



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

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
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Date: March 12, 2015
To: Interested Person
From: Benjamin Nielsen, Land Use Services
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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 15-111448 HR – PORCH COLUMN REPLACEMENT

GENERAL INFORMATION

Applicant/Owner: Rosanna C. Gill
1812 SE Ladd Ave / Portland OR 97214

Applicant/Representative: Kari A. Lloyd-Jones
2119 SE Larch Ave / Portland OR 97214-5350

Site Address: 1812 SE LADD AVE

Legal Description: BLOCK 16 LOT 4, LADDS ADDITION
Tax Account No.: R463303490
State ID No.: 1S1E02DB 16200
Quarter Section: 3232
Neighborhood: Hosford-Abernethy, contact Joanne Stainbrook at 503-231-9245.
Business District: Hawthorne Blvd. Bus. Assoc., contact Hilda Stevens at 503-774-2832.
District Coalition: Southeast Uplift, contact Bob Kellett at 503-232-0010.
Other Designations: Ladd's Addition Historic District
Zoning: R5 – Single-dwelling Residential
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 to replace non-original wrought iron columns on the front porch with wood columns.

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 subject house at 1812 SE Ladd Avenue is a non-contributing, compatible historic structure in the Ladd’s Addition Historic District; it was designed and built on speculation by contractor C.B. Haftorson in 1919. The rectangular one-and-one-half story house has a gable roof with boxed eaves and composition shingles that roll around the eave edges, simulating thatching. A parallel gable dormer on the front elevation has the same roof treatment, as do the single-bay gabled porch and gabled square bay windows on the side elevations. The porch’s pediment is enclosed and has a small dentil course running above a flat-arched cornice board. The original porch posts have been replaced with wrought-iron columns, which this proposal seeks to replace. The building has asbestos siding. Changes to the siding and the porch have altered the building’s historic character.

The historic character of the Ladd’s Addition neighborhood is one of small to medium-sized houses, set back moderately from tree-lined streets, with five public gardens incorporated into the distinctive layout of the subdivision at significant nodes. A few larger houses, churches, small apartment buildings, and modest commercial properties, similar in character to the single-family housing, are sprinkled throughout the district. Denser traditional storefront commercial and apartment development is concentrated along SE Hawthorne Street at the district’s northern edge, SE 12th Street at the district’s western edge, and SE Division Street at the south edge. These were the streets that were originally designed to accommodate the streetcar lines.

The applicant has identified the house located at 2212 SE Tamarack Avenue as being very similar to the subject house and built by the same contractor, C.B. Haftorson, in 1923; it is classified as a secondary contributing structure in the historic district. This house is a one-and-one-half story bungalow which has a moderately-pitched, side-facing gable roof with projecting boxed eaves, a boxed return cornice, and composition shingles. There is a parallel gable-roofed dormer with boxed return eaves centered on the front elevation, similar to the subject house. The centered, single-bay entry porch has a front-facing gable roof with projecting eaves, a boxed return cornice, an enclosed gable end, paneled battered columns (which the applicant has used as a model for the proposed columns at 1812 SE Ladd), a concrete foundation and stairs, and wrought iron railings.

Zoning:

The Residential 5,000 (R5) single-dwelling zone is intended to preserve land for housing and to provide housing opportunities for individual households. The zone implements the comprehensive plan policies and designations for single-dwelling housing. Minimum lot size is 3,000 square feet, with minimum width and depth dimensions of 36 and 50 feet, respectively. Minimum densities are based on lot size and street configuration. Maximum densities are 1 lot per 5,000 square feet of site area.

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 lined 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.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **February 17, 2015**. Three written responses were received during the comment period.

1. David Spencer, 1729 SE Maple Ave, February 24, 2015, wrote expressing support.
2. Duplicate copy from David Spencer, 1729 SE Maple Ave, February 24, 2015, wrote expressing support.
3. Joy Sears, Oregon State Historic Preservation Office, February 27, 2015, wrote to request photos of the porch at 2212 SE Tamarack Avenue.

Staff responded by sending Ms. Sears photos of the requested property that were taken by staff.

No response was received from the Neighborhood Association.

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.

5. Front Façade Detailing. Original entrances to buildings, front porches and projecting features, such as balconies, bays, and dormer windows should be retained or restored.

Findings for Guidelines 1 and 5: The proposal seeks to replace two non-historical wrought iron columns on the front porch with two wooden battered, paneled columns. The panels will be constructed of 2-1/2" x 5/8" trim atop 5/8" plywood. 1x framing will support the corners of each column. 5-1/2" x 5/8" wood trim will form the base, and a simple crown molding profile under a plywood top will form the

column capital. These two new columns will form a cover over 4x4 wood structural posts which will be anchored with Simpson ties (or similar) to the existing concrete porch at the base and fastened with Simpson ties (or similar) to the existing structure behind the wood fascia of the existing flat arch cornice structure on the front face of the porch roof.

The *Ladd's Addition Conservation District Design Guidelines* lists wrought iron porch columns as an “inappropriate change” in Appendix D. Also in the *Guidelines*, Guideline 5-Front Façade Detailing shows diagrammatic examples of historically acceptable designs for this district. One of the examples shows a battered column, presumably wooden, extending to the surface of the porch. Other diagrams show similar battered columns resting either on piers or low walls.

The applicant also references the porch on the house at 2212 SE Tamarack Avenue which was built by the same contractor, though four years later, and presumably designed by him as well. Though the front of the house is rather hidden by large trees, the placement of the windows, front door, and dormers on the roof suggest that it may be identical in floor plan, if slightly varied in exterior styling, to the subject property at 1812 SE Ladd Avenue; it is likely that the columns on the front porch at the subject property were originally similar or even identical to those still in place at 2212 SE Tamarack.

Therefore, these guidelines are met.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all 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 porch alterations appear visually consistent with the design of the existing house and may even represent a restoration of the porch to its original state. This proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of porch column replacements to an existing residence in the Ladd's Addition Historic District per the approved plans, Exhibits C-1 through C-4, signed and dated 03/09/2015:

- 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 15-111448 HR."

Staff Planner: Benjamin Nielsen

Decision rendered by:  **on March 9, 2015.**

By authority of the Director of the Bureau of Development Services

Decision mailed March 12, 2015.

Procedural Information. The application for this land use review was submitted on January 28, 2015, and was determined to be complete on **February 10, 2015**.

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 January 28, 2015.

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: June 10, 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 **March 13, 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:

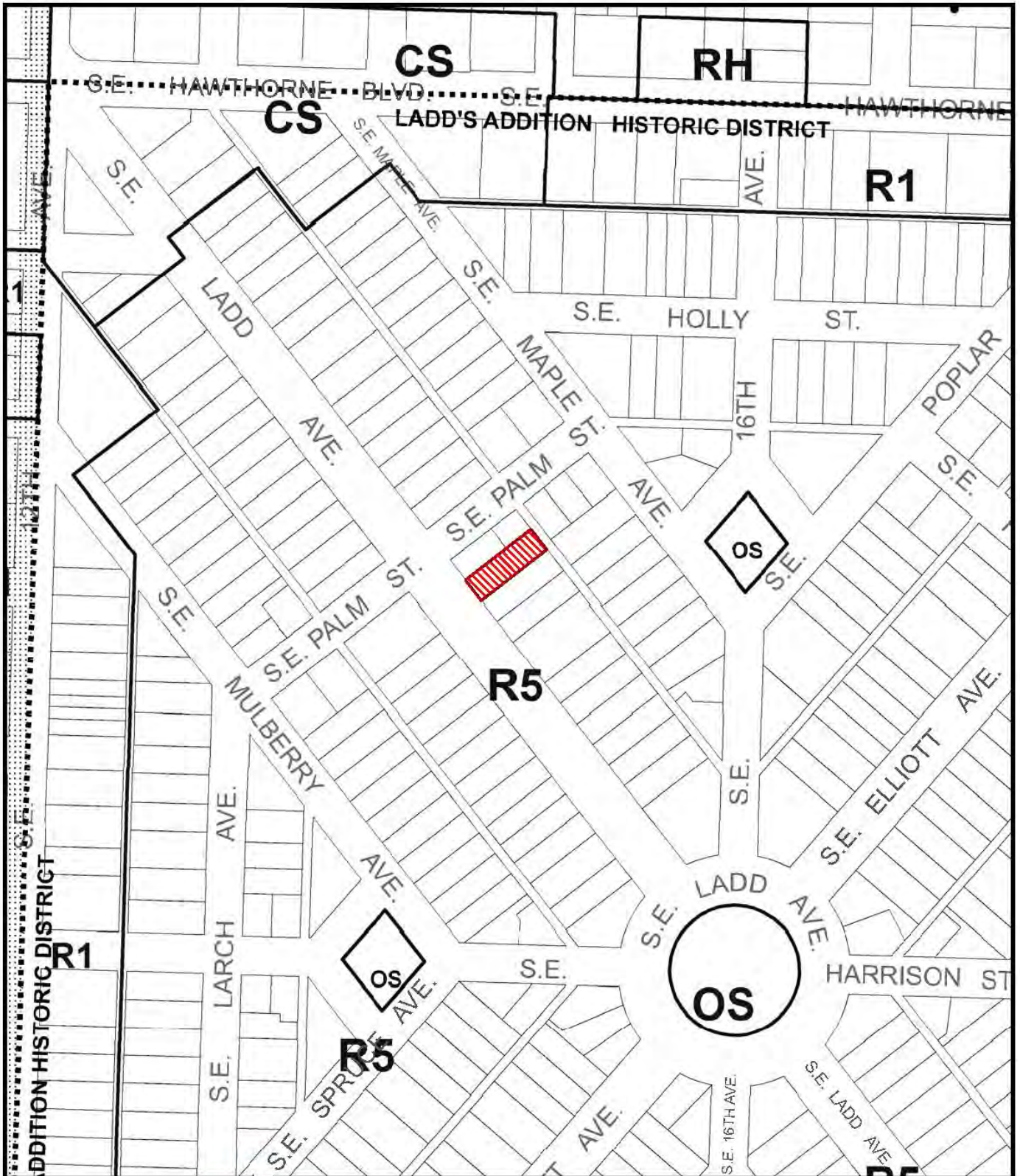
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code for the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Site Plan – Sheet A-3 (attached)
 2. Existing Front Elevation – Sheet A-1
 3. Front Elevation with New Columns – Sheet A-2 (attached)
 4. Front Porch Plan and Column Cross Section – Sheet A-4
- D. Notification information:
 1. Mailing list
 2. Mailed notice
- E. Agency Responses: No responses were received.
- F. Correspondence:
 1. David Spencer, February 24, 2015, letter in support of alterations.
 2. David Spencer, February 24, 2015, letter in support of alterations (duplicate).
 3. Joy Sears, State Historic Preservation Office, request for photos.
- 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



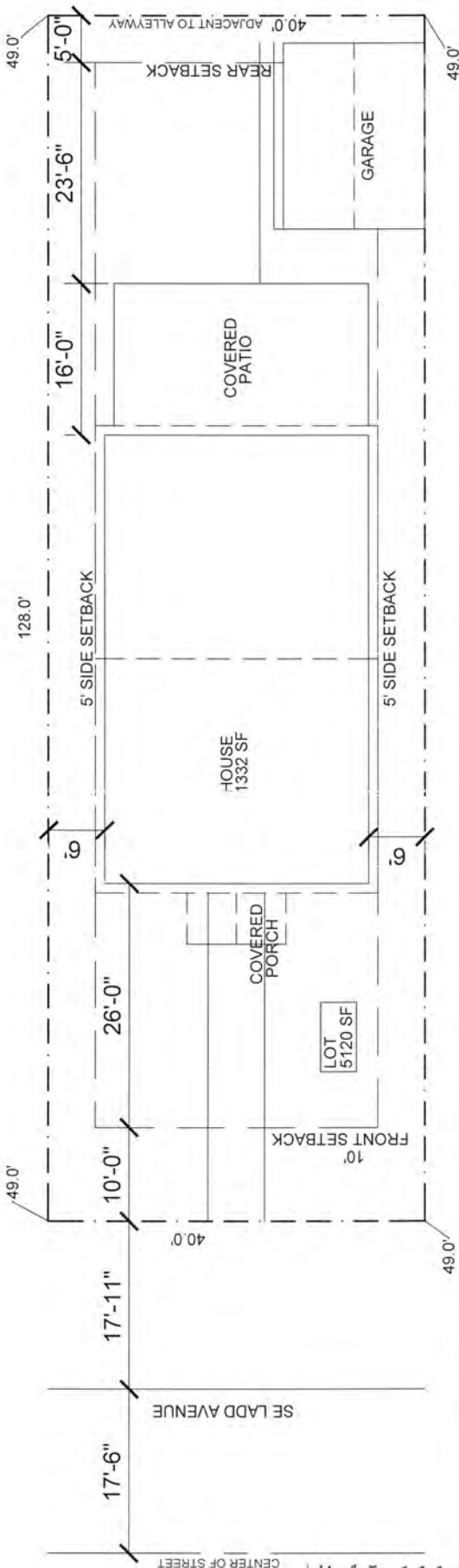
Site



NORTH

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

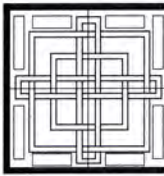
File No.	<u>LU 15-111448 HR</u>
1/4 Section	<u>3232</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1S1E02DB 16200</u>
Exhibit	<u>B (Jan 30, 2015)</u>



1 SITE PLAN -- 1812 SE Ladd Ave. Scale: 1" = 10'

Approved
 City of Portland
 Bureau of Development Services
 Planner *Benjamin S. Niel*
 Date *3/9/2015*

*The approval applies only to the review requested and is subject to all conditions of approval.
 Additional zoning requirements may apply.



KARI LLOYD-JONES DESIGN
 2119 SE LARCH AVE.
 503.548.8258

SHEET TITLE:
 SITE PLAN
 GILL RESIDENCE

SHEET NO.
 A-3



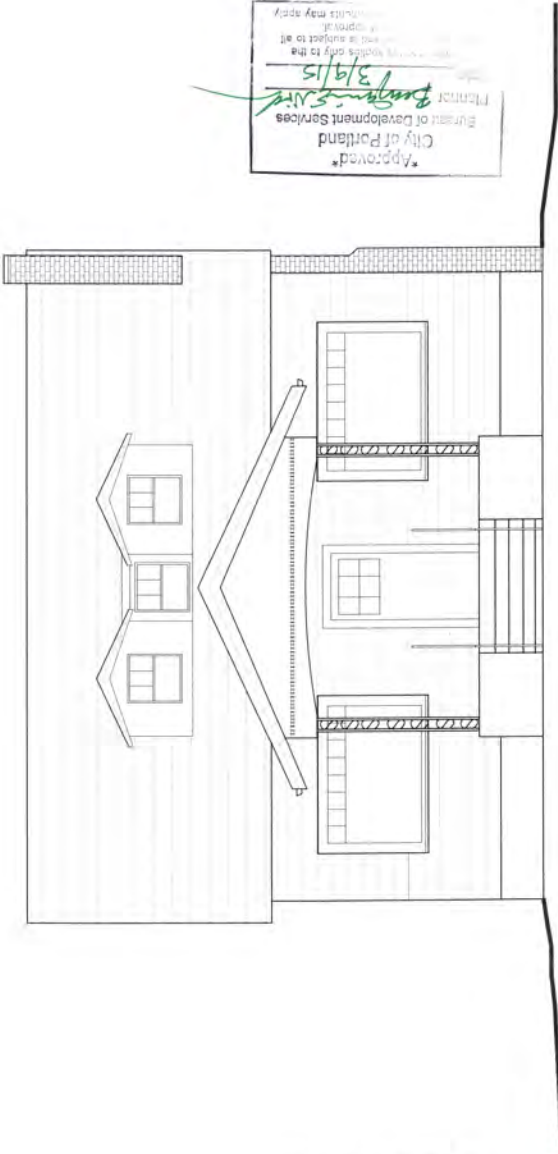
EXISTING FRONT ELEVATION
GILL RESIDENCE

SHEET TITLE:

KARL LOYD-JONES DESIGN
2119 SE LARCH AVE
503.548.8258

SHEET NO.

A-1



Approved
City of Portland
Bureau of Development Services
3/9/15
and is subject to all
regulations and codes that may apply.

Existing Front Elevation

1

Scale: 1/4" = 1'-0"

LV15-111448HR

EXHIBIT C-2

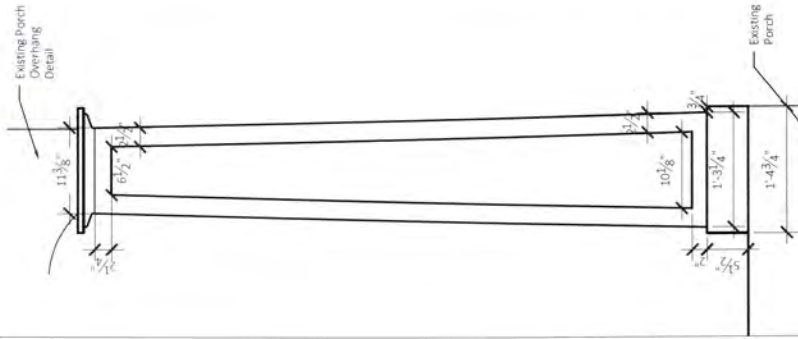


NEW FRONT ELEVATION
GILL RESIDENCE

SHEET TITLE:

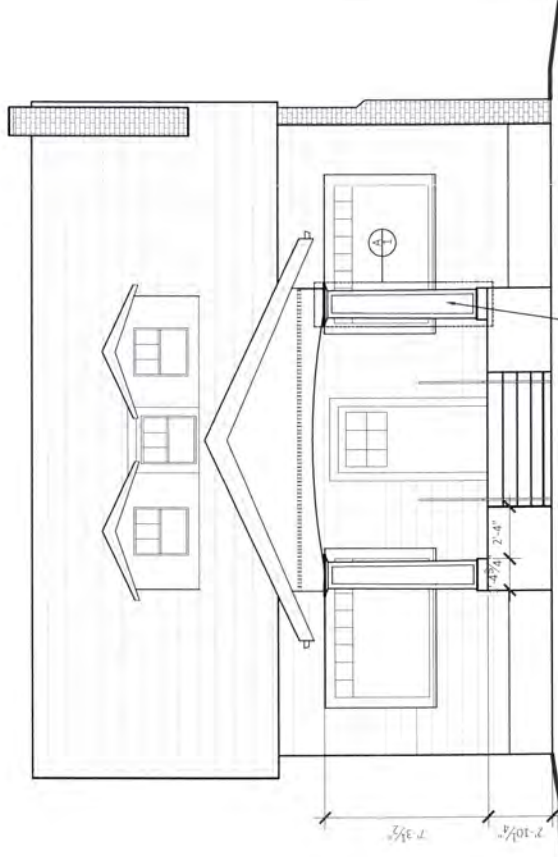
KARL LLOYD-JONES DESIGN
2119 SE LARCH AVE
503.548.8258

SHEET NO.
A-2



Column Detail
1

Scale: 1" = 1'-0"



REPLACE EXISTING WROUGHT IRON WITH WOOD POSTS MODELED ON POSTS AT 2212 SE TAMARACK AVE.

Front Elevation with New Columns

Scale: 1/4" = 1'-0"

Approved
City of Portland
Bureau of Development Services
Flannery *Flannery*
Date 2/16/15
* This drawing is only to be used for informational purposes and is subject to city review. It is not a final drawing. All dimensions and notes shall prevail over any other drawings or notes.
A-200000-0000-0000-0000-0000-0000-0000

LW15-111448HR

EXHIBIT C-3

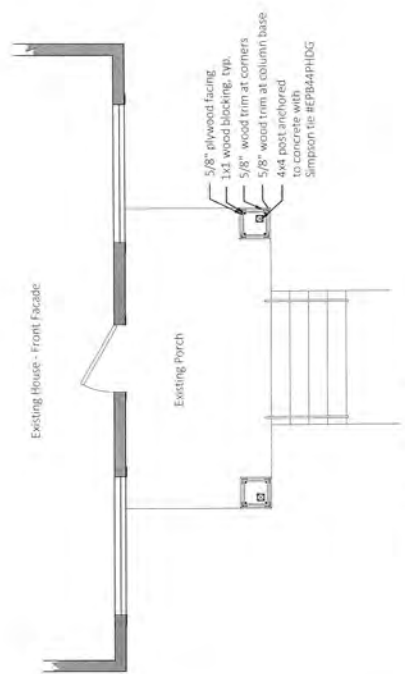
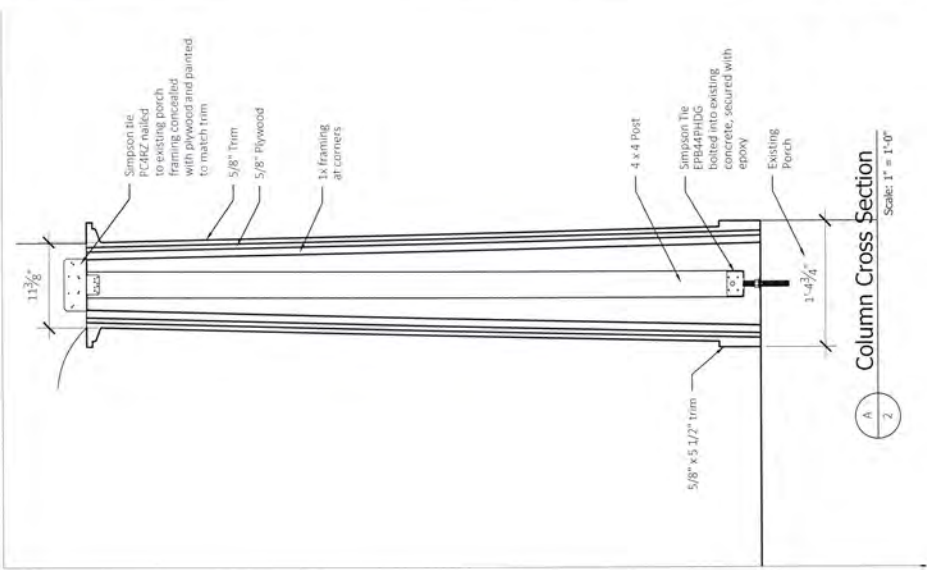


PLAN and COLUMN SECTION
GILL RESIDENCE

SHEET TITLE:

KARL LLOYD-JONES DESIGN
2119 SE LARCH AVE.
503.548.8258

SHEET NO.
A-4



1 Front Porch Plan Scale: 1/4" = 1'-0"

Approved*
City of Portland
Electrical Development Services
Planned *Boyan S. NIK*
Date: *3/2/15*

*This approval is subject to the City of Portland's rules and regulations. For more information, please contact the City of Portland's Department of Planning and Development.