



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

Dan Ryan, Commissioner  
Rebecca Esau, Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
[www.portland.gov/bds](http://www.portland.gov/bds)

**Date:** 1/6/22  
**To:** Interested Person  
**From:** Staci Monroe, Land Use Services  
503-865-6516/[staci.monroe@portlandoregon.gov](mailto:staci.monroe@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 1/27/22. Your comments must be e-mailed to the assigned planner listed above;** please include the Case File Number, LU 21-095478 HR, in your e-mail.

If you do not have access to e-mail, please telephone the planner listed above about submitting comments. Please note that all correspondence received will become part of the public record.

### **CASE FILE NUMBER: LU 21-095478 HR**

#### *EXTERIOR ALTERATIONS*

**Applicants/Owners:** Michelle & Patrick Franz  
1552 SE Hickory St | Portland, OR 97214-5347  
[michellefranz@yahoo.com](mailto:michellefranz@yahoo.com) | [patf@t-cycle.com](mailto:patf@t-cycle.com)

**Interested Party:** Smith Hayes | Hayes Brothers LLC  
5423 NE 36th Ave | Portland, OR 97211

**Site Address:** 1552 SE HICKORY ST

**Legal Description:** BLOCK 3 LOT 18, LADDS ADD  
**Tax Account No.:** R463300610  
**State ID No.:** 1S1E02DC 13900  
**Quarter Section:** 3232  
**Neighborhood:** Hosford-Abernethy, contact Michael Wade at [wade.michael@comcast.net](mailto:wade.michael@comcast.net)

**Business District:** Division-Clinton Business Association, contact at [info@divisionclinton.com](mailto:info@divisionclinton.com)

**District Coalition:** Southeast Uplift, contact Nanci Champlin at [nanci@seuplift.org](mailto:nanci@seuplift.org)

**Plan District:** NONE

**Other Designations:** Contributing resource in Ladd's Historic District

**Zoning:** R5- Single Dwelling Residential 5000 zone with a Historic Resource Protection overlay

**Case Type:** HR – Historic Resource Review

**Procedure:** Type II, an administrative decision with appeal to the Landmarks Commission.

**Proposal:**

The applicant requests Historic Resource Review for exterior alterations to the residence at 1552 SE Hickory, a contributing resource in the Ladd's Addition Historic District. The alterations affect the sides of the concrete basement wall and the service chimney, as part of a larger project to seismically stabilize the foundation of the home and update the basement living area. Specifically:

- The basement wall alterations will consist of relocating and replacing 4 existing windows, adding an exterior door to the basement, and a short stairway with a retaining wall with safety railing matching that on the existing front stairs.
- The existing service chimney will be removed.

These alterations require Historic Resource Review as they do not meet the exemptions of Section 33.445.320.B.

**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](#) – Exterior Rehabilitation 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 13, 2021 and determined to be complete on 1/3/22.

**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.

If you are interested in viewing information in this file, please contact the planner listed on the front of this notice. The planner can email you documents from the file. A fee would be required for all requests for paper copies of file documents. Additional information about the City of Portland, and city bureaus is available online at <https://www.portland.gov>. A digital copy of the Portland Zoning Code is available online at <https://www.portlandoregon.gov/zoningcode>.

**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  
Building Elevations



# ZONING



For Zoning Code in effect Post August 1, 2021

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



Site



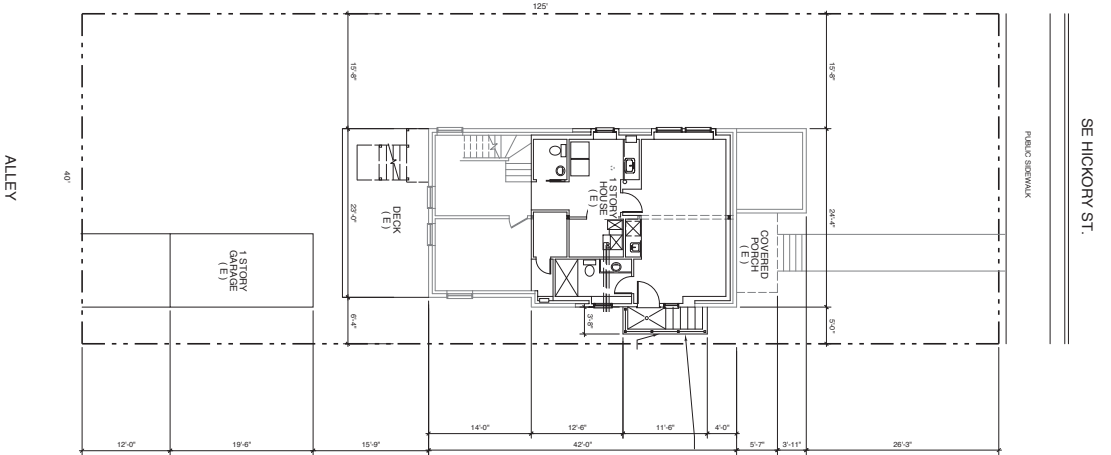
Historic Landmark

File No.	LU 21 - 095478 HR
1/4 Section	3232
Scale	1 inch = 200 feet
State ID	1S1E02DC 13900
Exhibit	B Oct 13, 2021

**ABBREVIATIONS**  
 (E) = EXISTING  
 (N) = NEW

**NOTE:**  
 Unless otherwise noted, all dimensions on this drawing shall take precedence over scaled dimensions. Verify all dimensions, conditions, etc. pertaining to the work before proceeding. The Owner must be notified of any variations from the dimensions and conditions shown on this drawing. All work shall be approved by the Owner prior to proceeding with the work. The Contractor shall accept full responsibility for cost to rectify same.

**ATTENTION!!!  
 CRITICAL!!!  
 SEE 'S' SHEETS FOR  
 STRUCTURAL  
 INFORMATION**



SE HICKORY ST.  
 PUBLIC SIDEWALK

PROPOSED CONC. STAIR  
 ALUMINUM RAILING IN  
 SINKING TO OTHER LEVELS  
 APPROXIMATE LOCATIONS

ALLEY

Site Plan

**BASEMENT CONVERSION TO LIVING SPACE:**  
**The Franz Residence**  
 1552 SE Hickory St.  
 Portland, Oregon 97214

**Pat Sauer**  
 Designer  
 Lake Oswego, Oregon  
 503.322.3795

**The Design Department**  
 Creating Your Perfect Space

REVISIONS	DATE
06.30.20	
10.26.21	
11.29.21	
05.12.20	

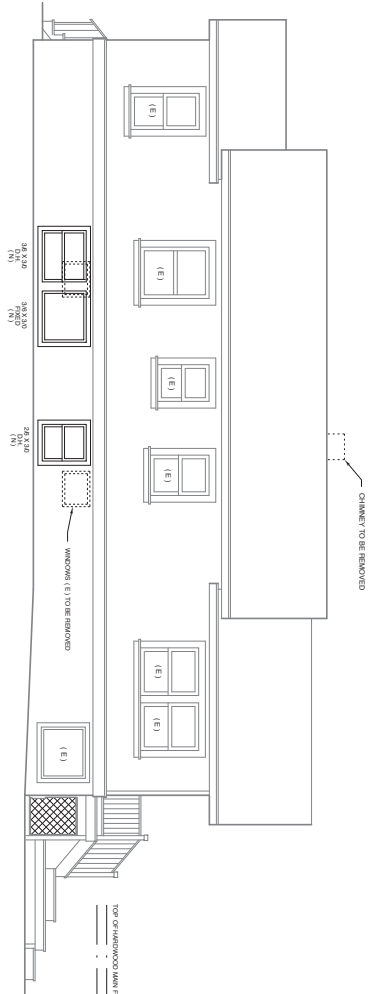
DATE LAST PRINTED: 05.12.20  
 PROJECT NO.: 1720  
**S H E E T**  
**1**

**1 SITE PLAN**  
 SCALE: 1/8" = 1'-0"

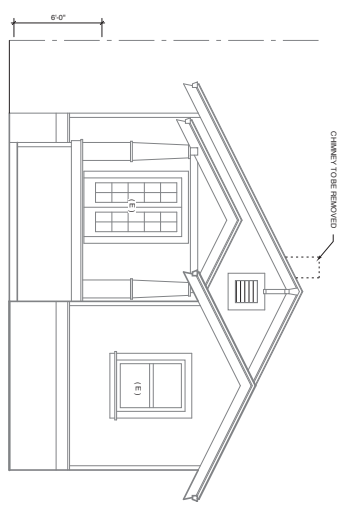
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 finished conditions. All dimensions shall be taken from the  
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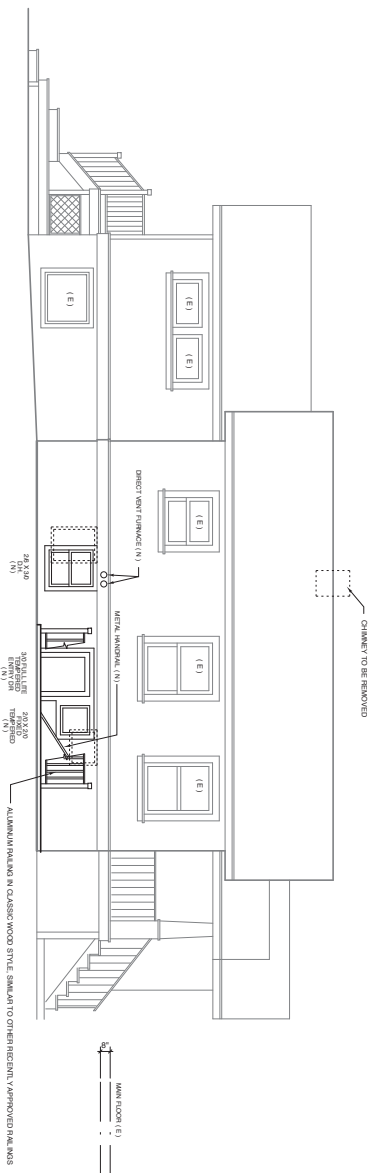
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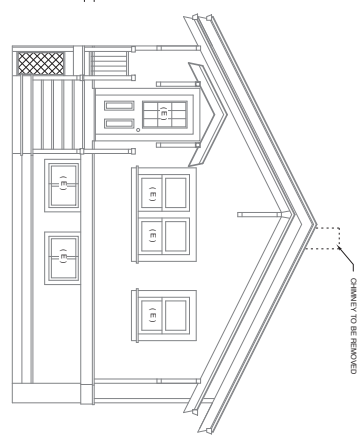
3 PROPOSED EXTERIOR REMODEL @ WEST SIDE  
 SCALE: 1/4" = 1'-0"



3 PROPOSED EXTERIOR REMODEL @ NORTH SIDE  
 SCALE: 1/4" = 1'-0"



2 PROPOSED EXTERIOR REMODEL @ EAST SIDE  
 SCALE: 1/4" = 1'-0"



3 PROPOSED EXTERIOR REMODEL @ SOUTH SIDE  
 SCALE: 1/4" = 1'-0"

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