Lynn Schroder</i>

WEBSITE

Notice was posted on the City's website 14 days before the decision date.

10/25/23	<i>Lynn Schroder</i>
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TIDINGS

Notice was posted in the West Linn Tidings at least 10 days before the hearing, per Section 99.080 of the CDC.

11/1/23	<i>Lynn Schroder</i>
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SIGN

A sign was posted on the property at least 10 days before the hearing, per Section 99.080 of the CDC.

11/2/23	<i>John Floyd</i>
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FINAL DECISION

Notice of Final Decision was mailed to the applicant, all parties with standing, and posted on the City's website, per Section 99.040 of the Community Development Code.

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