



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

Amanda Fritz, Commissioner  
Paul L. Scarlett, Director  
Phone: (503) 823-7300  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** March 30, 2015  
**To:** Interested Person  
**From:** Benjamin Nielsen, Land Use Services  
503-823-7812 / [Benjamin.Nielsen@portlandoregon.gov](mailto:Benjamin.Nielsen@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 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 15-101586 HR – EXTERIOR ALTERATIONS (SKYLIGHT) TO HISTORIC LANDMARK HOUSE**

#### **GENERAL INFORMATION**

**Applicant/Owner:** John & Hester Capriotti  
2636 NW Cornell Rd / Portland OR 97210-2802

**Applicant/Rep:** Alyx Chung  
PO Box 19765 / Portland OR 97280

**Site Address:** 2636 NW CORNELL RD

**Legal Description:** TL 11700 0.44 ACRES, SECTION 32 1N 1E  
**Tax Account No.:** R941320260  
**State ID No.:** 1N1E32AA 11700  
**Quarter Section:** 2926  
**Neighborhood:** Hillside, contact Peter Stark at 503-274-4331. Northwest District, contact John Bradley at 503-313-7574.

**Business District:** None  
**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.  
**Plan District:** None  
**Other Designations:** Historic Landmark  
**Zoning:** R7 – Single-dwelling Residential 7000  
**Case Type:** HR – Historic resource review  
**Procedure:** Type II, an administrative decision with appeal to the Landmarks Commission.

#### **Proposal:**

The applicant seeks Historic Resource Review to add a new 24"x36" skylight to the southwest (rear) façade of the landmark Henry Hahn House. The house was built in 1906 and was designed by Portland architect Emil Schacht in the Arts and Crafts style. Staff has observed that the proposed skylight is already installed, and the Historic Resource Review and building

permit would legalize this installation. Other skylights lie on the rear and side facades of the house and were installed previously; these do not appear to have been reviewed or permitted and are not considered in this application.

Because the proposal is for non-exempt exterior alterations, Historic Resource Review is required.

**Relevant Approval Criteria:**

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are:

- 33.846 Historic Reviews
- 33.846.060.G – Other Approval Criteria

## ANALYSIS

**Site and Vicinity:** Designed by the prominent Portland architect Emil Schacht in the "Picturesque" school of the Arts and Crafts style, the subject house was built for the successful German-born entrepreneur and businessman Henry Hahn in 1906. Sited on a steep, east facing slope, the house commands broad views of downtown Portland and the Cascade peaks beyond and is also prominent itself when viewed from below. It is listed in the National Register of Historic Places under Eligibility Criterion C for its architectural design.

The two-and-a-half story house is framed in wood on a concrete foundation with full basement and is clad with brick at the base, cedar shingles on the main body, and stucco and wood half-timbering at the gable ends and dormers. Roofs are hipped and gabled. The front elevation has a central, hipped roof entry porch that is flanked by two story bays – slanted on the south and cured at the north. Each bay is topped by a bracketed, half-timbered gable with wide, decorated bargeboards. A similar gable is centered on the south elevation. The primary hipped roof rises above the main gables and has a small flat section at the top. Gable dormers at the attic, with half-timbering and bargeboards similar to the main gables, are centered on the east, north, and west—the latter has a double gable roof. Cedar shingles cover the roofs. Two, pressed brick chimneys with corbelled tops and vertical articulation extend from the roof.

The Hahn House lies in the West Hills to the northwest of the central city. At the time the house was completed in 1906, there were only a few homes built along the west side of Cornell Road. In the years following the 1905 Lewis & Clark Exposition, many new houses were built in the in the Westover Terraces neighborhood to the west and south of the Hahn House. The earliest houses in this area were in the Arts and Crafts, Colonial Revival, and Craftsman styles. Later homes built during the teens and twentys display the full range of Historic Period Styles.

**Zoning:** The Residential 7,000 (R7) 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 4,200 square feet, with a minimum width and depth dimensions of 40 feet and 55 feet, respectively. Minimum densities are based on lot size and street configuration. Maximum densities are 1 lot per 7,000 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.

The Historic Landmark designation protects certain Portland historic resources and preserves significant parts of Portland’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. Proposed alterations to Historic Landmarks must go through a Historic Design Review process (Chapter 33.846) and proposed demolition is subject to certain demolition protections (Section 33.445.150).

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

- LU 99-016774 – Approved construction of a detached, two-story garage & accessory dwelling unit behind the historic structure.
- LU 10-171488 HDZM – Approval for new retaining wall and exterior alterations to existing retaining wall and modification to fence standards in 33.110.

**Agency Review:** A “Notice of Proposal in Your Neighborhood” was mailed **February 24, 2015**.

- The Life Safety Division of the Bureau of Development Services responded with general life safety comments. See Exhibit E-1 for details.

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on February 24, 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 a designated Historic Landmark outside the Central City Plan District and not within in a Historic or Conservation District, and the proposal is for non-exempt treatments. Therefore the proposal requires Historic Resource Review approval. The approval criteria are those listed in *33.846.060.G – Other Approval Criteria*.

*Staff has considered all of the approval criteria and addressed only those applicable to this proposal.*

### **33.846.060 G - Other Approval Criteria**

**1. Historic character.** The historic character of the property will be retained and preserved. Removal of historic materials or alteration of features and spaces that contribute to the property’s historic significance will be avoided.

**9. Preserve the form and integrity of historic resources.** New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic resource and its environment would be unimpaired.

**Findings for 1 & 9:** The proposed skylight sits at the rear (west) elevation of the house near to the southern chimney, though not touching it. The skylight has flat glazing and

is relatively inconspicuous: it generally blends in with the aged cedar shingles, though not as well as other existing skylights which appear to have more of a tint to them on this elevation. The skylight sits atop a wood framing curb covered by Velux ECL flashing which extends under the adjacent cedar shingles. The skylight could conceivably be removed in the future and the roof patched without causing damage to the historic resource, and it does not alter the otherwise historic character of the Hahn House.

*Therefore, these guidelines are met.*

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

**7. Differentiate new from old.** New additions, exterior alterations, or related new construction will not destroy historic materials that characterize a property. New work will be differentiated from the old.

**Findings for 2 & 7:** The proposed skylight does not add any conjectural or otherwise false historical features to the house. It is modern in appearance and tends to recede compared to the primary architectural features.

*Therefore, these guidelines are met.*

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

**Findings:** Installation of the proposed skylight would require removal and replacement of some of the cedar shingles. These are not the historic shingles to begin with, and replacement with an identical material would be otherwise acceptable.

*Therefore, this guideline is met.*

**8. Architectural compatibility.** New additions, exterior alterations, or related new construction will be compatible with the resource's massing, size, scale, and architectural features. When retrofitting buildings or sites to improve accessibility for persons with disabilities, design solutions will not compromise the architectural integrity of the historic resource.

**Findings:** The proposed skylight is small in size and minimal in detailing. It generally blends into the existing roof, does not compete with the building's primary historic architectural features, and does not compromise the architectural integrity of the historic landmark.

*Therefore, this guideline is 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 proposed skylight is a minor feature which does not add any conjectural historic features, recedes into the background when compared to the cedar shingles and exquisite historic detailing on the house, and is located at the rear of the house and generally obscured from

view. Further, the installation will not cause damage to existing historic features and is reversible in the future.

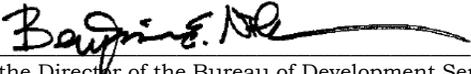
The purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. This proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

## ADMINISTRATIVE DECISION

Approval of one skylight at approximately 24" x 36" (25.5" x 37.5" indicated on elevation) to the southwest (rear) façade of the landmark Henry Hahn House, per the approved site plans, Exhibits C-1 through C-6, signed and dated 03/26/2015.

- 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-6. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 15-101586 HR. No field changes allowed."

**Staff Planner: Benjamin Nielsen**

**Decision rendered by:**  **on March 26, 2015.**  
By authority of the Director of the Bureau of Development Services

**Decision mailed: March 30, 2015**

**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 January 6, 2015, and was determined to be complete on **February 17, 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 6, 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 17, 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.

**Appealing this decision.** This decision may be appealed to the Landmarks Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on April 13, 2015** 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 12:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 12:00 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 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 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 **April 14, 2015 – (the day following the last day to appeal)**.
- 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.

**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. West Elevation (attached)
  - 3. Bathroom Floor Plan
  - 4. Interior Elevations
  - 5. VCM – Venting Curb Mounted Skylight Sections
  - 6. VCE – Residential/Commercial Roof Section
- D. Notification information:
  - 1. Mailing list
  - 2. Mailed notice
- E. Agency Responses:
  - 1. Life Safety Division of Bureau of Development Services
- F. Correspondence:

No correspondence was received.
- G. Other:
  - 1. Original LU Application
  - 2. Incomplete Application Letter
  - 3. West elevation photo
  - 4. West elevation roof photo

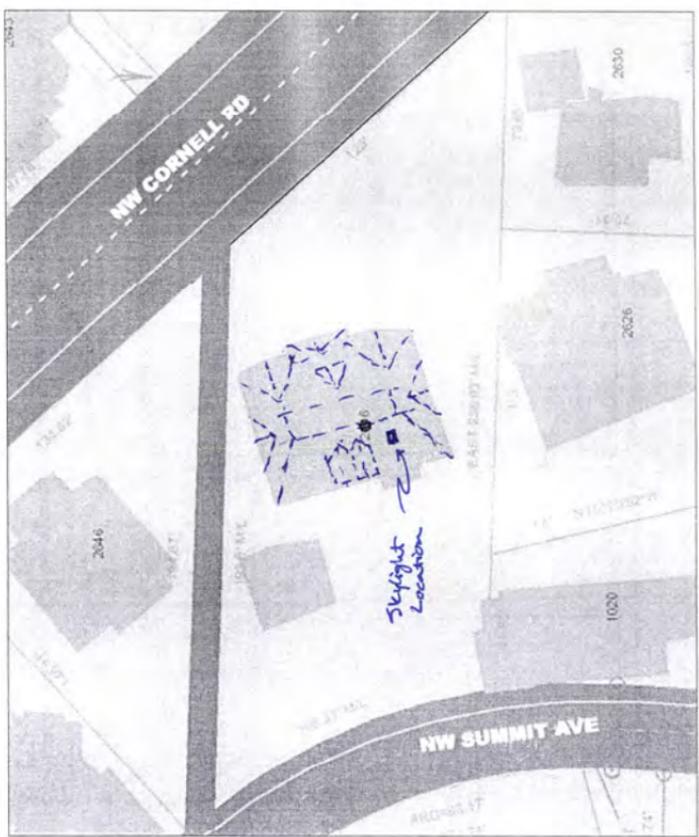
**The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).**



PROJECT ADDRESS  
2656 NW CORNELL RD  
PORTLAND, OR 97210

LEGAL DESCRIPTION  
PROPERTY ID# 0316689  
PLAT ID: 1N1E33A 11700  
ALT ACCT# 1841320260

LOT AREA: 19,146 S.F.



**\*Approved\***  
**City of Portland**  
 Bureau of Development Services  
 Planner Brian E. Nash  
 Date 10/26/2015

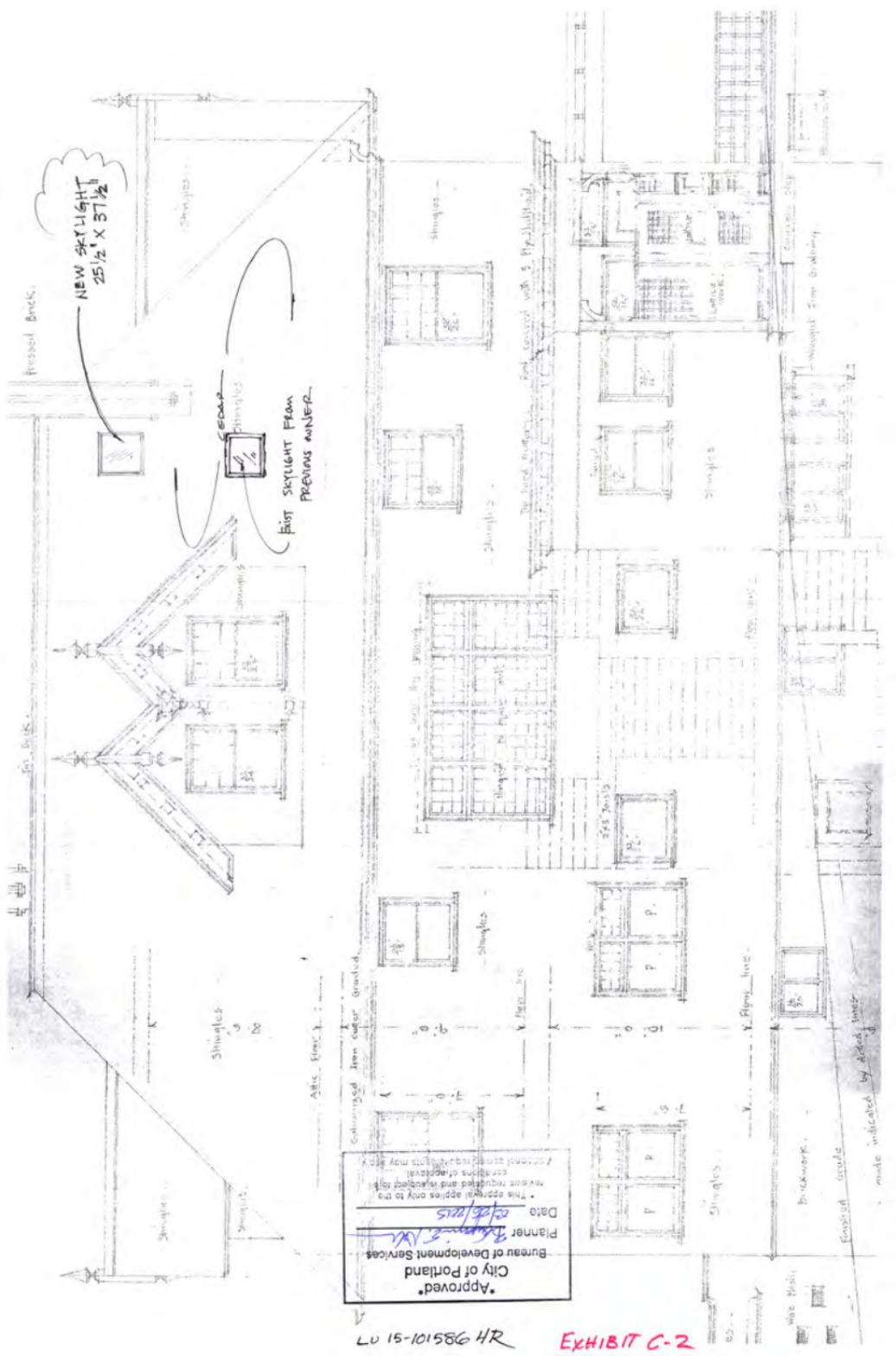
This approval applies only to the  
 requested and is subject to all  
 conditions of approval.  
 Additional requirements may apply.

LU15-101586 HR

EXHIBIT C-1

**\*Approved\***  
 Bureau of Development Services  
 City of Portland  
 Planner *James S. M.*  
 Date *02/26/2015*

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



NEW SKYLIGHT  
 25 1/2' X 37 1/2'

Pressed Brick

SEAP  
 Shingles

OLD SKYLIGHT FROM  
 PREVIOUS OWNER

Shingles

Customized Iron Cedar Gasket

Shingles

Y. Flat line

Y. Flat line

Brickwork

English Gypsum

made indicated by dots in base

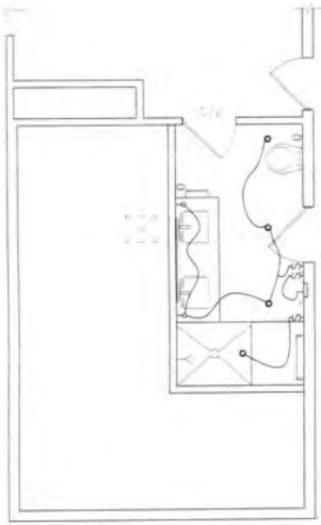
White Marble

65





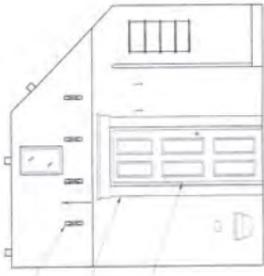
(A) ELEVATION  
1/4" = 1'-0"



(B) ATTIC - BATH - ELECTRIC/RCP  
1/4" = 1'-0"



(C) ELEVATION  
1/4" = 1'-0"



(D) ELEVATION  
1/4" = 1'-0"

**\*Approved\***  
**City of Portland**  
 Bureau of Development Services  
 Planner *Benjamin F. Nix*  
 Date *03/06/2015*

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

LU15-101586 *HR*

**EXHIBIT C-4**

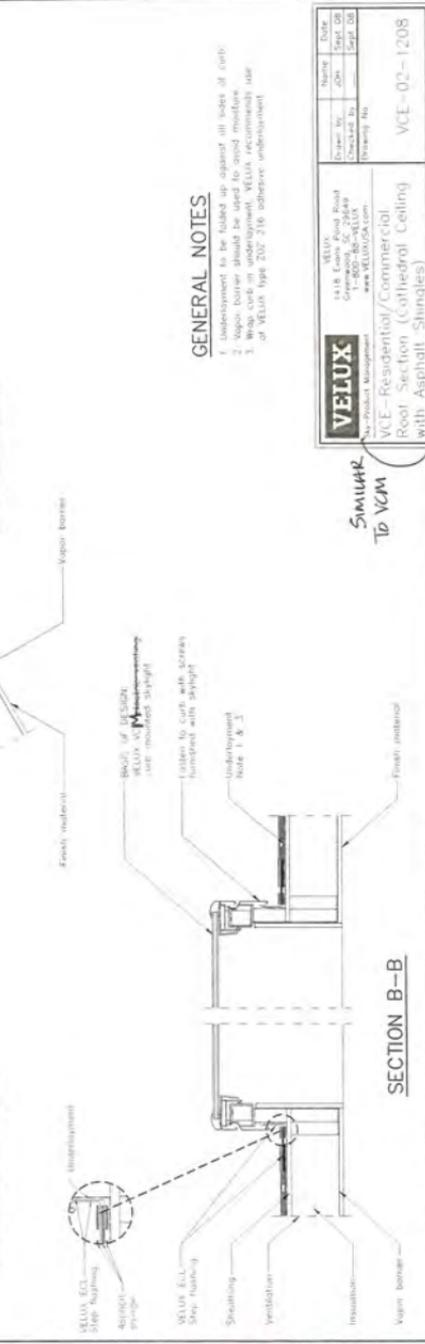




**ELEVATION**

Finish raw edge of foam material to prevent water infiltration and/or adhesive solvent!

**SECTION A-A**



**SECTION B-B**

This drawing is an instrument of service and is provided for informational use only.

**\*Approved\*  
City of Portland  
Bureau of Development Services  
Date: 03/22/2015  
Planner: [Signature]  
Additional zoning requirements may apply.  
This approval applies only to the conditions and is subject to all reviews requested and approved.**

Exist. Cedar Shakes

**GENERAL NOTES**

- Underlayment to be flashed up against all sides of curb.
- Vapor barrier should be applied to avoid moisture.
- Wrap curb in underlayment. VELUX recommends use of VELUX type 200-216 adhesive underlayment.

**VELUX**  
for product information

14118 F Road Road  
Greensboro, NC 27409  
Tel: 800.955.2834  
www.VELUXUSA.com

VCE - Residential / Commercial  
Roof Section (Cathedral Ceiling)  
with Asphalt Shingles

VCE-02-1208

|            |          |
|------------|----------|
| Name       | DATE     |
| Checked by | Drawn by |
| Checked by | Drawn by |
| Checked by | Drawn by |

SMITHK  
TOP VCM