



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

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**Date:** 12/9/2019  
**To:** Interested Person  
**From:** Tanya Paglia, Land Use Services  
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## **NOTICE OF A TYPE I 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 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 19-237017 HR – NEW PAVED PARKING AREA**

#### **GENERAL INFORMATION**

**Applicant:** Mitchell White | All Around Clean Up LLC  
6335 NE 6<sup>th</sup> Ave | Portland, OR 97211

**Owner:** Artha Malone  
2109 SE Cypress Ave | Portland, OR 97214

**Site Address:** **2109 SE CYPRESS AVE**

**Legal Description:** BLOCK 25 LOT 13, LADDS ADD  
**Tax Account No.:** R463305580  
**State ID No.:** 1S1E02DC 01500  
**Quarter Section:** 3232

**Neighborhood:** Hosford-Abernethy, contact [chair@handpdx.org](mailto:chair@handpdx.org).  
**Business District:** Division-Clinton Business Association, contact [info@divisionclinton.com](mailto:info@divisionclinton.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

**Zoning:** **R5** – Residential 5,000 with Historic Resource Protection Overlay  
**Case Type:** **HR** – Historic Resource Review  
**Procedure:** **Type I**, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

**Proposal:**

The applicant is seeking Historic Resource Review approval for alterations to the site of the *Ralph & Frances Standiford Residence*, a contributing resource in the Ladd's Addition Historic District. The proposal includes the addition of a parking area consisting of a concrete slab in the center and permeable pavers on either side located behind the house adjacent to the rear alley.

Historic Resource Review is required because the proposal is for non-exempt exterior alterations to a home 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 existing single-family house located on the subject property is called the *Ralph & Frances Standiford Residence* after its original occupants and will remain in its current condition. It is evaluated as a contributing resource in the Ladd's Addition Historic District. The rectangular one and a half story bungalow was built in 1924 and features horizontal weatherboard siding and a gable roof with projecting eaves. The house sits back from the street on a 5,120 SF lot facing northeast onto SE Cypress Ave. The building has a typical mid-block setback, with a chain link fence between the house and the alley parking area. It was designed and built by Marius Larsen. The parking area, which is the subject of this review, is currently unpaved and located along an alley at the rear of the property in the southwestern end of the site. The house does not have a garage along the alley as do many houses on the street and across the historic district. Research on the site indicates that it is unlikely that the house has ever had a garage.

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.

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. 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.

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 inner southeast streetcar lines. 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.

**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.

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**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 **October 28, 2019**. No agency review was provided given the scope of work.

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on **October 28, 2019**. A total of one written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

- Matthew Perkins, Neighbor, wrote on November 13<sup>th</sup>, 2019 expressing concerns about the parking area's incongruence with other parking area's in Ladd's Addition as well as the impact that parking a large RV would have.

Staff Response: The findings below discuss how the project meets applicable Historic Resource Review Guidelines. City staff notes that the original proposal was not approvable and the design was revised from a diagonal composition (which was the design seen in the Proposal Notice) to a rectilinear design featuring concrete in the center and pavers on either side. The diagonal design would not have fit the neighborhood character of the shared alleys. Concerning the comments on RV parking, Historic Resource Review does not regulate what might be parked in a proposed driveway once it is built. The approval criteria for a Historic Resource Review do not address such matters and there are no zoning regulations pertaining to RVs parking in legal parking spaces.

## **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**

**12. Parking.** Required on-site parking should be located in the rear yard and within original garages, if possible. Original garages should be maintained for vehicle storage and parking and not converted to other uses. Parking areas, providing space for three or more cars, should be screened from adjacent properties; hedges and canopy trees are recommended for screening. Parking areas and driveways should not be placed in the front yard.

**Findings:** The project will be a relatively small-scale change at the rear of the property along the alley and will not detract from the *Ralph & Frances Standiford Residence's* role as a contributing resource in the Ladd's Addition Historic District. The size, placement, design and material palette of the new parking area are compatible with the original house as well as the neighborhood. Sanborn maps indicate that the contributing house likely did not have a garage at the time of construction and up until 1950. Evidence appears that there was not a garage on the property beyond 1950 as well. Thus, there is no historic precedent for parking on the subject property to be in a garage despite the preponderance of garage parking along the neighborhood alleys.

The original proposal featured an angled cement parking pad that was not typical of the alley configuration in the neighborhood and very out of character with the Historic District. Neither city staff nor the applicant were able to find any other examples of a driveway or parking area at such an angle, and it was therefore not an approvable design. Because of this, the applicant revised the proposal to be perpendicular to the alley. This new parking area, located at the back of the lot, as far back from the street frontage along SE Cypress Ave as possible, is compatible with the neighborhood in being understated and in not calling attention to itself. The visual impact of the proposed alterations on the pedestrian realm will be minimal.

*This criterion 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 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 project will not detract from the *Ralph & Frances Standiford Residence's* role as a contributing resource in the Ladd's Addition Historic District. The new parking area will be an understated addition to the rear of the property. 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 new parking area on the site of the *Ralph & Frances Standiford Residence*, a contributing resource in the Ladd's Addition Historic District, consisting of a concrete slab and permeable pavers, located behind the house adjacent to the rear alley, per the approved site plans, Exhibit C-1, signed and dated 12/5/2019, 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 19-237017 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: Tanya Paglia**



**Decision rendered by:** \_\_\_\_\_ **on 12/5/2019**

By authority of the Director of the Bureau of Development Services

**Decision mailed: 12/9/2019**

**Procedural Information.** The application for this land use review was submitted on October 7, 2019 and was determined to be complete on October 21, 2019.

*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 October 7, 2019.

*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: 2/18/2020.**

**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](http://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 **12/9/2019** 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:

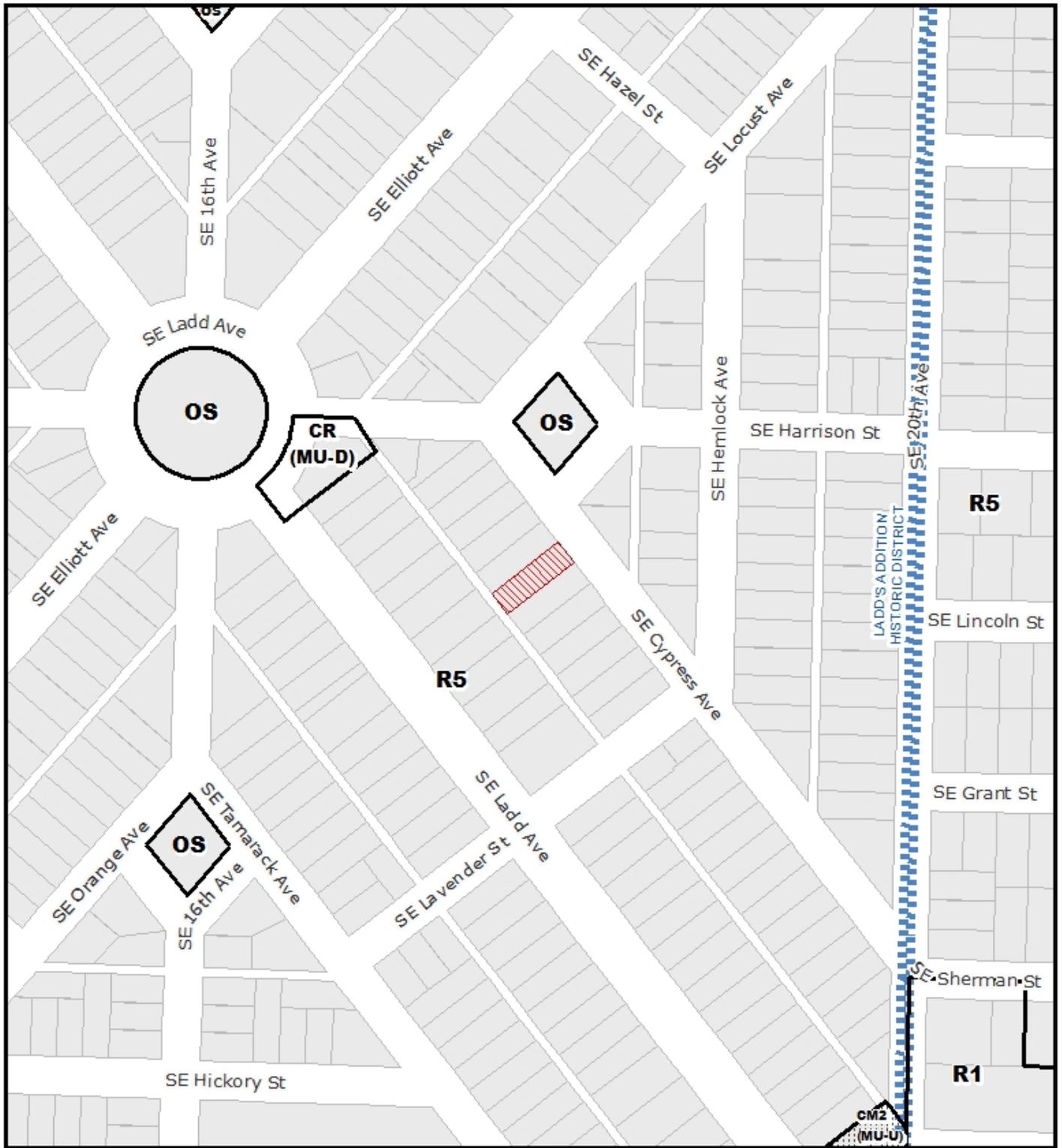
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code for the City of Portland, and all other applicable ordinances, provisions and regulations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

**EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submittal
  - 1. Applicant's Project Narrative
  - 2. Photos of Existing Conditions
  - 3. Original plan – NOT APPROVED/reference only
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Site Plan (attached)
- D. Notification information:
  - 1. Mailing list
  - 2. Mailed notice
- E. Agency Responses: No responses received
- F. Correspondence:
  - 1. Matthew Perkins, Neighbor, wrote on November 13<sup>th</sup>, 2019 expressing concerns.
- G. Other:
  - 1. Original LU Application
  - 2. Oregon Historic Site Record
  - 3. Sanborn Maps

**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).**

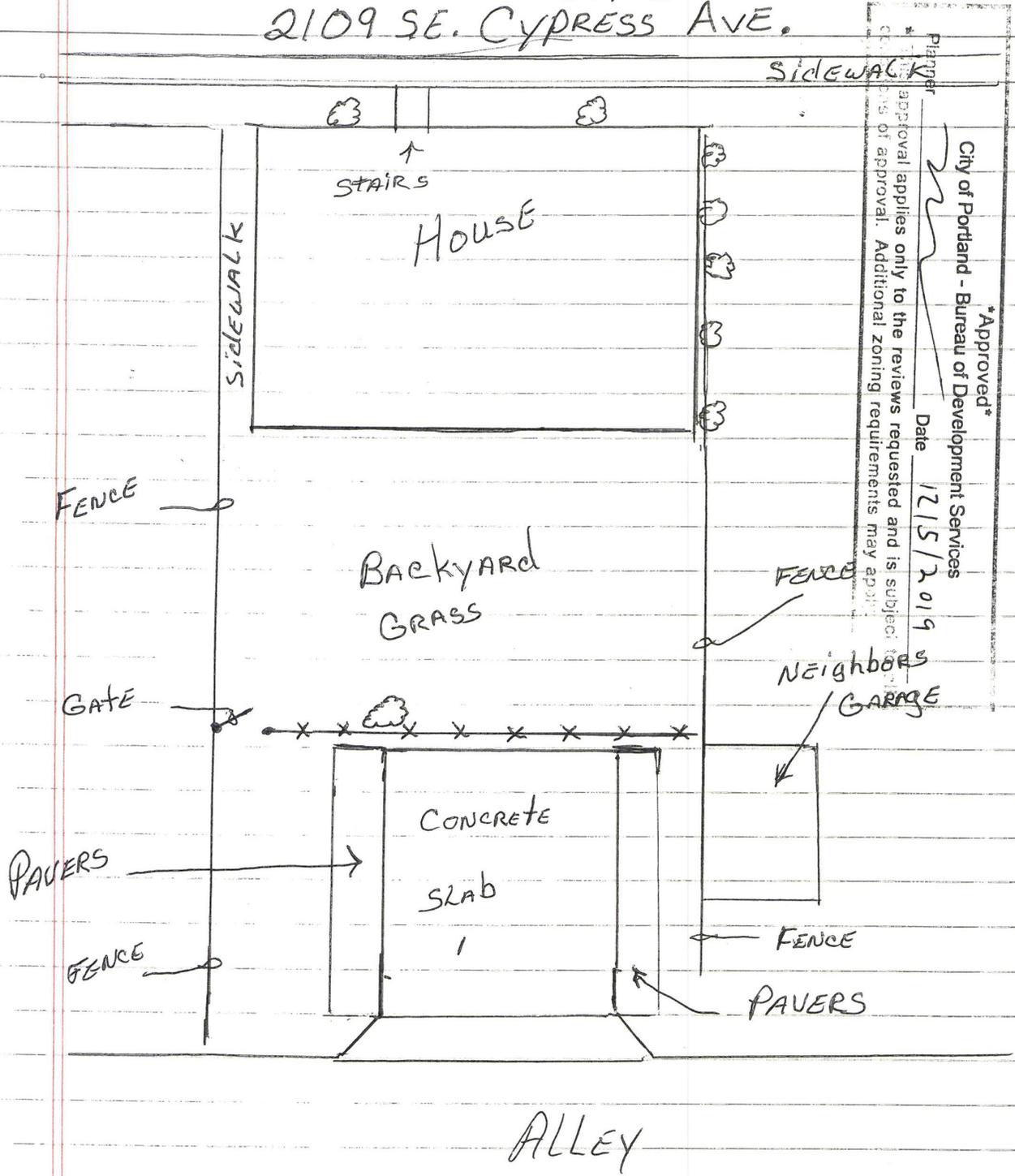


**ZONING**   
 NORTH  
 LADD'S ADDITION HISTORIC DISTRICT

 Site

File No.	LU 19 - 237017 HR
1/4 Section	3232
Scale	1 inch = 200 feet
State ID	1S1E02DC 1500
Exhibit	B Oct 09, 2019

Artha Malone  
2109 SE. Cypress Ave.



19-237017-000-00-LU

C-1