



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

Ted Wheeler, Mayor
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: November 30, 2018
To: Interested Person
From: Arthur Graves, Land Use Services
503.823.7803 | Arthur.Graves@portlandoregon.gov

NOTICE OF A TYPE I 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 21 days, **we need to receive your written comments within 14 days, by 5 p.m. on December 14, 2018.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-223072 HR, in your letter. It also is helpful to address your letter to me, Arthur Graves. You can also e-mail your comments to me at my e-mail address identified above. Please note that all correspondence received will become part of the public record.

CASE FILE NUMBER: LU 18-223072 HR: EXTERIOR ALTERATIONS

Applicant: E Kim Gordon-Cumbo and Frederick M Gordon | 503.522.0938
1920 SE Mulberry Ave | Portland, OR 97214

Site Address: **1920 SE MULBERRY AVE**

Legal Description: BLOCK 9 LOT 5, LADDS ADD
Tax Account No.: R463301900
State ID No.: 1S1E02CA 05800
Quarter Section: 3231
Neighborhood: Hosford-Abernethy, contact chair@handpdx.org.
Business District: Hawthorne Blvd. Bus. Assoc., contact at explore@hawthornepdx.com
District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010.
Plan District: None
Other Designations: Contributing resource in the Ladd's Addition Historic District, listed in the National Register of Historic Places on August 31, 1988.

Zoning: R5: Single-Dwelling Residential with Historic Resource overlay
Case Type: HR: Historic 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 building historically known as the George Slater House, a "contributing resource" in the in the Ladd's Addition Historic District. Alterations include the removal of an existing non-original door at the second floor of the front (west) façade, to be replaced with wood siding to match existing.

Historic resource review is required for exterior alterations to contributing structures such as this one in the Ladd's Addition Historic District.

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:

- 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 August 17, 2018 and determined to be complete on November 26, 2018.

Decision Making Process

The Bureau of Development Services will make a decision on this proposal. After we consider your comments we will do one of the following:

- Approve the proposal;
- Approve the proposal with conditions; or
- 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 by making a request online or contacting me.

- Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. Copies of all information in the file can be obtained for the cost of making copies during the appointment.
- If you would like to request a copy of the file online, please visit <https://www.portlandoregon.gov/bds/54732>. The fee for this service varies based on the size of the case file and how long it would take to scan or copy documents.
- I can provide some information over the phone or through email.

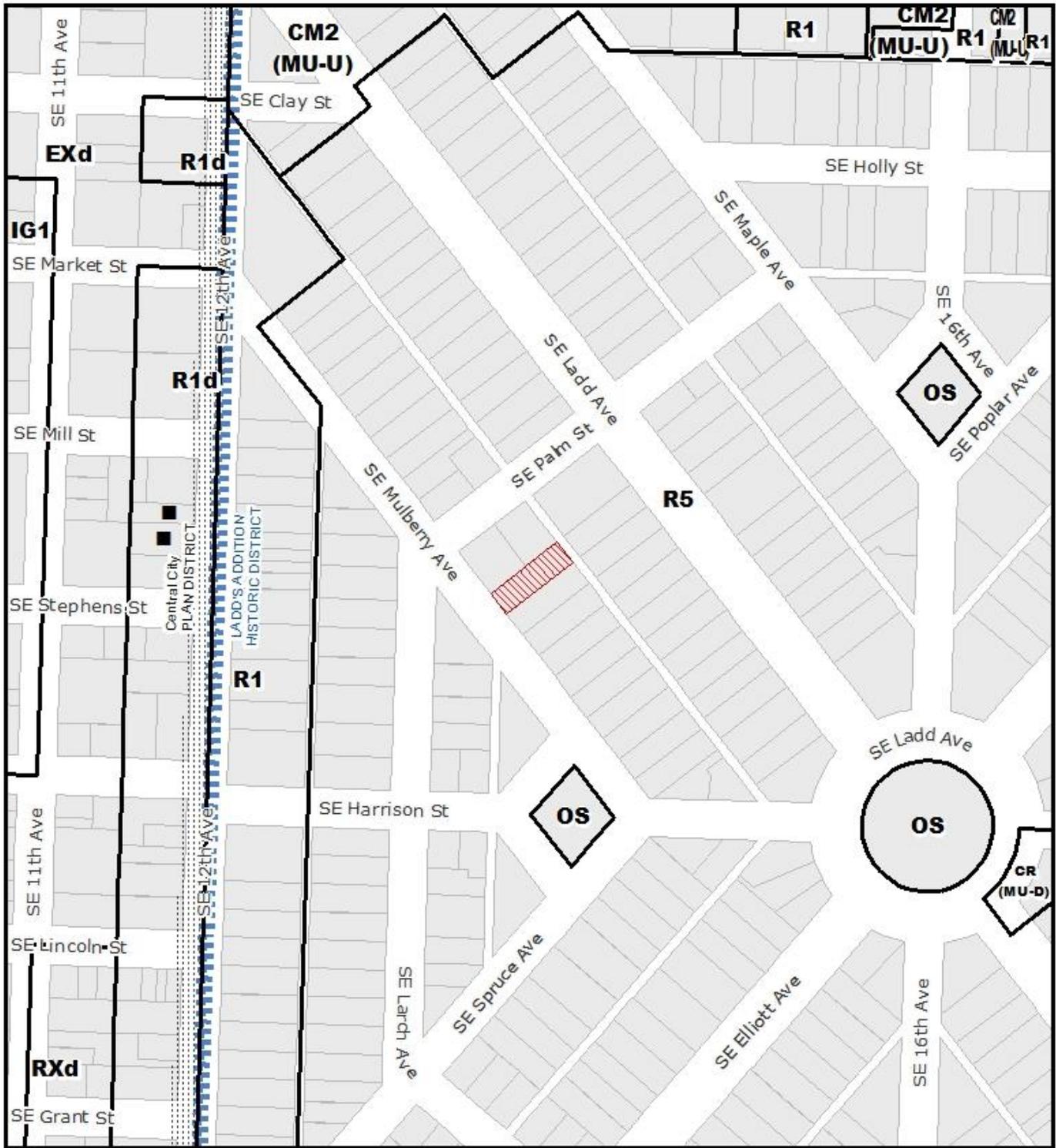
Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandoregon.gov.

Appeal Process

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem OR 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues which may provide the basis for an appeal to LUBA must be raised in writing before the deadline for comments, or you may not be able to raise that issue in an appeal. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that also may 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, Elevations



ZONING



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



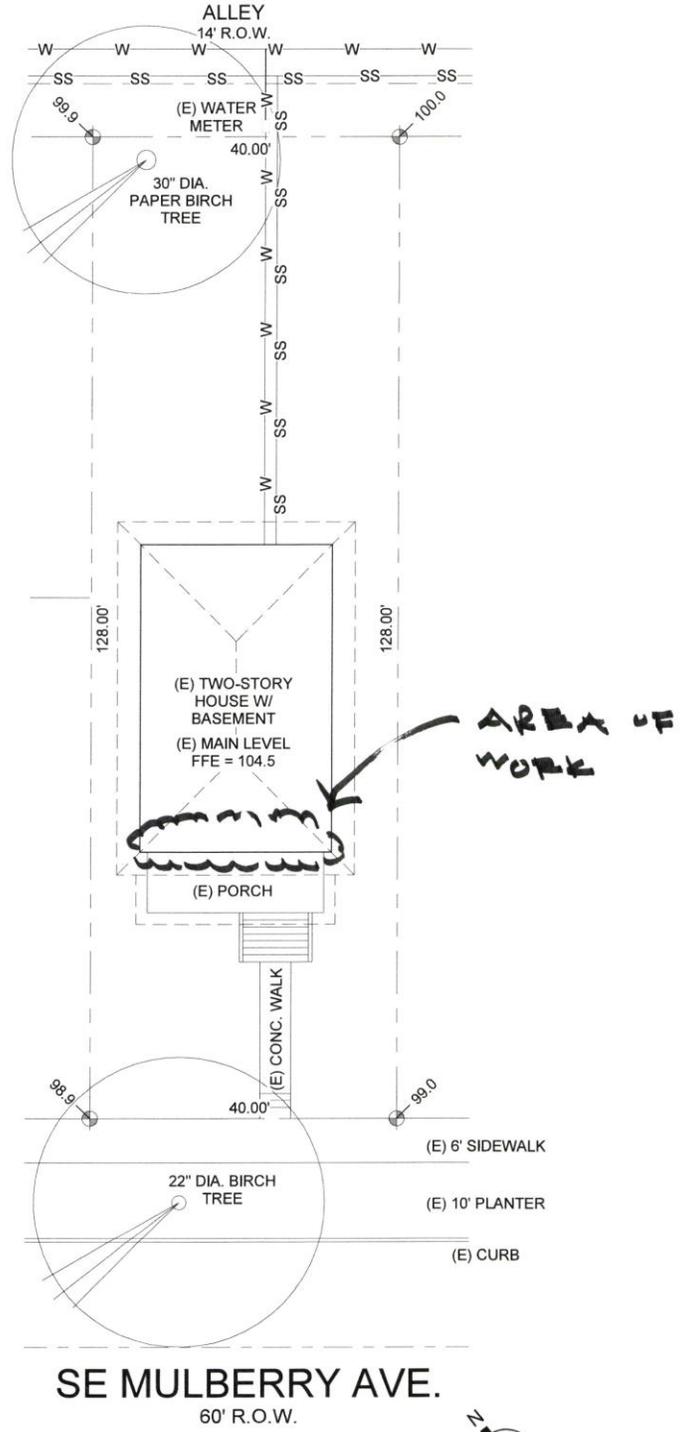
Site



Historic Landmark

File No.	LU 18-223072 HR
1/4 Section	3231
Scale	1 inch = 200 feet
State ID	1S1E02CA 5800
Exhibit	B Aug 21, 2018

PROJECT ADDRESS:
 1920 SE MULBERRY AVE.
 PORTLAND, OR 97214
 PROPERTY ID:
 R200273
 LEGAL DESCRIPTION:
 LADDS ADD, BLOCK 9, LOT 5
 NE 1/4, SW 1/4, SEC 2,
 T1S, R1E, WM
 CITY OF PORTLAND, MULTNOMAH COUNTY
 TAX LOT:
 5800
 SITE AREA:
 5,120 SF (0.12 ac)
 ZONING:
 R-5
 HEIGHT:
 MAX. HEIGHT: 30'
 SETBACKS:
 FRONT: 10'
 SIDE: 5'
 REAR: 5'
 BUILDING COVERAGE:
 2,268 SF (MAX.)
 1,184 SF (EXISTING) (NO CHANGE PROPOSED)



1 Site Plan
 1" = 15'-0"

LU 18-223072 HR

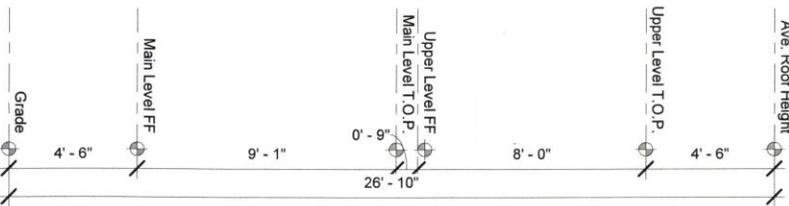
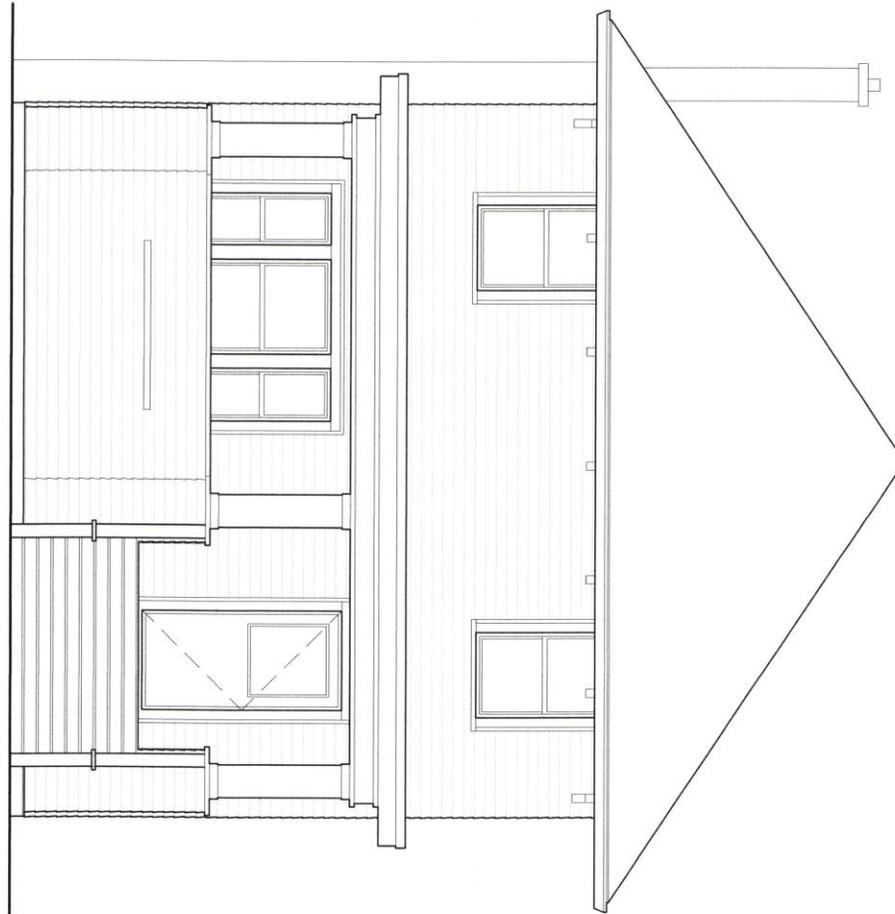
Slater House Remodel
 1920 SE Mulberry Ave.
 Portland, OR 97214
 LU-18223072 HR

Site Plan

Aligned Design, LLC
 Lindsey Jones, LEED AP
 www.aligneddesignpdx.com
 (503) 606-6100



1 Proposed Front Elevation
 1/4" = 1'-0"



LU-18-223072 HR

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Proposed Front Elevation

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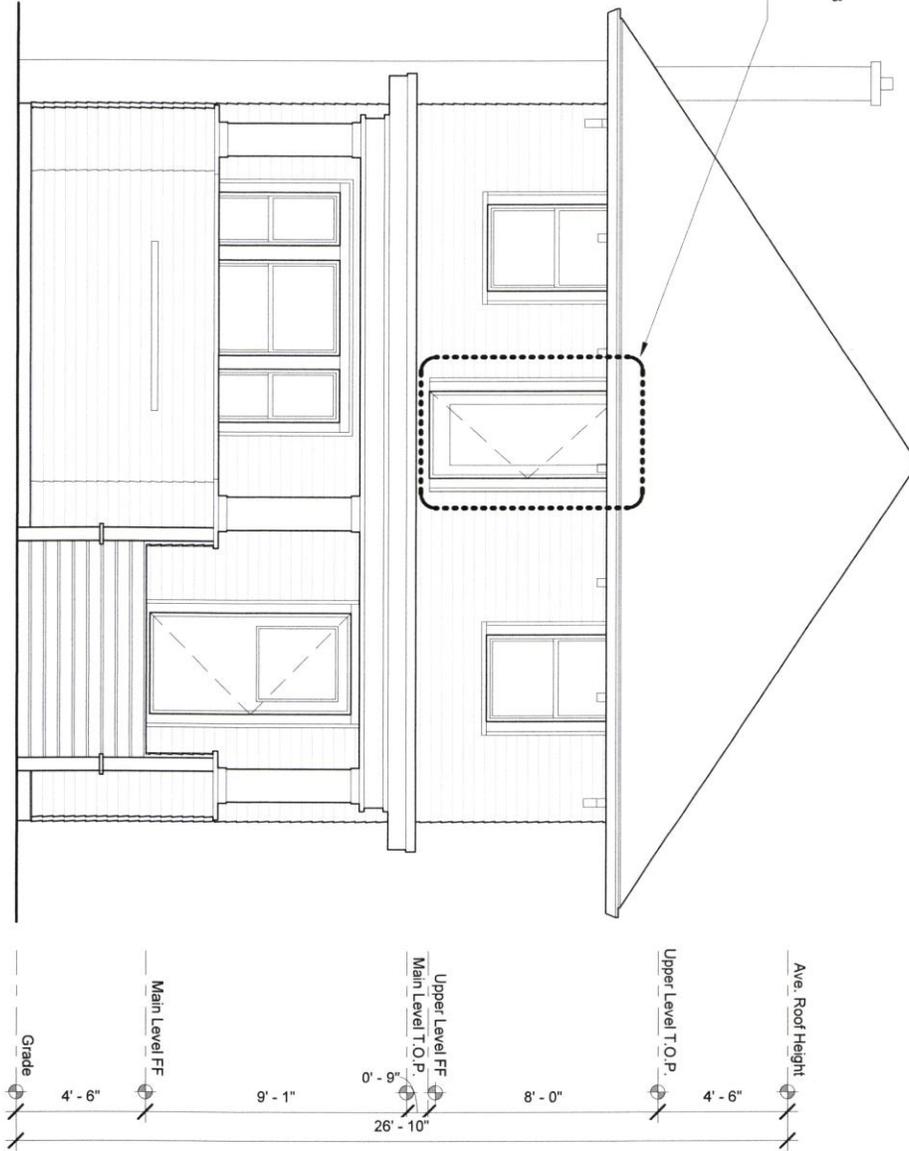
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 (503) 606-6100



PROPOSED ALTERATION
 AREA: REMOVE (E) 3/0 X 6/8
 NON-HISTORIC DOOR.
 (20 SF) INFILL AREA W/
 WOOD LAP SIDING TO
 MATCH (E).

1 Existing Front Elevation
 1/4" = 1'-0"



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Existing Front
 Elevation

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