



**Date:** September 18, 2015  
**To:** Interested Person  
**From:** Staci Monroe, Land Use Services  
 503-823-0624 / [staci.monroe@portlandoregon.gov](mailto:staci.monroe@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 15-131620 HR**

*REAR DORMER & MUDROOM ADDITION*

**GENERAL INFORMATION**

**Applicant:** Libby Holah | Holah Design & Architecture | 710 NE 21<sup>st</sup> Avenue, Suite 202 | Portland, OR 97232

**Owner:** Eloise S. Bates | 1952 SE Mulberry Avenue | Portland, OR 97214-4768

**Site Address:** 2220 SE LADD AVENUE

**Legal Description:** BLOCK 28 LOT 25, LADDS ADD  
**Tax Account No.:** R463306260  
**State ID No.:** 1S1E02DC 03400 **Quarter Section:** 3232  
**Neighborhood:** Hosford-Abernethy, contact Joanne Stainbrook at 503-231-9245.  
**Business District:** Division-Clinton Business Assn, Darice Robinson at 503-233-1888.  
**District Coalition:** Southeast Uplift, contact Bob Kellett at 503-232-0010.  
**Other Designations:** Ladd's Addition Historic District  
**Zoning:** R5 – Single Family Residential 5,000  
**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 approval for a rear dormer and mudroom addition to the residence located at 2220 SE Ladd Avenue, which is a contributing resource in the Ladd's Addition Historic District. The proposal includes a 10' deep x 18' wide shed dormer at the second floor and an 11' deep x 13' wide mudroom and covered porch addition at the ground level with materials that match the house.

Exterior alterations to existing structures in a single family residential zone that exceed 150 SF in area requires a Type II Historic Resource Review per Section 33.846.060, Table 846-3.

**Relevant Approval Criteria:**

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

- Other Approval Criteria – Section 33.846.060.G

**ANALYSIS**

**Site and Vicinity:** The house that is the subject of this review is identified in the National Register documentation for the Ladd's Addition Historic District as the John L. and Jane Lewis Residence after its original owners. The house was constructed in 1922 in a Bungalow style with English Cottage influences. The house is deemed to contribute to the historic character of the district. A single car garage is located along the alley edge, built the same year as the house, and is also a contributing structure to the historic district.

Ladd's Addition Historic District, with its distinctive pattern of streets, alleys, and public gardens, is significant as an early example of a planned suburban development in Portland, related to the extension of streetcar lines east of the Willamette River in the late nineteenth century. The district was listed in the National Register of Historic Places on August 31, 1988. The neighborhood had earlier been recognized by the City of Portland as a Historic Conservation District by ordinance in 1977. Listing in the National Register of Historic Places was achieved through a community initiative.

The built historic character of the Ladd's Addition neighborhood is one of small to medium-large houses, set back consistently from tree-lined streets. Historically, the street tree species was consistent on any given street, and all were substantial. Five public gardens incorporated into the distinctive layout of the subdivision act to emphasize significant nodes. Because almost all properties in the district have alley access there are very few curb cuts at the streets. A few larger houses, churches, small apartment buildings, and modest commercial properties, similar in character to the single-family housing, are sprinkled through the central part of the district. Traditional storefront commercial and apartment development is concentrated along SE Hawthorne, the northern boundary, and to some extent along SE Division at the south. These were the streets that were originally designed to accommodate the streetcar lines.

**Zoning:** The single-dwelling zones, including R5 (Single Dwelling Residential 5,000), 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 Protection 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.

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

**Agency Review:** A "Notice of Proposal in Your Neighborhood" was mailed **August 7, 2015**. The following Bureaus have responded with no issues or concerns:

- Plan Review Section of BDS (Exhibit E.1)
- Bureau of Environmental Services (Exhibit E.2)
- Water Bureau (Exhibit E.3)
- Fire Bureau (Exhibit E.4)
- Site Development Section of BDS (Exhibit E.5)
- Bureau of Transportation Engineering (Exhibit E.6)

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on August 7,

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:** No changes are proposed to the front façade of the house. The dormer and ground floor addition are proposed on the rear of the house in a manner that limit visibility from the street and maintain the integrity of the street- façade. The dormer does not project above the ridge of the main roof and is setback 4' from both edges. The mudroom and porch addition at the ground level are modest in size and well integrated. The rear porch complements the front porch in term of overall design, however is slightly differentiated with less detailing to ensure the front porch remains the primary feature that establishes the hierarchy of the facades. *This guideline has been met.*

2. **Foundations.** Changes to the foundation should match or be compatible with the original foundation in height and materials.
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 for 2 and 3:** The base of the rear addition and porch will be concrete to match the foundation on the house as well as align with the foundation height. Horizontal wood lap siding used on the existing home, and original to the house, will be used on the dormer and mudroom addition. *These guidelines have been met.*

4. **Roof Form.** Repair and alteration of roofs should retain:
  - a. The original roof shape and pitch;
  - b. Original structural and decorative features such as gables , dormers, chimneys, cornices, parapets, pediments, frieze boards , exposed rafters and other ornamental details; and,

- c. Whenever possible the original type, size, color, and pattern of roofing materials. New roof features including roof additions and new dormers should be compatible in size, scale, materials, and color with the original building. Skylights, solar, mechanical and service equipment, and new roof features should be inconspicuous from the street.

**Findings:** No change to the original roof shape or pitch is proposed. The new dormer will be less steep than the existing roof pitch, which is typical for a shed dormer. The 3/12 pitch of the dormer will complement the lower 6/12 pitch of the Bungalow style roof. The new gable roof on the rear covered porch matches the 5/12 pitch of the gabled roof on the front porch. All roofing materials (composite shingles) will match throughout the house. Lastly, the eaves will match the depth and boxed design of the existing eaves. It should be noted that the eave detail of the composition shingles rolled over the eaves to simulate thatching on the gable ends noted in the nomination no longer exists and was removed at an unknown time in the past. *This guideline is met.*

5. **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:** No original windows or doors are proposed for alteration or removal. The existing wood window on the rear elevation (6 over 1 double-hung) will be re-used on the same façade in the mudroom addition. The proposed new windows on the dormer and west façade of the mudroom are wooden, as is the new rear door, in keeping with the historic district and the particular resource. The wood trim and placement of the new windows within the wall will match the existing window conditions. *This guideline is met.*

6. **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:** The additional windows on the rear and side elevations, new rear porch with an entry and light fixture will increase the visibility into the rear and side yards as well as the alley. *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 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 a 10' deep x 18' wide shed dormer at the second floor and an 11' deep x 13' wide mudroom and covered porch addition at the ground level in the Ladd's Historic District, per the

approved site plans, Exhibits C-1 through C-9, signed and dated 9/15/15, 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.9. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 15-131620 HR. No field changes allowed."

**Staff Planner: Staci Monroe**



**Decision rendered by:** \_\_\_\_\_ **on September 15, 2015**

By authority of the Director of the Bureau of Development Services

**Decision mailed: September 18, 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 March 10, 2015, and was determined to be complete on **August 5, 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 March 10, 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.

**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 October 2, 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 **October 5, 2015**.
- 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:

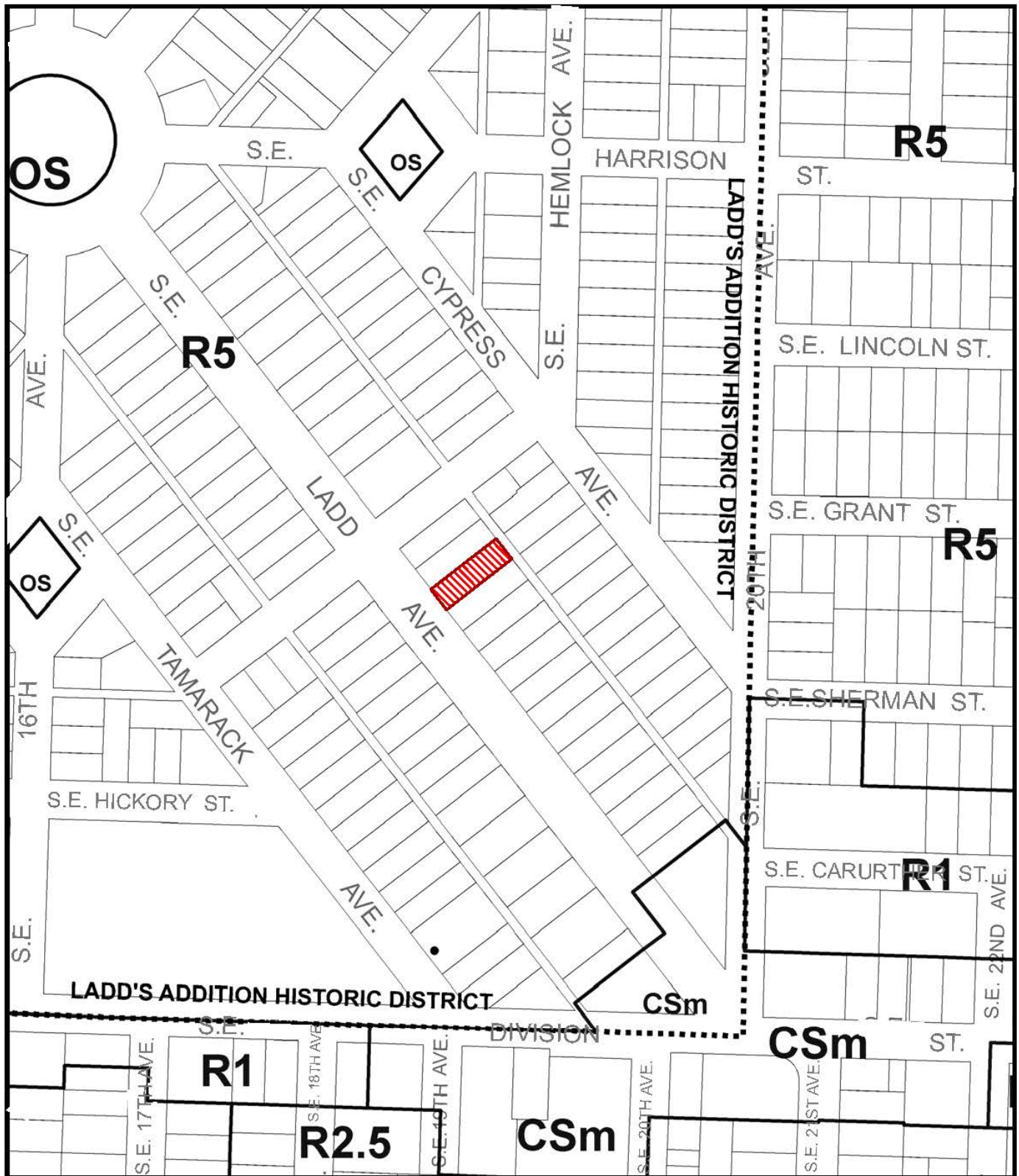
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

#### **EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
  1. Applicant's project narrative & responses to approval criteria
  2. Original plans submitted (superseded)
  3. Second plan set submitted (superseded)
- B. Zoning Map (attached)
- C. Plans/Drawings:
  1. Site Plan (attached)
  2. North Elevation – Existing & Proposed (attached)
  3. West Elevation – Existing & Proposed (attached)
  4. East Elevation – Existing & Proposed (attached)
  5. Existing South & Rear Porch Details
  6. Proposed First Floor Plan
  7. Proposed Second Floor Plan
  8. Window / Wall Section – Existing & Proposed
  9. Details for new wood windows, door, light fixture
- D. Notification information:
  1. Mailing list
  2. Mailed notice
- E. Agency Responses:
  1. Plan Review Section of BDS
  2. Bureau of Environmental Service
  3. Water Bureau
  4. Fire Bureau
  5. Site Development Section of BDS
  6. Bureau of Transportation Engineering
- F. Correspondence: none
- G. Other:
  1. Original LU Application
  2. Incomplete Letter dated 4/2/15.

**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 15-131620 HR  
 1/4 Section 3232  
 Scale 1 inch = 200 feet  
 State\_Id 1S1E02DC 3400  
 Exhibit B (Mar 12, 2015)



HOLAH Design + Architecture LLC

**BATES RESIDENCE**  
2220 SE LADD  
PORTLAND, OR 97214



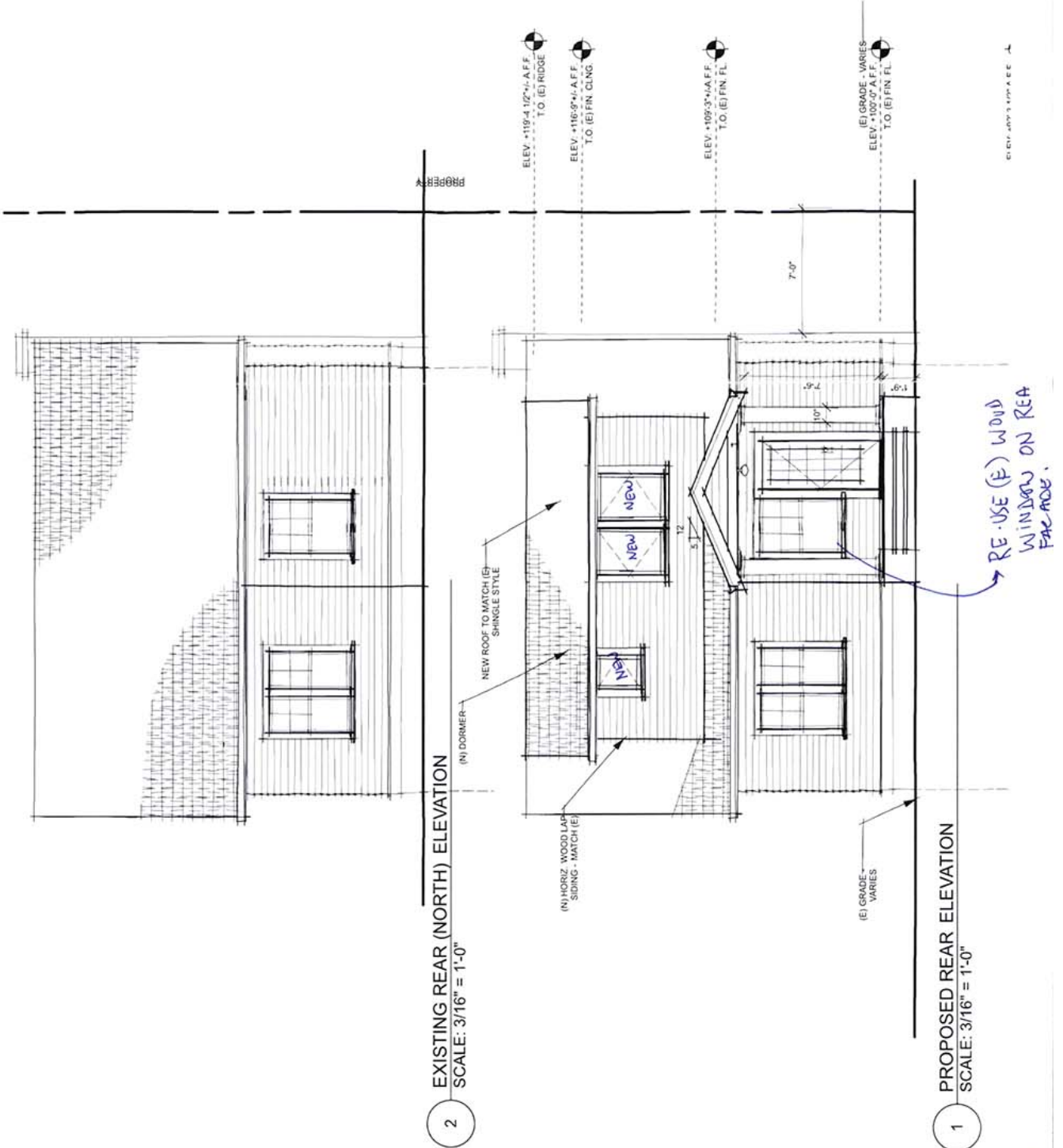
**\*Approved\***  
City of Portland  
Bureau of Development Services  
Planner *[Signature]*  
Date 9/15/15  
\* This approval applies only to the  
requirements requested and is subject to all  
conditions of approval.  
\* Other zoning requirements may apply.

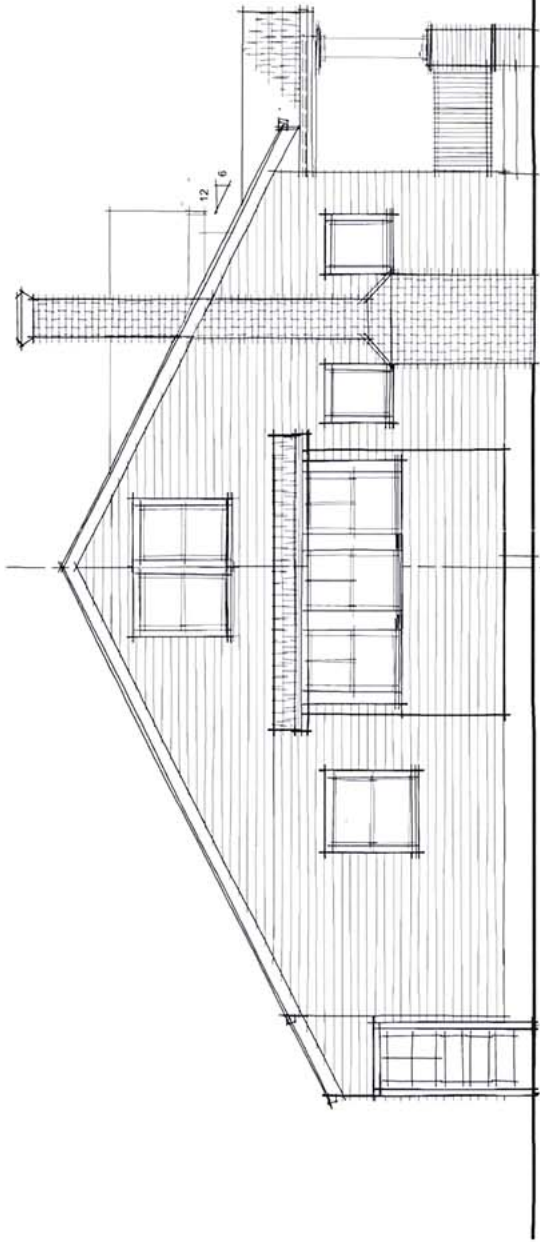
N  
1 SITE PLAN  
SCALE: 1"=200'-0"

EX-C.1  
LU 15-131620 #7

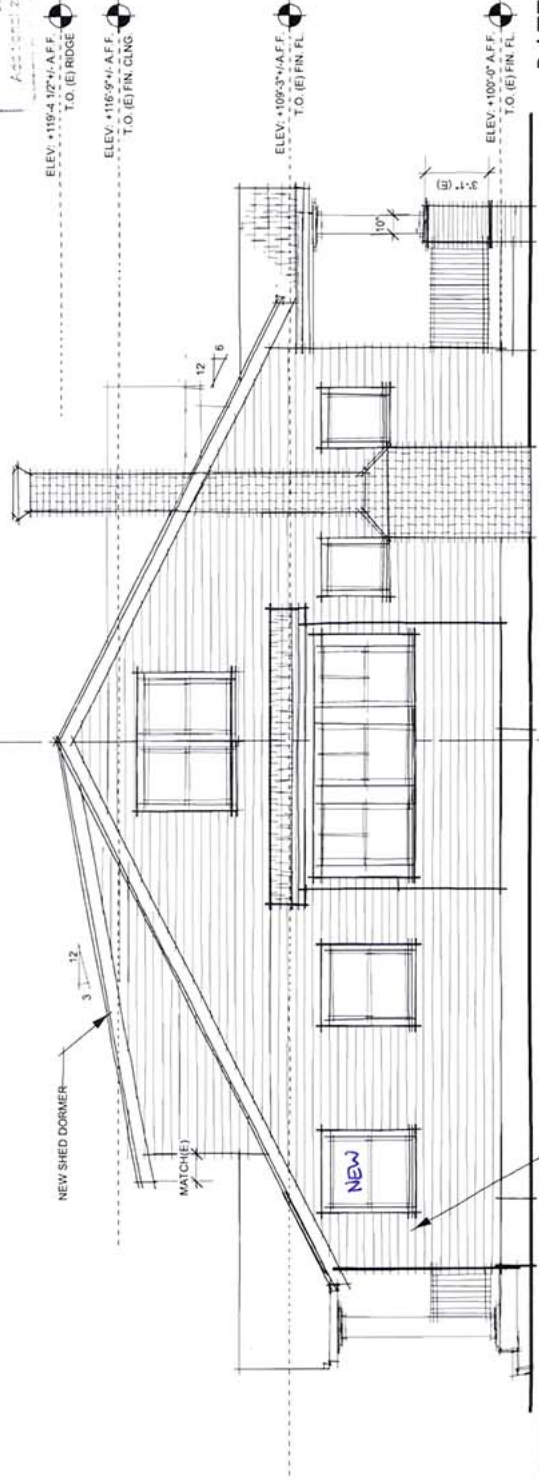


**BATES RESIDENCE**  
 2220 SE LADD  
 PORTLAND, OR 97214





2 EXISTING WEST ELEVATION  
SCALE: 3"=1'-0"



1 PROPOSED WEST ELEVATION  
SCALE: 3"=1'-0"

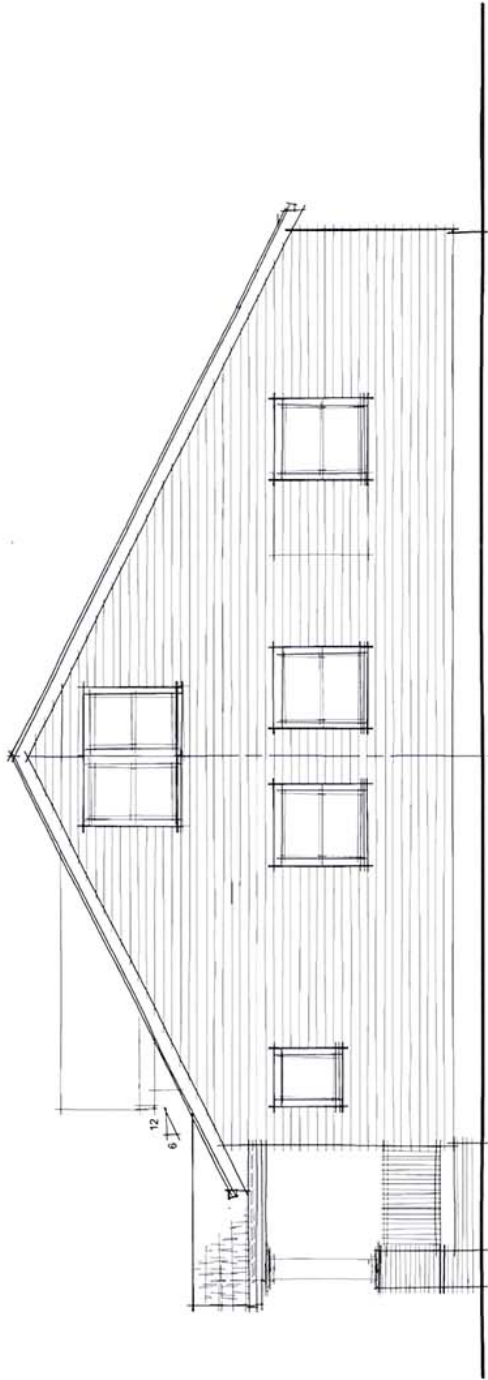
City of Portland  
Bureau of Development Services  
Planner *William*  
Date *9/15/15*  
• This approval is valid only if the reviewer's departmental seal is present on this conditional approval.  
Additional zoning requirements may apply.

710 NE 21st Avenue  
Suite 202  
Portland OR 97232  
tel. 503.288.4203  
www.holahdesign.com

HOLAH Design + Architecture LLC

**BATES RESIDENCE**  
2220 SE LADD  
PORTLAND, OR 97214

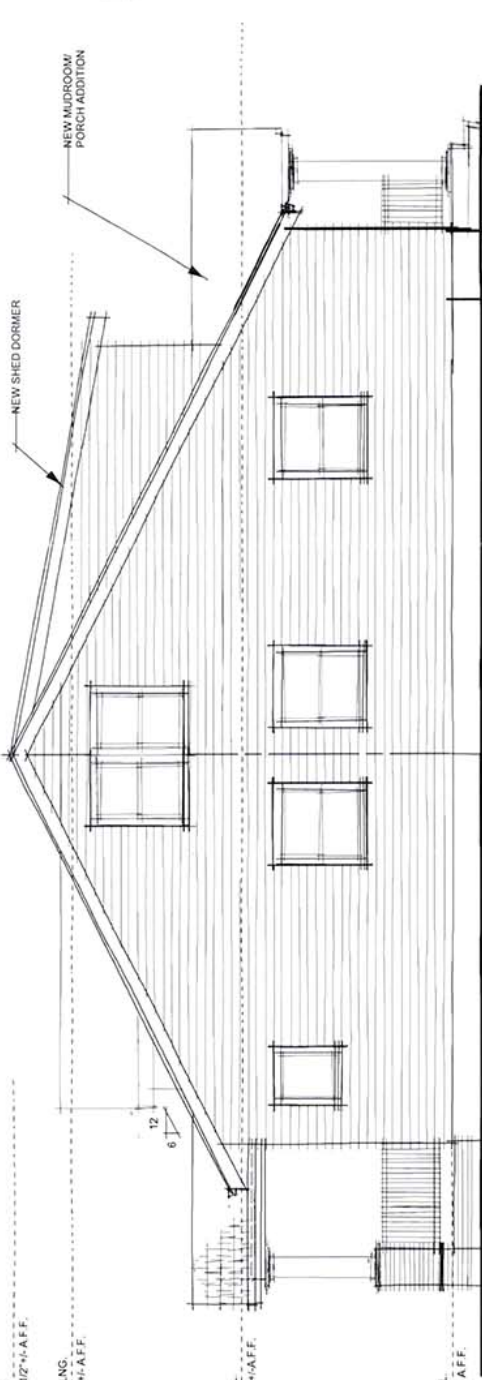
LW15-131620 HR EX. C3



2 EXISTING SIDE (EAST) ELEVATION  
SCALE: 3/16" = 1'-0"

T.O. (E) RIDGE  
ELEV. +119'-4 1/2" ± A.F.F.

T.O. (E) FIN. CLING.  
ELEV. +118'-8 1/4" ± A.F.F.



1 PROPOSED SIDE (EAST) ELEVATION  
SCALE: 3/16" = 1'-0"

T.O. (E) FIN. FL.  
ELEV. +109'-5 1/4" ± A.F.F.

T.O. (E) FIN. FL.  
ELEV. +100'-0" ± A.F.F.

City of Portland  
Department Services  
SINON  
9/15/15  
Permit # 15-131620 HR  
This document is only valid for the project and site identified above. It is not to be used for any other project. All other projects may apply for their own permits.

**BATES RESIDENCE**  
2220 SE LAIRD  
PORTLAND, OR 97214

Lu 15-131620 HR EX.C4