



City of Portland, Oregon
Bureau of Development Services
Land Use Services

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
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Date: January 21, 2015
To: Interested Person
From: Chris Caruso, Land Use Services
503-823-5747 / Chris.Caruso@portlandoregon.gov

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

The Bureau of Development Services has **approved** a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision, including the written response to the approval criteria and to public comments received on this application, 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 14-244238 HR NEW WINDOWS AND REAR DOOR

GENERAL INFORMATION

Applicant: Andrew Gold/LUX Construction
2528 SE Salmon Street/Portland, OR 97214

Representative: Jacqueline Salway & Paul Lutey
1905 SE Larch Ave/Portland, OR 97214

Site Address: 1905 SE LARCH AVE

Legal Description: BLOCK 11 LOT 7 N 5' OF LOT 10, LADDS ADD
Tax Account No.: R463302380
State ID No.: 1S1E02CA 07800
Quarter Section: 3231
Neighborhood: Hosford-Abernethy, contact Joanne Stainbrook at 503-231-9245.
Business District: Division-Clinton Business Association, contact Darice Robinson at 503-233-1888.
District Coalition: Southeast Uplift, contact Bob Kellett at 503-232-0010.
Plan District: None
Other Designations: Ladd's Addition Historic District
Zoning: R5 - Single-Dwelling Zone with Historic Resources overlay
Case Type: HR - Historic Resource Review
Procedure: Type I, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

The applicant seeks Historic Resource Review approval for exterior alterations to the Frank Brandes residence, a 1912 Craftsman-style bungalow listed as a contributing resource in the Ladd's Addition Historic District. The proposed work includes the following:

- Removing one non-original three-part door and one non-original picture window from the enclosed rear porch addition and replacing these with one new wood hung window, one relocated original wood window (from the south façade), and one new wood French door;
- Removing one pair of non-original windows on the ground floor of the south façade and replacing them with one pair of new wood hung windows;
- Removing one original wood window from the ground floor of the south façade and installing one pair of new wood hung windows in the same area; and
- Installing new wood trim and siding around the windows and doors to match the existing house.

Historic Resource Review is required for non-exempt exterior alterations to contributing resources in historic districts.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria specified in the Portland Zoning Code. The relevant approval criteria are:

- 33.846 Historic Reviews
- Ladd's Addition Conservation District Guidelines

ANALYSIS

Site and Vicinity: The site is located on a 5,428 square foot parcel in Ladd's Addition, at the corner of SE Larch Avenue and SE Mulberry Avenue. The site is developed with an existing two-story home originally constructed in 1912. The house is listed as a contributing resource in the district.

The surrounding development is all single-family residential houses. Most nearby properties are existing, well-maintained homes of similar early twentieth-century vintage as the subject house. The abutting streets are all improved with paved roadways, on-street parking, curbing, street trees, and paved public sidewalks. SE Larch Avenue and SE Mulberry Avenue are designated Local Service Bikeways and a Local Service Walkways in the Portland Transportation System Plan.

Zoning: The Residential 5,000 (R5) base zone is intended to preserve land for housing, and to provide housing opportunities for individual households. The development standards of the R5 zone seek to promote desirable residential areas by addressing aesthetically pleasing environments, safety, privacy, energy conservation, and recreational opportunities. The Ladd's Addition Historic District designation triggers a Historic Design Review process for most exterior alterations within the district. Historic preservation beautifies the city, enhances the city's economic health, and protects significant elements of the city's and region's heritage.

The Historic Resource Protection overlay is comprised of Historic and Conservation Districts, as well as Historic and Conservation Landmarks and 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.

Ladd's Addition is Portland's oldest planned residential community (1891) and one of the oldest in the western United States. Ladd's radial street plan marked a dramatic break in Portland's typical grid street pattern. With a formal symmetry echoing Renaissance cities and gardens, the radial streets converge at five formal gardens, which are the showpieces of the community. Parking strips are lines with mature street trees, green archways of elms and maples. The architectural character of Ladd's Addition was established in the three decades following the turn of the century. Although the individual structures represent a variety of styles, including Bungalow, Mission, Tudor and Colonial Revival, they have a

continuity of materials, scale, detailing, orientation and setback which creates a sense of architectural uniformity.

Land Use History: City records indicate there are no prior land use reviews for this site.

Agency Review: Not required.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on January 2, 2015. 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 located within the Ladd's Addition Historic District and the proposal is for a non-exempt treatment not requiring a new foundation. Therefore Historic Resource Review approval is required. The approval criteria are the *Ladd's Addition Conservation District Design Guidelines – Exterior Rehabilitation*.

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

Ladd's Addition Conservation District Guidelines – Exterior Rehabilitation

- 1 Façades Oriented to a Street.** In rehabilitating existing buildings, the architectural integrity of street-oriented façades should be maintained. Additions and structural alterations should be limited to the rear and side yard façades and be minimally visible from the street.

Findings: The street-oriented front façade will be maintained. The proposal for new windows and doors is limited to the side and rear of the house. *This guideline is therefore met.*

- 3 Exterior Siding Material.** Restoration and maintenance of original siding materials is encouraged. Materials used on additions should match or be compatible with the predominant materials used on the original structure. Most single family residences and duplexes in Ladd's Addition feature stucco, horizontal wood siding, wood shingles, brick or a combination of these materials. Most commercial and multi-family structures feature stucco or brick. The following materials are discouraged: plywood, used brick, shakes, exposed concrete block and metal.

Findings: Any new siding required to infill portions of window and door openings being altered with this proposal will be wood horizontal lap siding that matches siding present on the house in profile, installation method, and paint color. *This guideline is therefore met*

- 6 Windows and Doors.** Original windows and doors, including trim, should be retained or restored. If repair is not feasible, new windows or windows on additions should match or be compatible with original windows in form, materials, type, pattern and placement of openings. On residences, the removal of original wood sash windows and replacement with aluminum sash is especially discouraged. Restoration of commercial storefront

windows with large fixed glass panes below and smaller glass panes above is especially encouraged.

Findings: The proposed new wood windows will match existing original wood windows in profile and installation. The new rear doors will have wood frames, in keeping with the use of wood as a historic material for doors in this district. The surrounding trim for the new and relocated windows, and new rear door will also be wood that matches the profile and detailing of existing trim on the house. Matching materials and profiles for the new window and door elements allows these changes to fit into the historic architecture of this contributing resource. *This guideline is therefore met*

13 Crime Prevention. Crime prevention elements should be included in the design with specific attention to landscaping, parking areas, walkways, lighting, entries, and visibility. Windows and entries should not be obscured. Parking areas, walkways, and entries should be adequately illuminated for visibility.

Findings: No changes are proposed for the existing landscaping, parking areas, entries, walkways, or lighting. The new windows and door will have clear glazing in them that will allow for views of activity happening in the rear and side yard. *This guideline is 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. The proposed window and door changes do not negatively impact the style and form of the house as seen from the alley and adjacent streets. By relating to its historic context, the exterior alterations are a well-considered contribution to the historic district. This proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

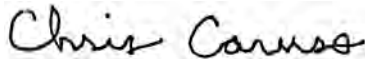
Approval of Historic Resource Review for exterior alterations to the Frank Brandes residence, a 1912 Craftsman-style bungalow listed as a contributing resource in the Ladd's Addition Historic District, to include the following:

- Removing one non-original three-part door and one non-original picture window from the enclosed rear porch addition and replacing these with one new wood hung window, one relocated original wood window (from the south façade), and one new wood French door;
- Removing one pair of non-original windows on the ground floor of the south façade and replacing them with one pair of new wood hung windows;
- Removing one original wood window from the ground floor of the south façade and installing one pair of new wood hung windows in the same area; and
- Installing new wood trim and siding around the windows and doors to match the existing house.

Approved, per the approved site plans Exhibits C-1 through C-6 signed and dated January 16, 2015, subject to the following conditions:

- 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-C.6. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 14-244238 HR."

Staff Planner: Chris Caruso



Decision rendered by: _____ **on January 16, 2015.**

By authority of the Director of the Bureau of Development Services

Decision mailed January 21, 2015

Procedural Information. The application for this land use review was submitted on December 2, 2014, and was determined to be complete on December 30, 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 December 2, 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 further extended by the applicant, **the 120 days will expire on: April 29, 2015.**

Some of the information contained in this report was provided by the applicant.

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

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

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

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

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-

823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

Recording the final decision.

If this Land Use Review is approved, the final decision must be recorded with the Multnomah County Recorder. A building or zoning permit will be issued only after the final decision is recorded. The final decision may be recorded on or after **January 21, 2015**. 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.

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:

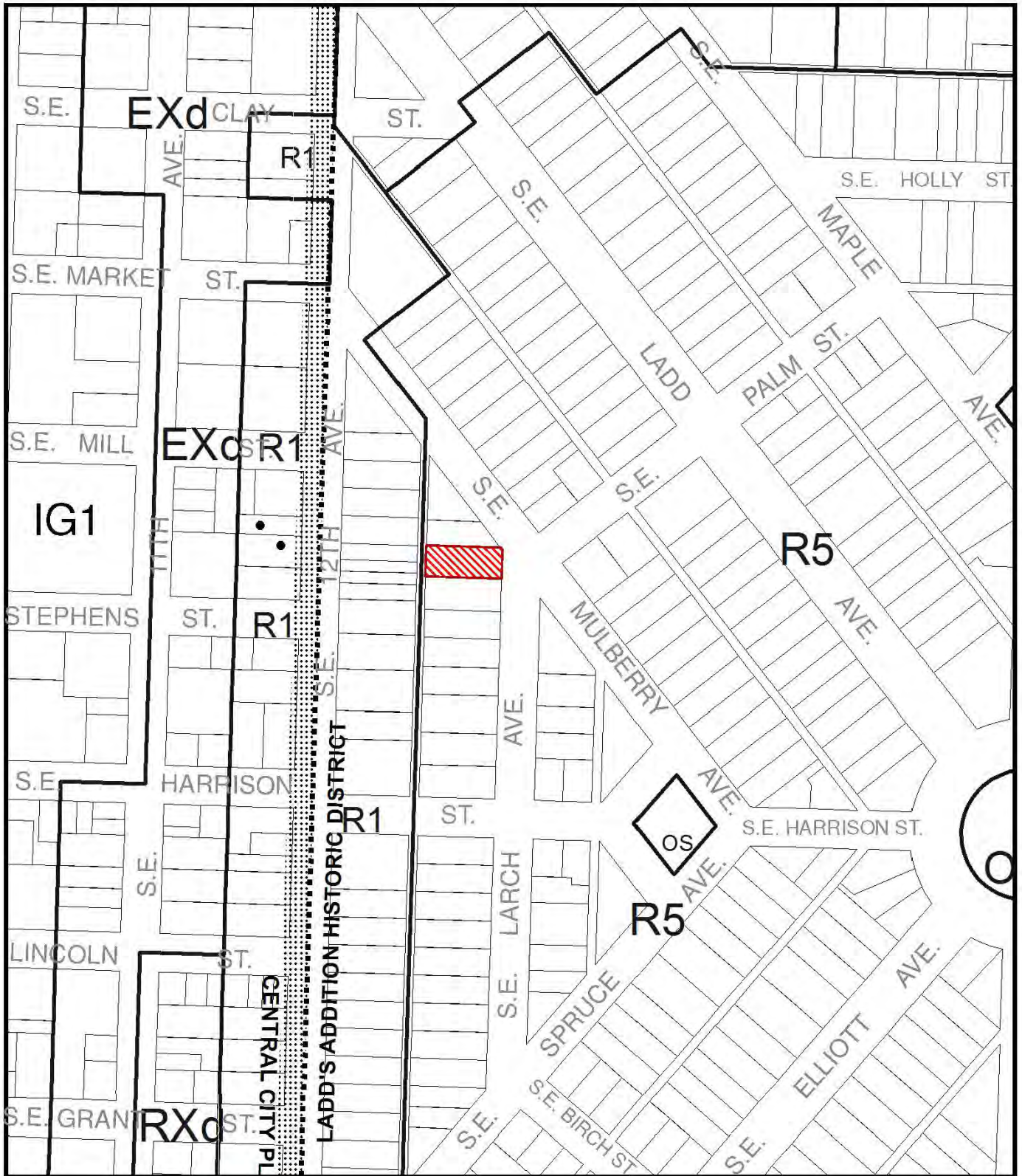
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code for the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Information
 - 1. Historic Review Narrative
 - 2. House Images
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Existing Elevations
 - 3. Proposed Alterations (attached)
 - 4. Window Details
 - 5. Window Information
 - 6. Door Information
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses: not required
- F. Correspondence: none received
- G. Other:
 - 1. Original LU Application
 - 2. Incomplete Letter

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

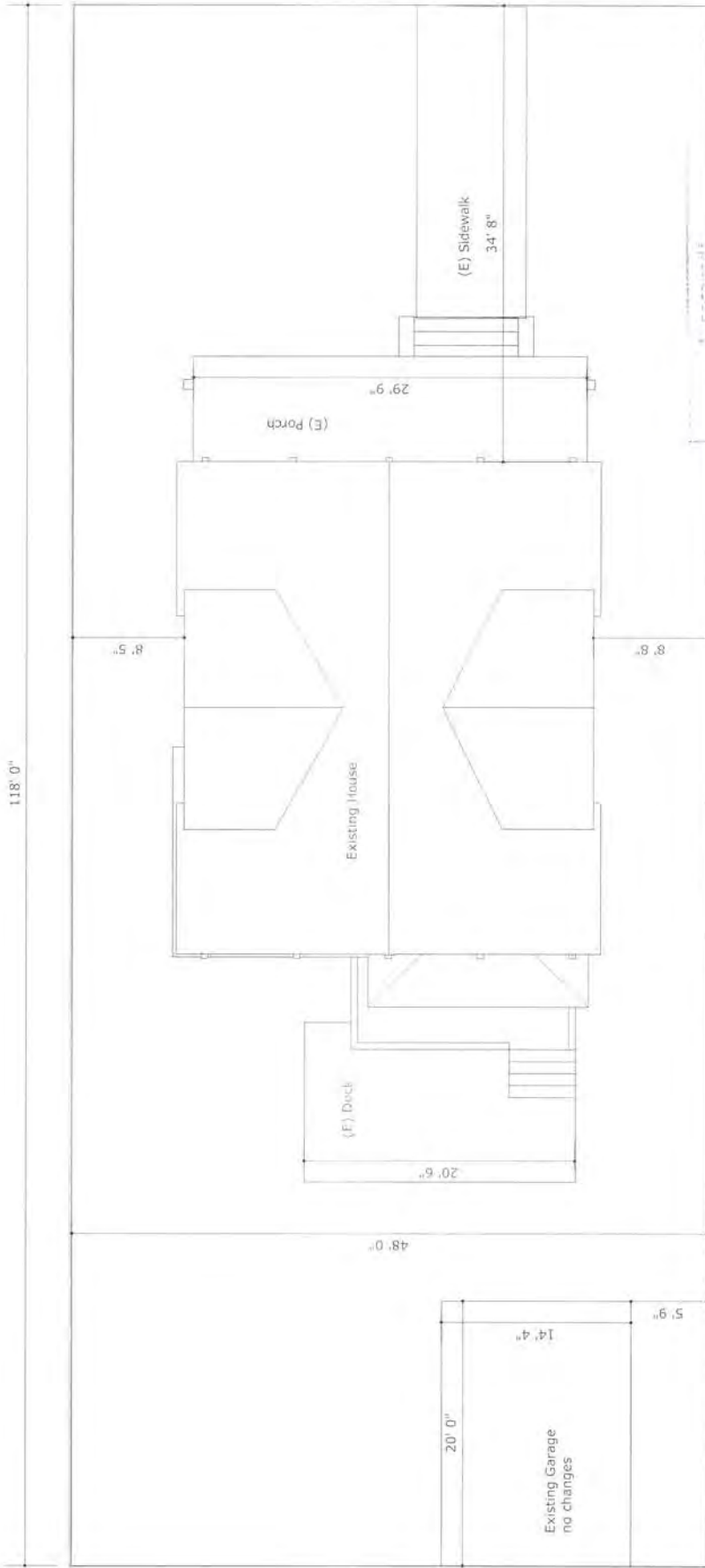


Historic Landmark



This site lies within the:
LADD'S ADDITION HISTORIC DISTRICT

File No.	LU 14-244238 HR
1/4 Section	3231
Scale	1 inch = 200 feet
State_Id	1S1E02CA 7800
Exhibit	B (Dec 04, 2014)



City of Portland
 Department of Planning & Economic Development
 Planning Division
 1/16/15

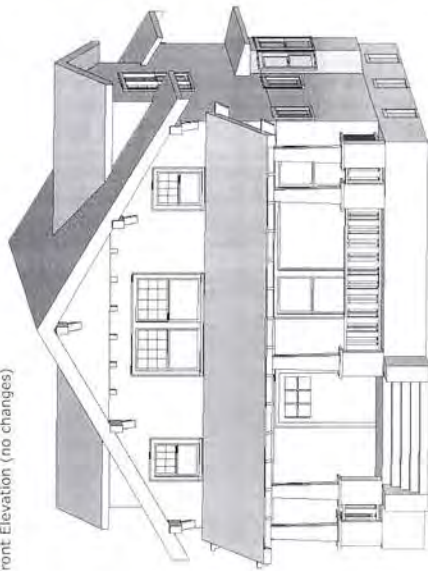
Scale 1/8" = 1'

Alley

2014-24238 LU

EXH-C-1

Front Elevation (no changes)



North Elevation (no changes)

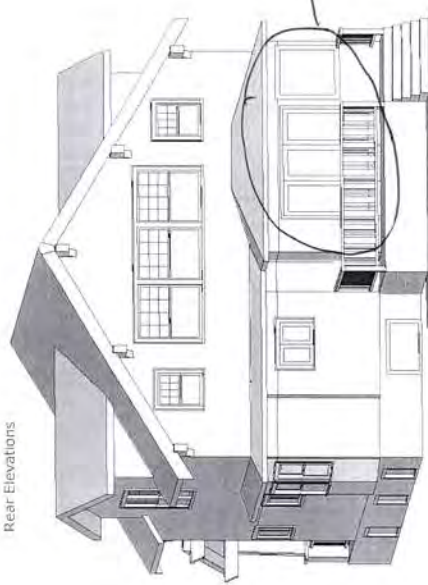


1x6 cedar lap siding

Cedar Shingles

LUX Construction

Rear Elevations



replace these windows -> doors

South Elevation



replace these windows

Handwritten notes: 'replace these windows', '1/16/15', and a signature.

Scale 1/4" = 1'

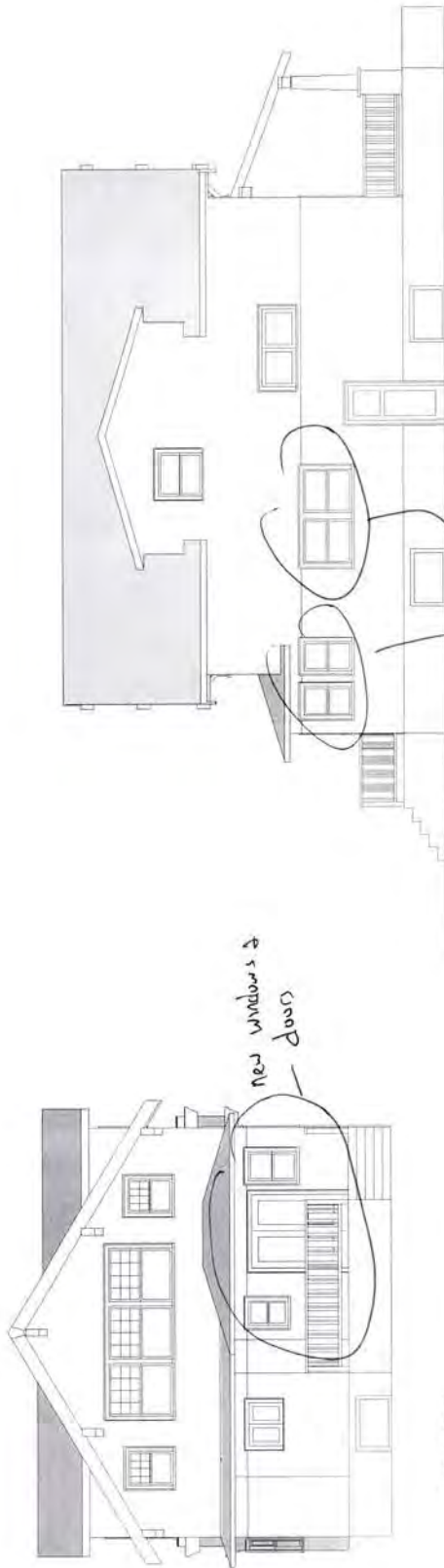
Existing Alterations

Lutsy Kitchen

Dec. 29th, 2014

EXH. C-2

2014-244238 LV



Rear Elevation Changes
 Replace existing triple panel patio door, with Simpson full lite french doors
 Relocate original double hung window (from South elevation) to left of doors
 Replace existing stained glass window (not original) with new Marvin wood window
 All new window and door details to match original, permanently attached
 ogee legs, same inset from exterior plane of the building, all trim details
 fabricated to match original.
 Equals approximately 90sf of facade change

South Elevation Changes
 Replace existing pair of double hung windows with new Marvin windows
 Existing windows not original.
 Install new pair of Marvin windows, height to match existing windows.
 All new window details to match original, permanently attached
 ogee legs, same inset from exterior plane of the building, all trim details
 fabricated to match original.
 Equals approximately 25sf of facade change.

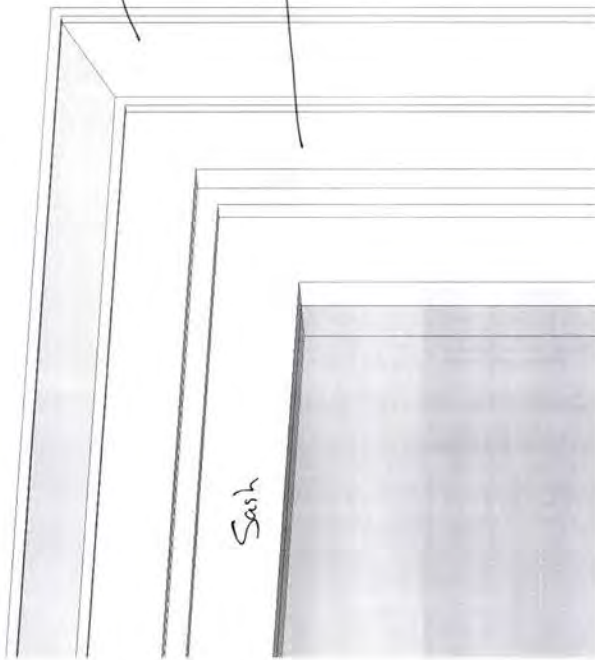
Approved
 City of Richmond
 Planning & Development Services
 1/16/15
 11:16 AM



Scale 1.5"=1'

1.75" x 1.75"
craftman
beading

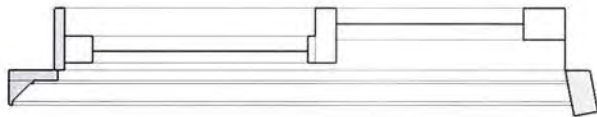
1x4
flet trim



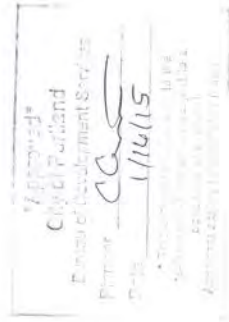
Sash

No scale

All new window trim to match
existing!



Scale 1.5"=1'



2014 -244238 LU EXH.C-4

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit:			
Qty: 3				



Built around you.



As Viewed From The Exterior

CN 2016
 FS 25 3/8" X 39 29/32"
 RO 26 3/8" X 40 13/32"

- Primed Pine Exterior
- Primed Pine Interior
- Basic Unit
- Wood Ultimate Double Hung
- CN 2016
- Rough Opening w/o Subsill
- 26 3/8" X 40 13/32"
- Top Sash
- Primed Pine Sash Exterior
- Primed Pine Sash Interior
- IG - 1 Lite
- LoE 272 w/Argon
- Stainless Perimeter Bar
- Ovolo Interior Glazing Profile
- Bottom Sash
- Primed Pine Sash Exterior
- Primed Pine Sash Interior
- IG - 1 Lite
- LoE 272 w/Argon
- Stainless Perimeter Bar
- Ovolo Interior Glazing Profile
- Oil Rubbed Bronze Sash Lock
- White Jamb Hardware
- Prep For Stool
- Primed Ogee Lugs
- Non Finger-Jointed Blindstop
- No Screen
- 4 9/16" Jamb
- Exterior Casing - None
- No Subsill
- No Installation Method

Line #2	Mark Unit:			
Qty: 2				



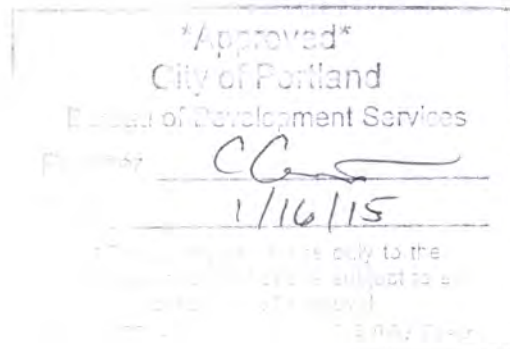
Built around you.



As Viewed From The Exterior

CN 3016
 FS 35 3/8" X 39 29/32"
 RO 36 3/8" X 40 13/32"

- Primed Pine Exterior
- Primed Pine Interior
- Basic Unit
- Wood Ultimate Double Hung
- CN 3016
- Rough Opening w/o Subsill
- 36 3/8" X 40 13/32"
- Top Sash
- Primed Pine Sash Exterior
- Primed Pine Sash Interior
- IG - 1 Lite
- LoE 272 w/Argon
- Stainless Perimeter Bar
- Ovolo Interior Glazing Profile
- Bottom Sash
- Primed Pine Sash Exterior
- Primed Pine Sash Interior
- IG - 1 Lite
- LoE 272 w/Argon
- Stainless Perimeter Bar
- Ovolo Interior Glazing Profile
- Oil Rubbed Bronze Sash Lock
- White Jamb Hardware
- Prep For Stool
- Primed Ogee Lugs
- Non Finger-Jointed Blindstop



EXH.C-5

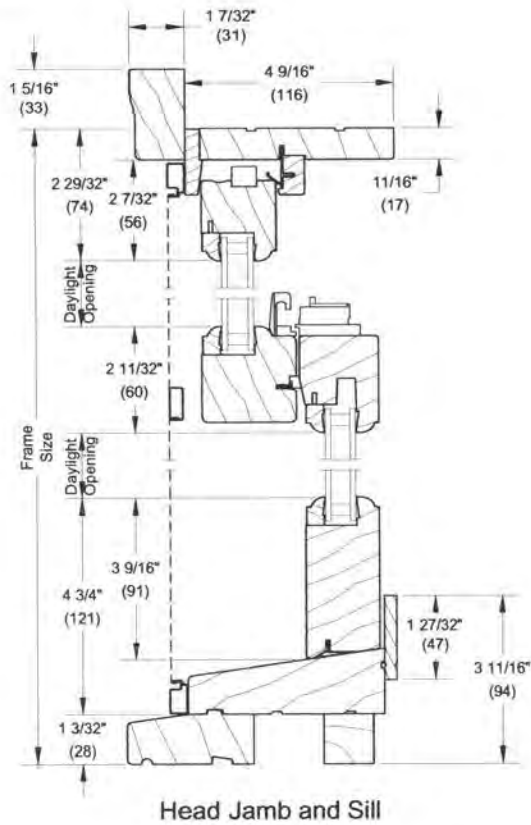
LU 14-244238 FR

Wood Ultimate Double Hung

Section Details: Operating

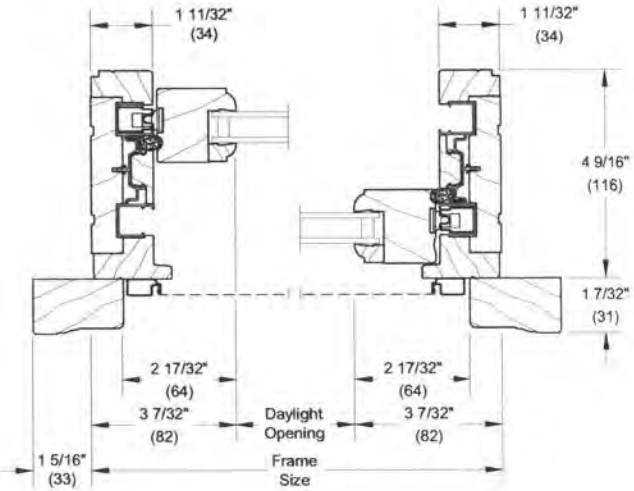
Scale: 3" = 1' 0"

Double Hung

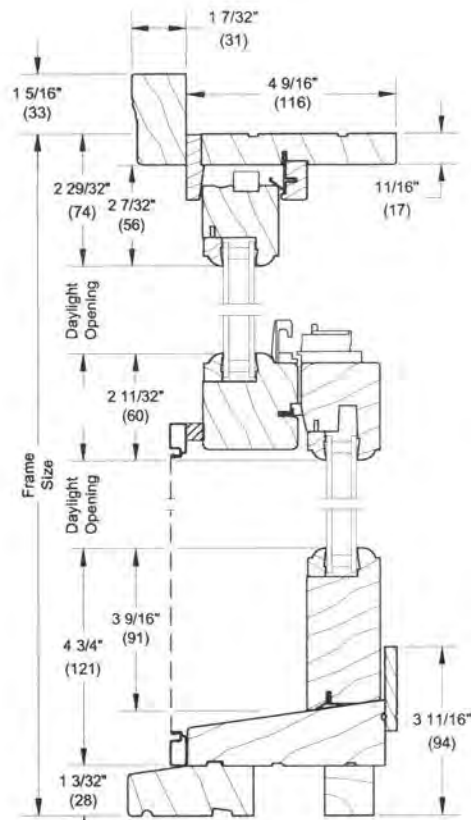


Lower Sash

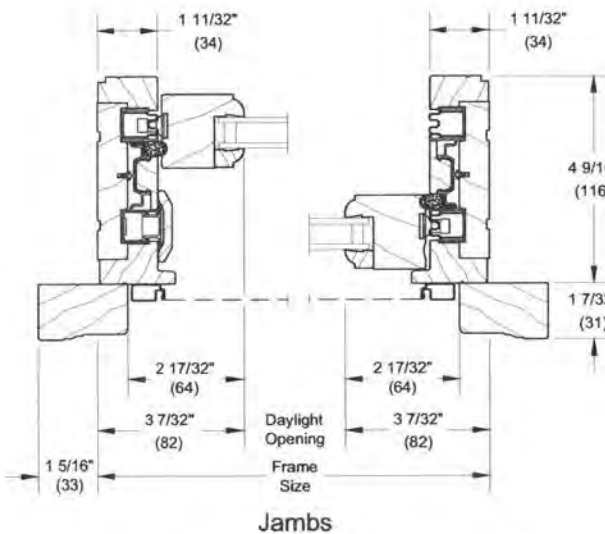
Upper Sash



Jambs



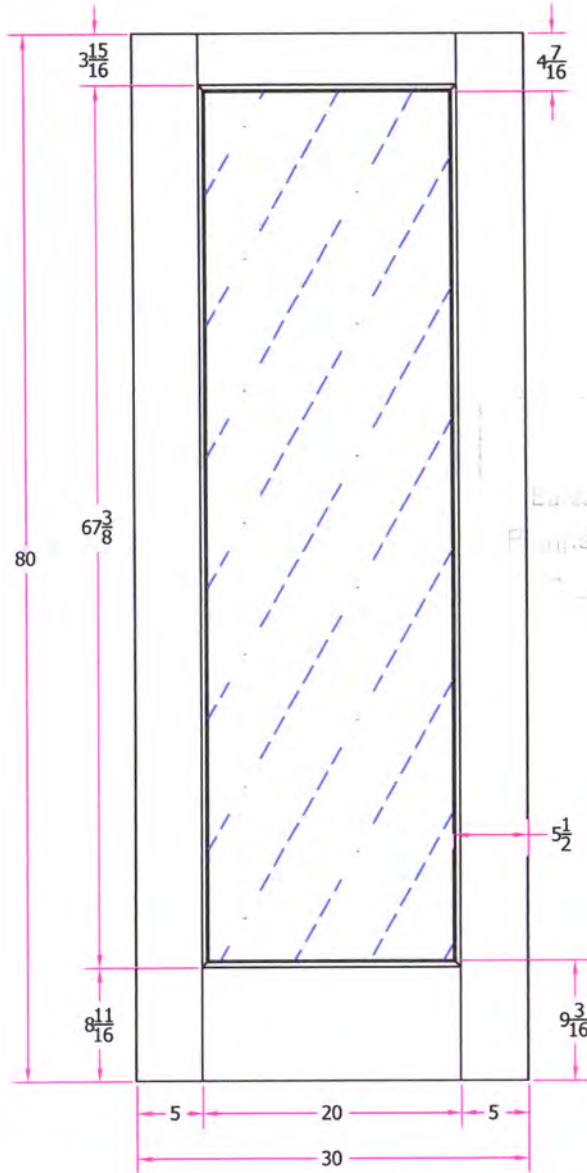
Single Hung



Jambs

Head Jamb and Sill

2014-244238 LV (C-5 f2)



Approved
 City of Portland
 Bureau of Development Services
 Planner CC
 1/16/15

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Revisions

Rev. #	Description	Date	by Whom

TITLE 7002 2/6 x 6/8 Customer Layout		
DRAWING NO. D-7002-206-608-0700		
LAYOUT 00	SCALE NTS	PATTERN # 7001
DRAWN BY: J. Decker		DATE 09/21/2007



2014.244238 CU EXH.C-6