



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

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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** June 16, 2014  
**To:** Interested Person  
**From:** Jennifer Kenny, Land Use Services, 503-823-7011  
[jennifer.kenny@portlandoregon.gov](mailto:jennifer.kenny@portlandoregon.gov)

## **NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD**

The Bureau of Development Services has **approved** a proposal in your neighborhood. The reasons for the decision are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. 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 14-142144 HR – NEW ADA DOOR AND RAMP**

#### **GENERAL INFORMATION**

**OWNER:** Tom Griffin-Valade, N. Portland Office of Neighborhood Involvement  
2209 N Schofield | Portland, OR 97217

**APPLICANT:** Stacey Henderson, FFA Architecture and Interiors  
520 SW Yamhill Street, Suite 900 | Portland, OR 97204

**Site Address:** 8105 N Brandon Avenue

**Legal Description:** BLOCK 38 LOT 33-35, KENTON  
**Tax Account No.:** R445914970, R445914970  
**State ID No.:** 1N1E09DB 07500, 1N1E09DB 07500  
**Quarter Section:** 2228  
**Neighborhood:** Kenton, contact Steve Rupert at 503-317-6573.  
**Business District:** Kenton Business Association, contact Jessie Burke at 971-404-9673.  
.Interstate Corridor Business Association, contact Aleksandra Johnson at 503-735-4420.

**District Coalition:** North Portland Neighborhood Services, contact Mary Jaron Kelley at 503-823-4099.

**Other Designations:** Historic Landmark, Contributing Resource in the Kenton Conservation District.

**Zoning:** R5a, a single-dwelling zone, with Historic Resource and Alternative Design Density Overlays

**Case Type:** HR, Historic Resource Review  
**Procedure:** Type II, an administrative decision with appeal to the Historic Landmarks Commission.

**Proposal:** The applicant is seeking Historic Resource Review approval to replace a non-historic door with a larger one that meets the standards of the Americans with Disabilities Act (ADA). This will entail replacing the non-historic mullion between the door and a transom with a smaller one of similar design and new transom glass. The proposal also includes new stairs and an ADA ramp to the door. Historic Resource Review is required because the proposal is for non-exempt exterior alterations to a Historic Landmark.

**Approval Criteria:** In order to be approved, this proposal must comply with the approval criteria specified in the Zoning Code (Title 33 of the Portland City Code). The approval criteria are: *Community Design Guidelines*

## **ANALYSIS**

**Site and Vicinity:** The subject property is a Historic Landmark, known as the Kenton Firehouse. It was built in 1915 by LG Holden in the Second Renaissance Revival style. It was the first City-designed fire station in North Portland. The department was built through a joint venture between the City of Portland and the Swift Packing Company. The land was donated by the Kenwood Development Corporation. In 1959 the City abandoned the fire house. The Portland Police began using the space as a storehouse for unmarked cars and stolen items. The building began falling into disrepair and in the late 1970s, volunteers with the North Portland Citizens Brigade worked to have the site listed as a historic landmark and secured funds to restore the building. It is now a community space hosting various events.

The Kenton Commercial Historic District forms the core of what was originally the distinct community of Kenton, a company town focused around the Swift & Company livestock and slaughterhouse operations which were located just to the north of the district. At the time Swift & Company was one of the largest meat processing companies in the United States.

While the listed historic district includes only the commercial center of Kenton, it is embraced to the west, south, and east by a historic context of many blocks of company developed or subsidized worker housing. This area is designated as the Kenton Conservation District. A distinctive characteristic of the this historic district, and the larger related area as well, is the use of cast stone, a concrete building material that was popular during the up-building of Kenton in the first half of the 20<sup>th</sup> Century. The company that produced much of the concrete block was also related to the developers of the plat and the meat packing operation. The period of significance runs from 1909 to 1949 reflecting the growth, maturity, and then decline of the area.

**Zoning:** The single-dwelling zones, including R5, are intended to preserve land for housing and to provide housing opportunities for individual households. The zones implement the comprehensive plan policies and designations for single-dwelling housing.

The Historic Resource Overlay Zone protects certain historic resources in the region and preserves significant parts of the region's heritage. The regulations implement Portland's Comprehensive Plan policies that address historic preservation. These policies recognize the role historic resources have in promoting the education and enjoyment of those living in and visiting the region. The regulations foster pride among the region's citizens in their city and its heritage. Historic preservation beautifies the city, promotes the city's economic health, and helps to preserve and enhance the value of historic properties.

The purpose of the Alternative Design Density Overlay Zone is to focus development on vacant sites, preserve existing housing and encourage new development that is compatible with and supportive of the positive qualities of residential neighborhoods. The concept for the zone is to allow increased density for development that meets additional design compatibility requirements.

**Land Use History:** City records indicate that prior land use reviews include the following:

- LU 76-003597, Remodel of historic fire station
- LU 82-006225, Approval for new awning
- LU 90-022284, Permit for temporary storage
- LU 08-153497 HDZ, Approval of a solar array on the roof

**Agency Review:** David Jones, a Life Safety Plans Examiner, wrote on May 15, 2014, stating that a building permit is required.

**Public Notice:** A "Notice of Proposal in Your Neighborhood" was mailed on May 12, 2014. No written responses have 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 a Portland Historic Landmark located within the Kenton Conservation District and the proposal is for a non-exempt treatment. Therefore, Historic Resource Review approval is required. The approval criteria are the *Community Design Guidelines*.

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

#### **Community Design Guidelines**

**D2. Main Entrances.** Make the main entrances to houses and buildings prominent, interesting, pedestrian-accessible, and transit-oriented.

**D6. Architectural Integrity.** Respect the original character of buildings when making modifications that affect the exterior. Make additions compatible in scale, color, details, material proportion, and character with the existing building.

**D8. Interest, Quality, and Composition.** All parts of a building should be interesting to view, of long lasting quality, and designed to form a cohesive composition.

**Findings for D2, D6 and D8:** The new door, stairs and ramp will allow for greater accessibility to pedestrians by incorporating ADA-compliant features. The ramp and stairs will add interest and prominence to the entrance through their integrated design with existing paths and by their use of materials including brick and concrete.

The proposed door will be large, made of wood and include a transom, two elements common in the District's period of significance which are also compatible with the building's architecture, Second Renaissance Revival style. The door will occupy an existing opening to maintain the scale and proportion of the building. The new stairs and ramp have a low-rise so that views of the historic resource will be unobstructed.

The new door will be made of wood, the hand rails of metal, and the stairs include brick and concrete, all of which are long-lasting materials and compatible elements in historic buildings. The ramp and stairs are designed to lead to the door in a direct and logical way, forming a cohesive composition. *These guidelines are therefore met.*

**E1. The Pedestrian Network.** Create an efficient, pleasant, and safe network of sidewalks and paths for pedestrians that link destination points and nearby residential areas while visually and physically buffering pedestrians from vehicle areas.

**P2. Historic and Conservation Districts.** Enhance the identity of historic and conservation districts by incorporating site and building design features that reinforce the area's historic significance. Near historic and conservation districts, use such features to reinforce and complement the historic areas.

**Findings for E1 and P2:** The ramp and stairs will offer direct access between the entrance and the adjacent garden space, as well as from the sidewalk along N. Schofield and N. Brandon Avenue. The access points are buffered from cars by a pathway at the north side and a brick plaza at the east and south approaches.

The new door will be made of wood, the hand rails of metal, and the stairs include brick and concrete. These materials were common in the District's period of significance, and the door's design is compatible with the building's architecture, Second Renaissance Revival style. The new stairs and ramp are designed in an unobtrusive way so that the historic building will remain the focal point, maintaining the historic feel of the building and the Conservation District. *These guidelines are therefore 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 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 meets the applicable Historic Resource Review criteria and therefore warrants approval.

## **ADMINISTRATIVE DECISION**

Approval of alterations to the Portland Historic Landmark known as the Kenton Firehouse, including:

- Replacement of a non-historic door at the east elevation with a 3' x 6'-8" wooden door;
- Replacement of a non-historic mullion with a smaller, similarly-designed version;
- Replacement of non-historic transom glass with new glass to fit the smaller space;
- Installation of new front steps and ADA ramp, composed of brick and concrete; and
- Installation of metal hand rails.

Approval per Exhibits C-1 through C-4 signed and dated June 10, 2014, subject to the following condition:

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C-1 through C-4. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 14-142144 HR. No field changes allowed."

**Staff Planner: Jennifer Kenny**

**Decision rendered by:**  **on June 10, 2014.**  
By authority of the Director of the Bureau of Development Services

**Decision mailed: June 16, 2014.**

**About this Decision.** This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

**Procedural Information.** The application for this land use review was submitted on April 15, 2014, and was determined to be complete on April 29, 2014.

*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 April 15, 2014. *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 extended by the applicant, the 120-day review period will expire on August 26, 2014.

**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.

**Appealing this decision.** This decision may be appealed to the Historic Landmarks Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on June 30, 2014**, at 1900 SW Fourth Ave. Appeals can be filed at the Development Services Center Monday through Wednesday and Fridays between 8:00 am to 3:00 pm and on Thursdays between 8:00 am to 2:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 2:00 pm on Thursdays, appeals must be submitted at the reception desk on the 5<sup>th</sup> floor.

**An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional 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](http://www.portlandonline.com).

**Attending the hearing.** If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Historic Landmarks Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Historic Landmarks Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

**Recording the final decision.** If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed*, The final decision may be recorded on or after **July 1, 2014**.
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- **By Mail:** Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- **In Person:** Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034

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. Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

**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, permittees must demonstrate compliance with:

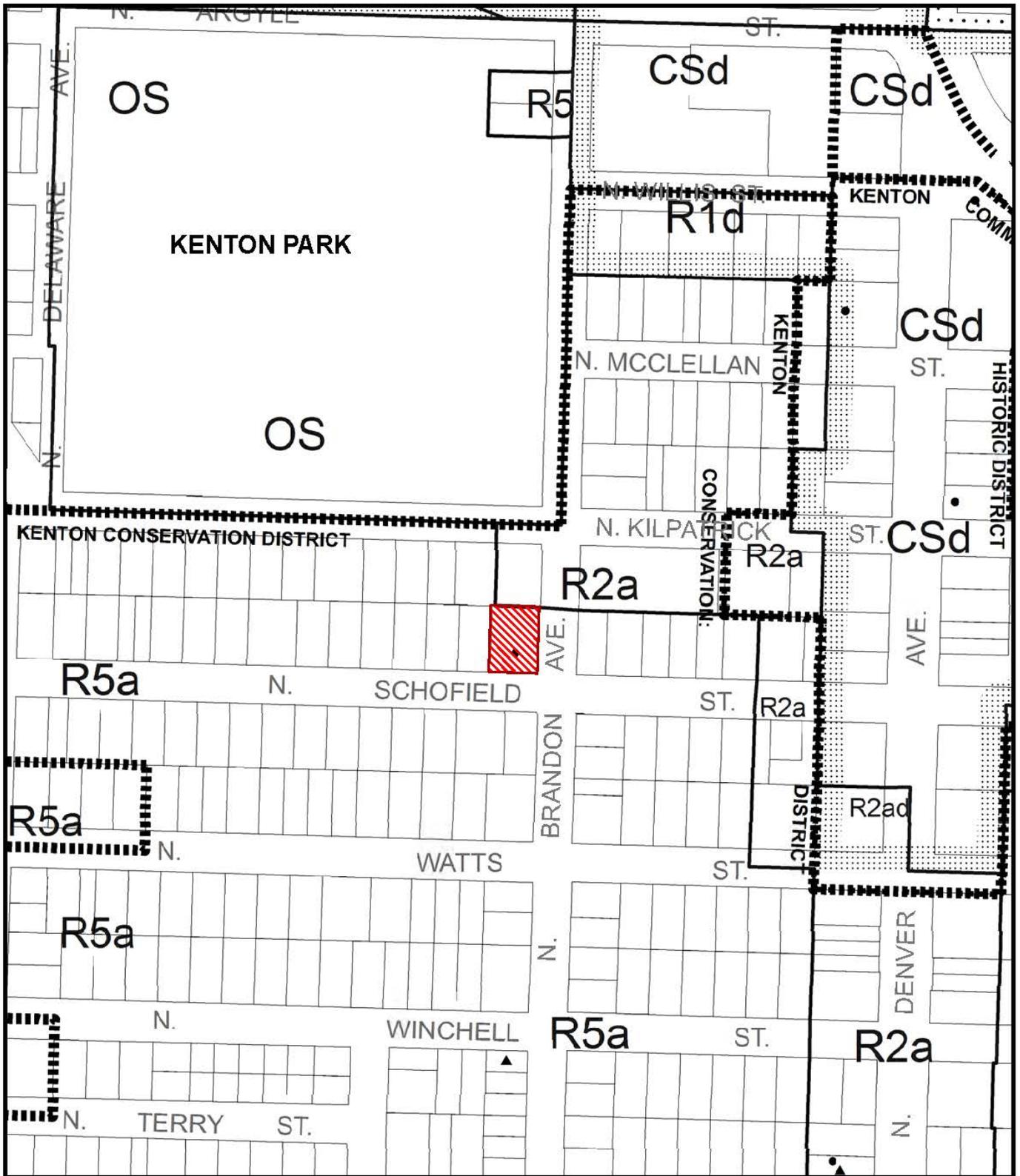
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

#### **EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Site Plan (attached)
  - 2. Elevation (attached)
  - 3. Enlarged Plan/Section Details of Stairs (attached)
  - 4. Section Details of Proposed Door/Transom
- D. Notification Information:
  - 1. Mailing list
  - 2. Mailed notice
- E. Agency Responses:
  - 1. David Jones, Life Safety Plans Examiner, May 15, 2014, building permit required.
- F. Correspondence: No responses were received.
- G. Other:
  - 1. Original LU Application

**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).**



# ZONING



Site

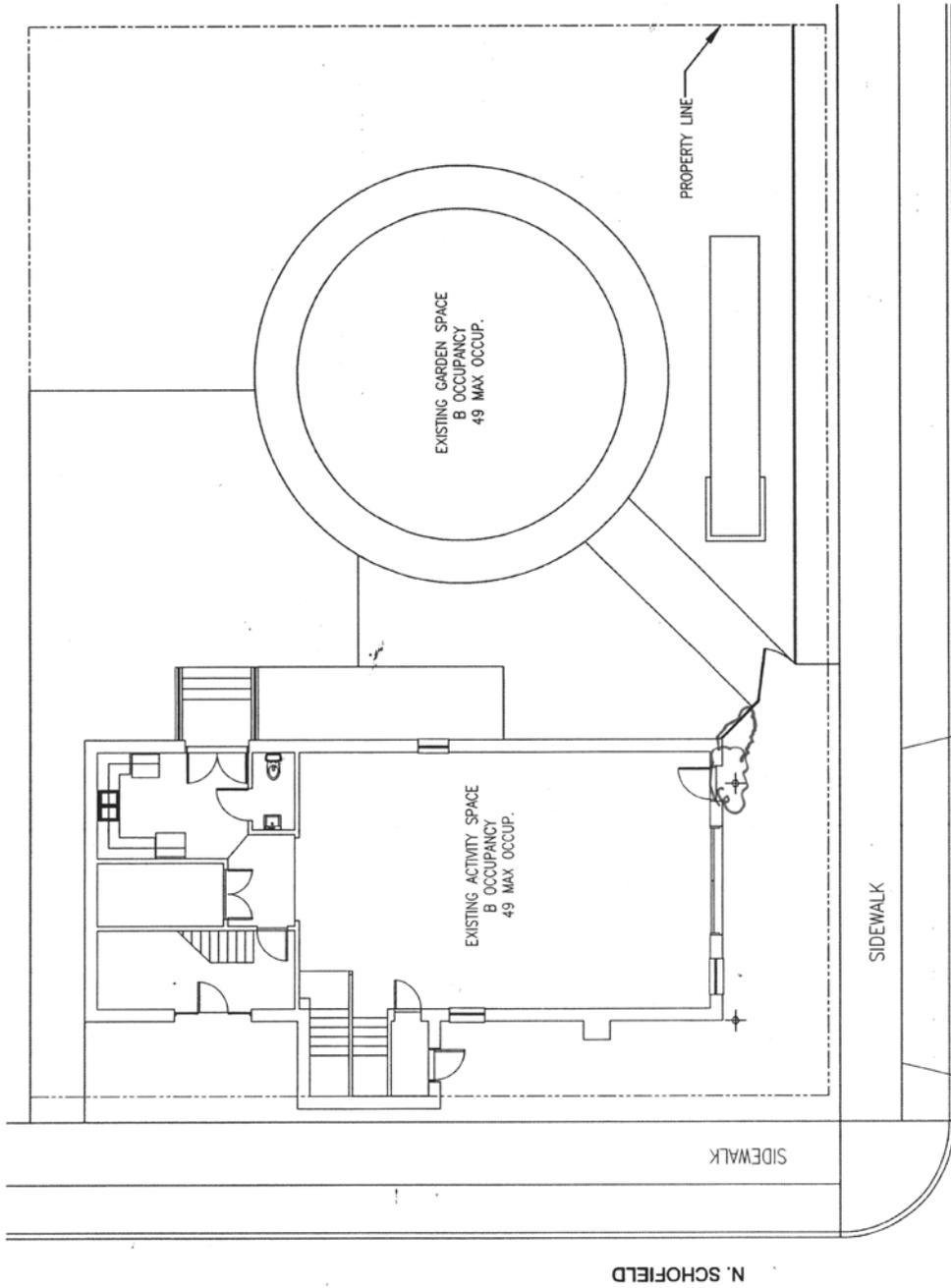


Historic Landmark



This site lies within the:  
**KENTON CONSERVATION DISTRICT**

File No.	LU 14-142144 HR
1/4 Section	2228
Scale	1 inch = 200 feet
State_Id	1N1E09DB 7500
Exhibit	B (Apr 18, 2014)



N. BRANDON AVENUE

SIDEWALK

SIDEWALK

N. SCHOFIELD

\*Approved\*  
 City of Portland - Bureau of Development Services  
 Planner *Kimberly* Date *6/10/14*  
 This approval applies only to the reviews requested and is subject to conditions of approval. Additional zoning requirements may apply.

L114-142144 HR EXHIBIT C-1

**HISTORIC KENTON FIREHOUSE  
 LAND USE REVIEW SUBMITTAL**

*☞ = AREA OF WORK*

City of Portland - Bureau of Development Services

\*Approved\*

Project Jenny & Kenny Date 6/10/14

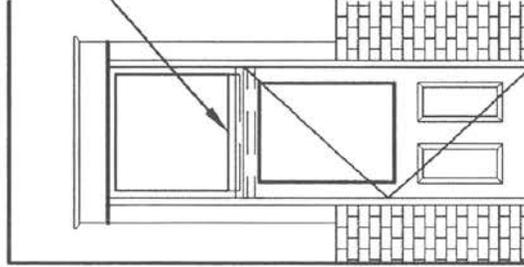
This approval applies only to the reviews requested and is subject to conditions of approval. Additional zoning requirements may apply.

PROPOSED RE-PAVING OF PATH TO COMMUNITY GARDEN.



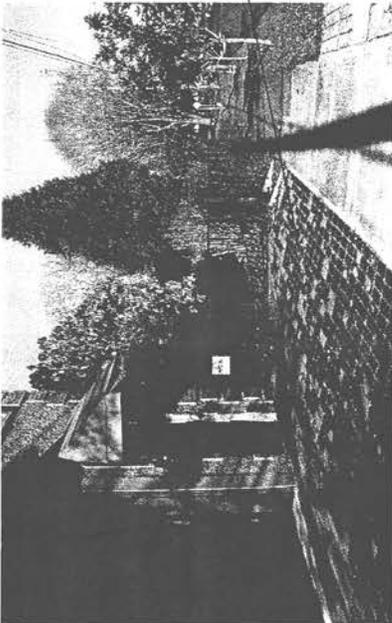
EXISTING PATHWAY AND GATE FROM THE ENTRANCE TO THE COMMUNITY GARDEN.

NEW 3' WIDE BY 6'-8" TALL ENTRANCE DOOR AND REDUCED TRANSOM.

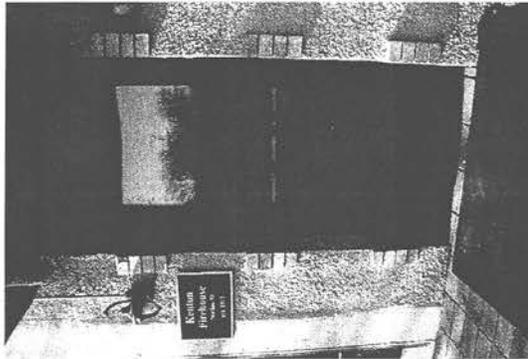


ENTRANCE DOOR - INTERIOR VIEW  
NEW 3'-0" WIDE X 6'-8" TALL WOOD  
ENTRANCE DOOR & HARDWARE

PROPOSED LOCATION OF STAIRS.



EXISTING FRONT ENTRANCE APPROACH FROM N. BRANDON STREET.



EXISTING FRONT DOOR: DOOR AND TRANSOM ARE NOT ORIGINAL.

Front Entrance Conditions  
Not To Scale

HISTORIC KENTON FIREHOUSE  
LAND USE REVIEW SUBMITTAL

LUI4-142144 HR EXHIBIT C-2

