



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: January 22, 2019
To: Interested Person
From: Arthur Graves, Land Use Services
503-823-7803 | Arthur.Graves@portlandoregon.gov

NOTICE OF A TYPE I DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has a approved proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision 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 18-223072 HR: EXTERIOR ALTERATIONS

GENERAL INFORMATION

Applicant/Owner: 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 Ladd's Addition Historic District. Alterations include the removal of an existing original door (specifically listed in the nomination) at the second floor of the front (west) façade, to be replaced with wood siding to match existing, trim to remain.

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

ANALYSIS

Site and Vicinity:

The 5,120 square foot property located in the northwest quadrant of the historic district includes a two-story Craftsman Style residence historically known as the George Slater House. The house is a contributing resource and was built in 1911.

The Ladd's Historic District, with its distinctive pattern of streets, alleys, and public gardens, is significant as an early example of planned suburban development related to the extension of streetcar lines east of the Willamette River in the late nineteenth century. Ladd's Addition Historic District was listed in the National Register of Historic Places on August 31, 1988, with a period of significance of 1891-1939.

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, the northern boundary street, and SE Division at the south. These were the streets that were originally designed to accommodate the streetcar lines.

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 lines 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.

Agency Review: A Notice of Proposal in your Neighborhood was mailed on **November 30, 2018**. No Bureaus responded with concerns.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **November 30, 2018**. 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.
- 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.
- 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.
- 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.
- 6. 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.

8. **Color.** Restoration of original colors, or colors appropriate to the style and era of the building, is encouraged.

Findings for 1, 3, 4, 5, 6 and 8: The proposal to remove the existing original second story front (street facing) porch door will not impact the architectural integrity of the street-oriented façade. While the door is proposed to be removed and infilled with siding to match existing in size, material and color, the existing trim will be maintained so that the location of the door (as noted in the nomination) will be preserved and retained. In addition, the existing front façade (street facing) porch roof form, which served as the second story porch, will not be altered in any way by the proposed removal of the second-story door to the porch.

These guidelines have been 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 requirements of Title 11 can be met, and 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 alterations to the structure historically known as the George Slater House preserves and maintains the architectural integrity of the contributing resource within the Ladd's Addition Historic District.

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. As indicated in detail in the findings above, this proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of the proposed removal of the second-story street facing door, to be infilled with siding to match existing, on the structure historically known as the George Slater House, a contributing resource in the Ladd's Addition Historic District.

Approval per the approved site plans, Exhibits C-1 through C-3, signed and dated January 16, 2019, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through C) must be noted on each of the four required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE- Case File LU 18-223072 HR." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. At the time of building permit submittal, a signed Certificate of Compliance form (<https://www.portlandoregon.gov/bds/article/623658>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.

C. NO FIELD CHANGES ALLOWED.

Staff Planner: Arthur Graves

Decision rendered by:  **on January 16, 2019.**
By authority of the Director of the Bureau of Development Services

Decision mailed January 22, 2019.

Procedural Information. The application for this land use review was submitted on August 17, 2018 and was determined to be complete on November 26, 2018.

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 August 17, 2018.

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 extended the 120-day review period by 45 days – see Exhibit A-4. Unless further extended by the applicant, **the 120 days will expire on: May 10, 2019.**

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 will be recorded with the Multnomah County Recorder.

- *Unless appealed*, the final decision will be recorded after **January 22, 2019** by the Bureau of Development Services.

The applicant, builder, or a representative does not need to record the final decision with the Multnomah County Recorder.

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:

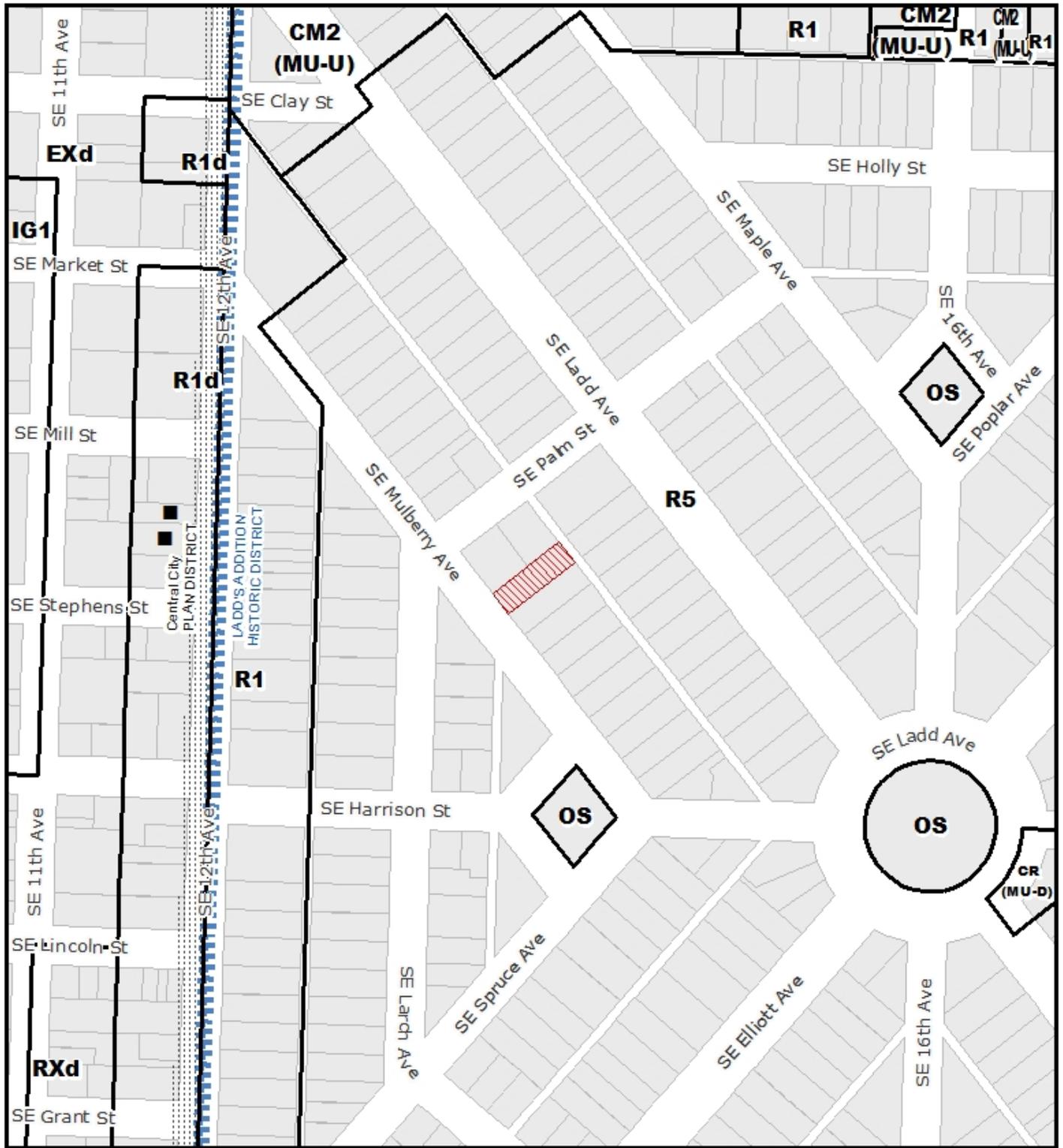
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code for the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submittal
 - 1. Applicant's Initial Statement and Drawings: August 17, 2018
 - 2. Site Photos
 - 3. Revised Statement and Drawings: November 26, 2018 – superseded
 - 4. Waiver: Received January 15, 2019
 - 5. Revised Drawings: January 17, 2109
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Elevation: Front/Street Facing (attached)
 - 3. Manufactures Cutsheets
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses: None Received
- F. Correspondence: None Received
- G. Other:
 - 1. Original LU Application
 - 2. Historic Information
 - 3. Site Photos
 - 4. Incomplete Letter: August 31, 2018

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 
 NORTH
 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



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

~~Approval~~
~~City of Portland~~
~~Bureau of Development Services~~
~~Site Plan~~
Planner _____
Date _____
* This approval applies only to the review purposes and is not applicable to other purposes.

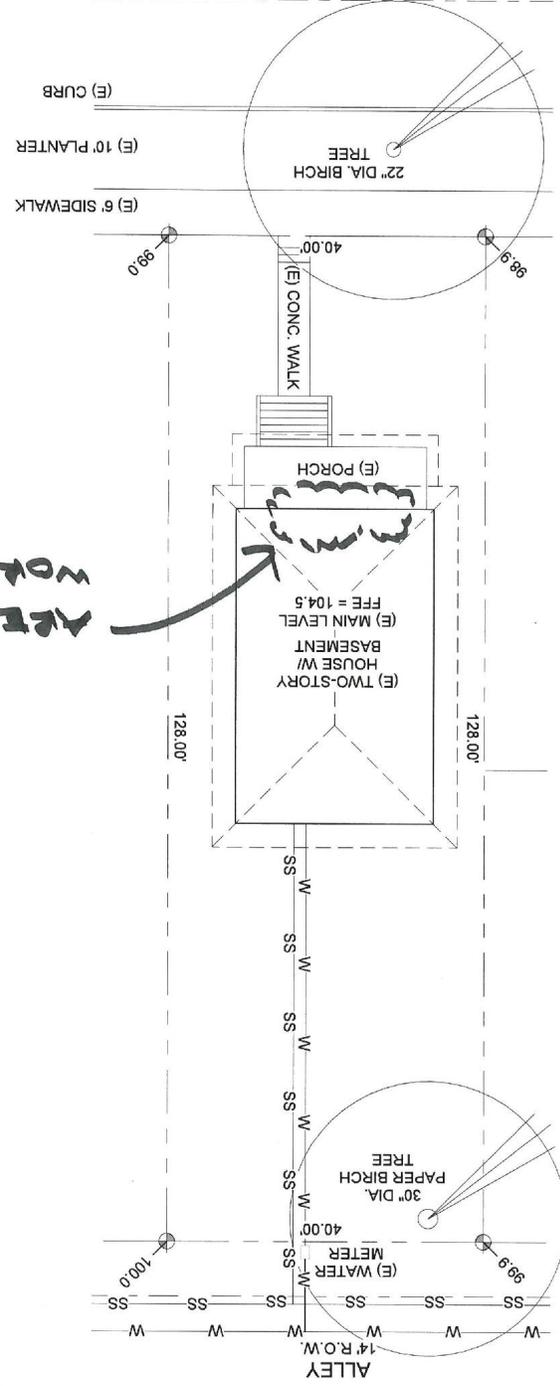
Slater House Remodel
1920 SE Mulberry Ave.
Portland, OR 97214

029
272
322-221
81
07
EXHA



1 Site Plan
1" = 15'-0"

SE MULBERRY AVE. 60' R.O.W.



AREA OF WORK

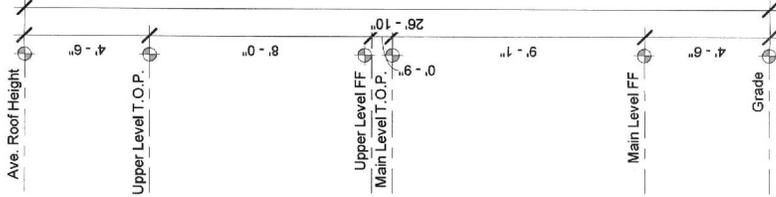
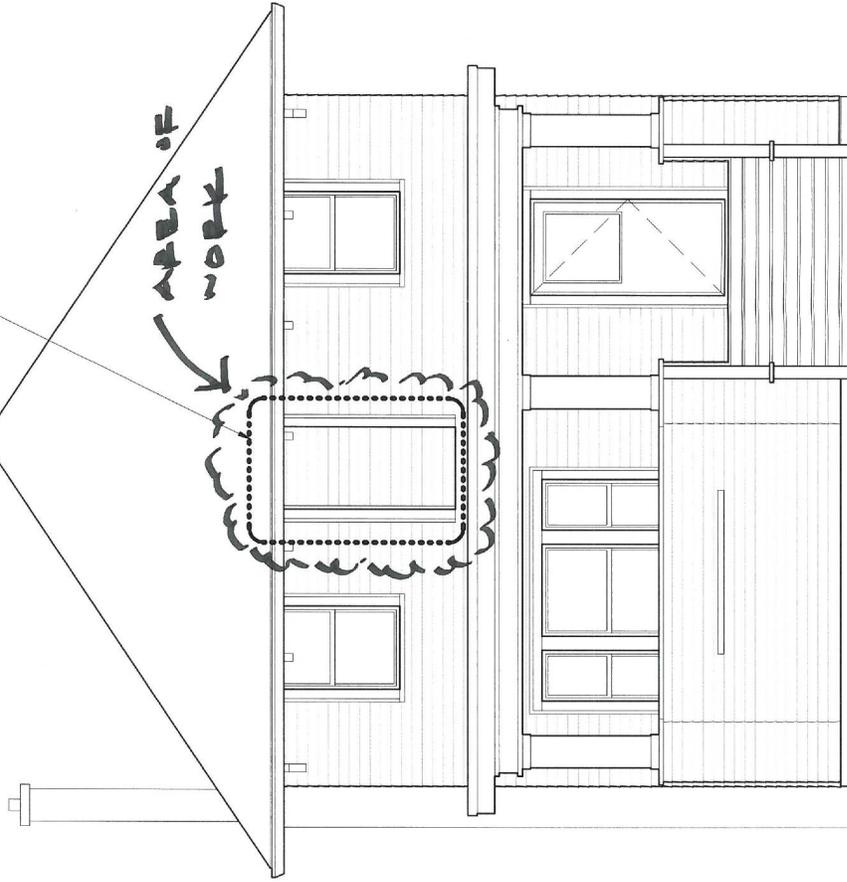
PROJECT ADDRESS:
1920 SE MULBERRY AVE.
PORTLAND, OR 97214
PROPERTY ID:
R200273
LEGAL DESCRIPTION:
LADDS ADD. BLOCK 9, LOT 5
NE 1/4, SW 1/4, SEC 2,
CITY OF PORTLAND, MULTNOMAH COUNTY
TAX LOT:
5800
SITE AREA:
5,120 SF (0.12 ac)
ZONING:
R-5
MAX. HEIGHT: 30'
SETBACKS:
FRONT: 10'
SIDE: 5'
REAR: 5'
BUILDING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

Proposed Front Elevation

Approval
 City of Portland
 Bureau of Development Services
 Planner _____
 Date _____

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

PROPOSED ALTERATION
 AREA: REMOVE (E) 3'0" X 6'8"
 DOOR (20 SF), INFILL AREA
 W/ WOOD LAP SIDING TO
 MATCH (E). MAINTAIN (E)
 DOOR TRIM AT OPENING.



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

EXH C-2

LCU 18-223072 HQ