



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

Chloe Eudaly, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: January 29, 2018
To: Interested Person
From: Tanya Paglia, Land Use Services
503-823-4989/Tanya.Paglia@portlandoregon.gov

NOTICE OF A TYPE II PROPOSAL IN YOUR NEIGHBORHOOD

Development has been proposed in your neighborhood. The proposed development requires a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map is attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

Because we must publish our decision within 28 days, **we need to receive your written comments by 5 p.m. on 2/20/2018**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-259069 HR, in your letter. It also is helpful to address your letter to me, Tanya Paglia. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 17-259069 HR – WINDOW REPLACEMENTS LADD’S ADDITION

Applicant: Jennifer Nye | William Wilson Architects PC
1022 SW Salmon Street, Suite 350
Portland, OR 97205
503.223.6693 x16

Owner: Ladd Apartments LLC
0425 SW Iowa Street
Portland, OR 97239

Representative: Aaron Jones,
0425 SW Iowa Street
Portland, OR 97239

Site Address: 2014 SE 12TH AVE

Legal Description: BLOCK 6 LOT 21&24, LADDS ADD
Tax Account No.: R463301310
State ID No.: 1S1E02CD 02100
Quarter Section: 3231

Neighborhood: Hosford-Abernethy, contact chair@handpdx.org.
Business District: Division-Clinton Business Association, contact at 503-706-3730.
District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010.

Plan District: None
Other Designations: Non-Contributing Resource in the Ladd's Addition Historic District

| | |
|-------------------|--|
| Zoning: | R1- Residential 1,000. Multi-Dwelling Residential Zone |
| 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 exterior alterations to a non-contributing apartment building in the Ladd’s Addition Historic District built in 1924. The building, historically known as the Regner Apartments, is a 3-story Spanish Revival/20th Century California Mission style building with stucco as its primary cladding. This project is in response to a code compliance case (15-244573 CC) where windows were replaced without a review and permit. The proposal has two elements:

1. North and West Elevations - The proposal includes replacing all vinyl windows on the North (2 windows) and West (11 windows) elevations with new painted wood windows. Ten of these vinyl windows were installed in 2016 without a permit, and multiple other windows on the building were replaced with vinyl windows at an unknown date prior to the current ownership.

All of the building’s existing wood windows will be retained and painted. The proposed replacements on the North and West facades will result in exclusively wood windows found on these two sides of the building. All new windows will be double hung and will fit into existing rough openings. Both the existing wood windows and the new wood windows and all trim as well as existing stucco sills and stucco jamb returns will be painted to match each other. The building’s stucco cladding will be repaired, sealed and painted.

2. South and East Elevations - The applicant proposes three options for the South and East elevations. All windows currently found on these elevations are vinyl replacement windows which were installed without a permit at an unknown date prior to the current ownership. The applicant proposes to either keep the existing vinyl windows or to replace them with fiberglass or wood windows. The wood windows would be the same profile and operational style as the other replacement windows in this proposal. The fiberglass would have a profile and operational style to match the wood windows.

Historic Resource Review is required because the proposal is for non-exempt exterior alterations in a Historic District.

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:

- Ladd’s Addition Conservation District Guidelines

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. This application was submitted on October 20, 2017 and determined to be complete on 1/24/2018.

DECISION MAKING PROCESS

The Bureau of Development Services will make a decision on this proposal. We will consider your comments, and

- Approve the proposal.
- Approve the proposal with conditions.
- Deny the proposal.

The neighborhood association listed on the first page of this notice may take a position on this application. They may also schedule an open meeting prior to making their recommendation to the Bureau of Development Services. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

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 extended at the request of the applicant.

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.

APPEAL PROCESS

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Landmarks Commission. This review body will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and information on how to file an appeal will be included. If you do not send any comments, you can still appeal the decision. There is a 14-day deadline to file an appeal beginning on the day the decision is mailed. The reason for the appeal must be specifically defined in order for the review body to respond to the appeal. If an appeal is filed, you will be notified of the time and location of the appeal hearing.

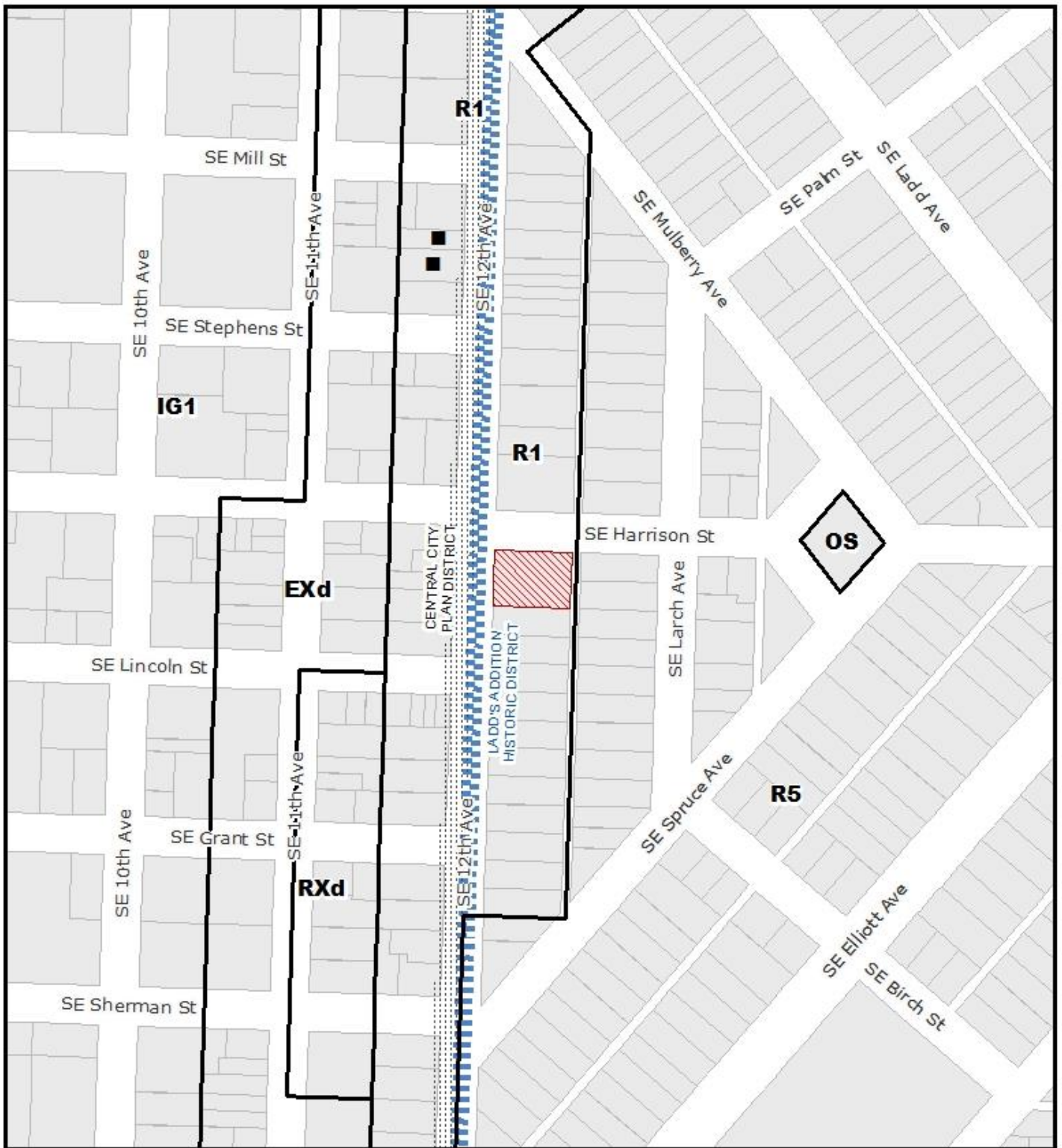
There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

APPEAL OF THE FINAL CITY DECISION

After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the comment deadline or prior to the conclusion of the hearing if a local appeal is requested. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that may also preclude an appeal to LUBA on that issue.

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).

Enclosures: Zoning Map; Site Plan; North Elevation; West Elevation



ZONING



THIS SITE LIES WITHIN THE:
LADD'S ADDITION HISTORIC DISTRICT



Site



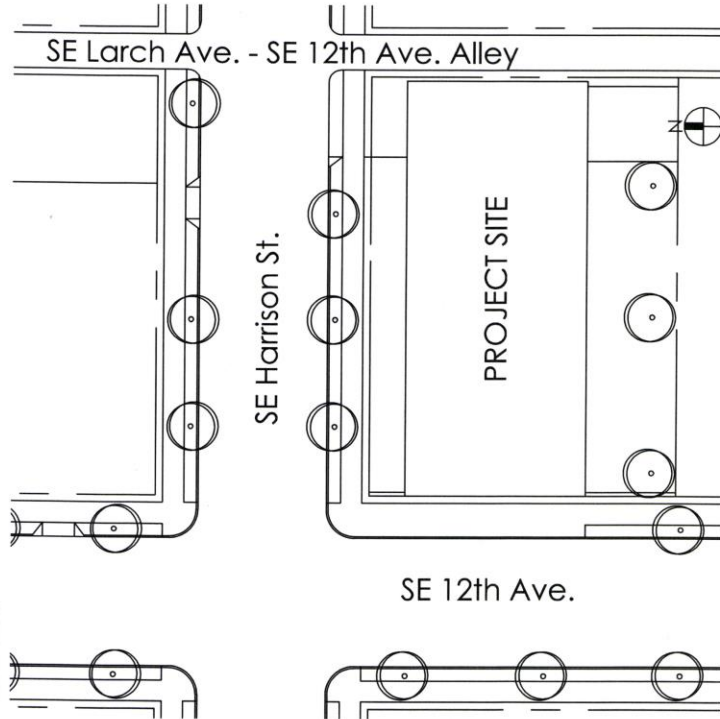
Historic Landmark

| | |
|-------------|-------------------|
| File No. | LU 17-259069 HR |
| 1/4 Section | 3231 |
| Scale | 1 inch = 200 feet |
| State ID | 1S1E02CD 2100 |
| Exhibit | B Oct 25, 2017 |

LADD'S ADDITION APARTMENTS - WINDOW REPLACEMENT

2014 SE 12TH AVE.
PORTLAND OREGON 97214

SITE PLAN



TEAM

ARCHITECT

William Wilson Architects, P.C.
1022 SW SALMON STREET, SUITE 350
PORTLAND, OR 97205
Contact: Jennifer Nye, (503) 223-6693 x 16

CONTRACTOR

Path Construction
0425 SW IOWA ST
PORTLAND, OR 97239
Contact: Paul Jackson, pjackson@pathconst.com

OWNER

LADD APARTMENTS LLC
0425 SW IOWA ST
PORTLAND, OR 97239
Contact: Aaron Jones, (503) 358-5005

SHEET INDEX

- A1 - COVER SHEET
- A2 - NORTH ELEVATION
- A3 - WEST ELEVATION
- A4 - SOUTH ELEVATION
- A5 - EAST ELEVATION
- A6 - WINDOW SECTIONS
- A7 - WINDOW SECTIONS
- A8 - WINDOW SECTIONS

- P1 - ORIGINAL PERMITTED NORTH ELEVATION SECTION
- P2 - ORIGINAL PERMITTED WEST ELEVATION & WINDOW SECTION
- P3 - ORIGINAL PERMITTED SOUTH ELEVATION SECTION
- P4 - ORIGINAL PERMITTED EAST ELEVATION SECTION

PROJECT DESCRIPTION

TEN WINDOWS WERE REPLACED WITHOUT A PERMIT IN 2016. THIS PROJECT PROPOSES TO REPLACE THOSE WINDOWS WITH NEW ALUMINUM CLAD WOOD WINDOWS TO MATCH THE EXISTING HISTORICAL CONTEXT.

NOTES

1. WINDOWS NOTED AS 'VINYL' ON ELEVATIONS WERE IN PLACE PRIOR TO THE 2016 WINDOW REPLACEMENT AND PRIOR TO THE CURRENT BUILDING OWNER'S PURCHASE OF THE PROPERTY. THESE WINDOWS ARE PROPOSED TO REMAIN IN PLACE.
2. WINDOWS NOTED AS 'WOOD' ON ELEVATIONS TO REMAIN AND BE PAINTED.
3. THIS PROPERTY IS WITHIN THE LADD'S ADDITION HISTORICAL DISTRICT. IT IS A NON-CONTRIBUTING RESOURCE, ORIGINALLY CONSTRUCTED IN 1926.

VICINITY PLAN

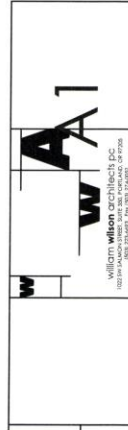


SITE

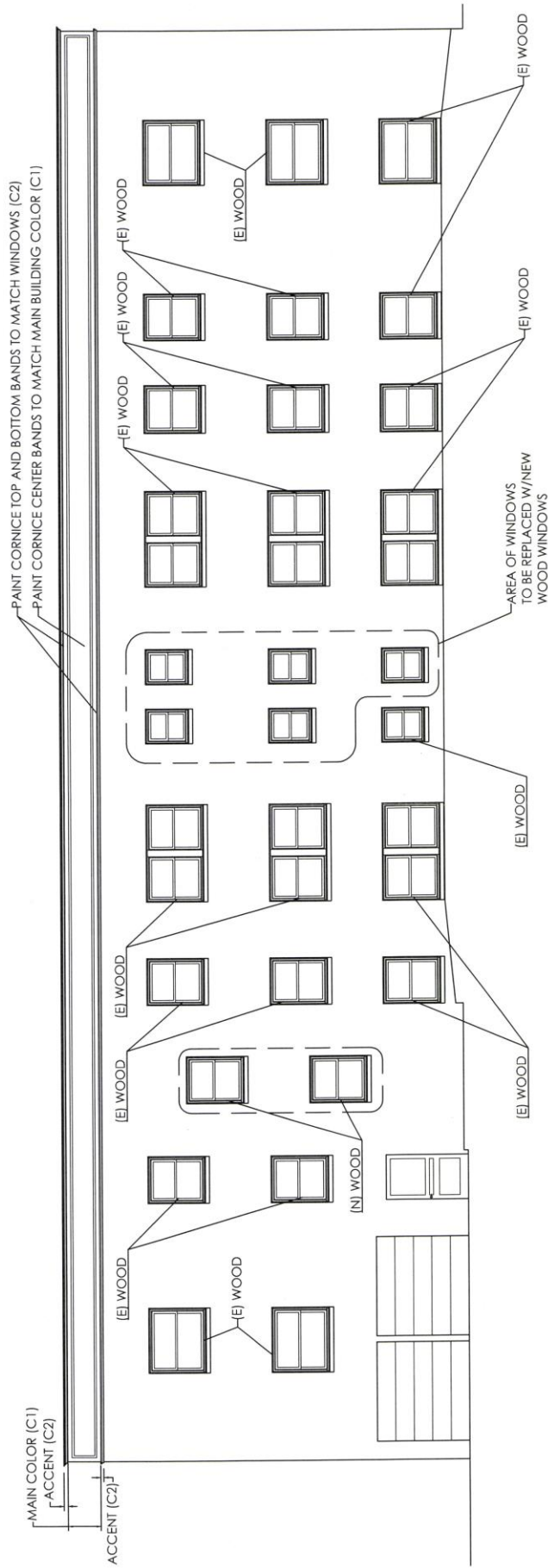
| | |
|-------------|------------|
| REVISIONS: | 1715 |
| A 12/8/2018 | |
| DATE: | 10/17/2017 |
| SCALE: | |
| DRAWN: | |
| JOB NO: | 1715 |

LADD'S ADDITION APARTMENTS - WINDOW REPLACEMENT
2014 SE 12TH AVE.
PORTLAND OREGON 97214

COVER SHEET



- NOTES:
- EXISTING WOOD WINDOWS AND TRIM TO BE PAINTED TO MATCH NEW WINDOWS (C2)
 - EXISTING STUCCO SILLS TO BE PAINTED TO MATCH NEW WINDOWS (C2)
 - STUCCO JAMB RETURNS TO BE PAINTED TO MATCH MAIN BUILDING COLOR (C1)
 - WOOD TRIM AT EXISTING WINDOWS TO BE PAINTED TO MATCH NEW WINDOWS (C2)
 - ALL EXTERIOR STUCCO TO BE REPAIRED, SEALED AND PAINTED. COLOR: SHERWIN WILLIAM SW 7011 NATURAL CHOICE (C1) UNLESS NOTED OTHERWISE
 - ALL NEW WINDOWS ON NORTH AND WEST FACE TO BE PELLA ARCHITECT SERIES TRADITIONAL DOUBLE HUNG. PAINTED (C2) FIT INTO EXISTING ROUGH OPENING. SEE A6 FOR DETAILS. VINYL WINDOWS ON THE EAST AND SOUTH ELEVATIONS MAY BE REPLACED AT THE OWNER'S OPTION WITH FIBERGLASS (BRONZE COLOR) OR PAINTED WOOD.
 - ALL EXISTING WOOD WINDOWS TO BE PAINTED (C2)



1/8" = 1'-0"
NORTH ELEVATION (SE HARRISON ST)

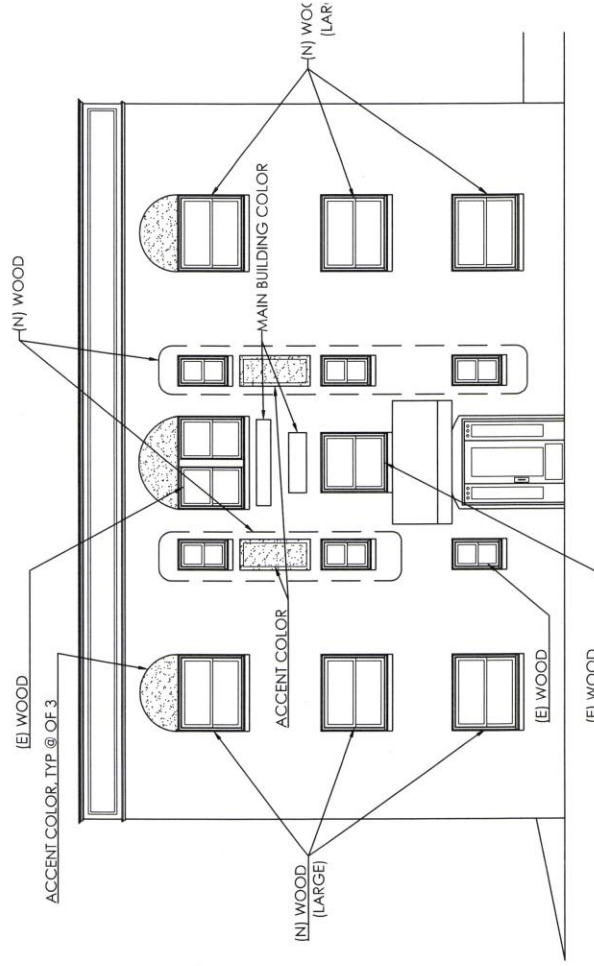
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| REVISIONS: | |
| 1/17/2018 | |
| DATE: | 10/17/2017 |
| SCALE: | |
| DRAWN: | |
| JOB NO: | 1715 |

LADD'S ADDITION APARTMENTS - WINDOW REPLACEMENT
 2014 SE 12TH AVE.
 PORTLAND OREGON 97214
 NORTH ELEVATION



A2

NOTES:
 - SEE A2 FOR TYPICAL NOTES



1 WEST ELEVATION (SE 12TH AVENUE)
 SCALE: 1/8" = 1'



REVISIONS:
 1 1/18/2018

| | |
|---------|------------|
| DATE: | 10/17/2017 |
| SCALE: | |
| DRAWN: | |
| JOB NO: | 1715 |

LADD'S ADDITION APARTMENTS - WINDOW REPLACEMENT

2014 SE 12TH AVE.
 PORTLAND OREGON 97214

WEST ELEVATION

W

A

A3

Wilson Architects PC
 1022 SW 5th Avenue, Suite 200, Portland, OR 97204
 503.224.4444