



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

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**Date:** March 29, 2022  
**To:** Interested Person  
**From:** Arthur Graves, Land Use Services  
503.865.6517 | [Arthur.Graves@portlandoregon.gov](mailto:Arthur.Graves@portlandoregon.gov)

## **NOTICE OF A TYPE II 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 22-100278 HR: ALTERATIONS TO HOUSE AND GARAGE**

#### **GENERAL INFORMATION**

**Applicant:** Colin Jensen | Thesis Studio Architecture  
1033 SE Main St., Ste 2 | Portland OR 97214  
[colin@thesisstudio.com](mailto:colin@thesisstudio.com) | 503.701.7027

**Owners:** Ian Manners and Julia Fehinger  
2028 SE Hemlock Ave | Portland, OR 97214

**Site Address:** 2028 SE HEMLOCK AVE

**Legal Description:** BLOCK 27 LOT 18, LADDS ADD  
**Tax Account No.:** R463306080  
**State ID No.:** 1S1E02DD 18600  
**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 Matchu Williams at [matchu@seuplift.org](mailto:matchu@seuplift.org)  
**Plan District:** None

**Other Designations:** The garage is listed as a “Contributing” resource and the house is listed as a “Non-Contributing” resource in the Ladd’s Addition Historic District (see Exhibit G-4), 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 II, an administrative decision with appeal to the Landmarks Commission.

**Proposal:**

The applicant seeks Historic Resource Review approval for alterations to the “non-contributing” house and the “contributing” garage on the site located in the Ladd’s Addition Historic District.

- Proposed alterations to the “Non-Contributing” house include: The removal and replacement of windows on all elevations (to be replaced with new all-wood windows in the same locations); removal of non-original single-story rear addition (to be replaced with new wood bi-fold doors and rear deck); removal of faux-brick from front façade (to be replaced with wood lap siding matching existing); removal, repair, and replacement of existing siding (to be repaired/replaced with new wood lap siding to match existing). A new front (west) entry is also proposed.
- Proposed alterations to the “Contributing” garage include: The removal and replacement of the two windows on the east and west elevations (to be replaced with new all-wood windows in the same locations); removal of the man door on the west elevation (to be replaced with a new wood door in the same location); removal of the vehicle door on the north elevation (to be replaced with a new garage door in the same location); removal of the existing roof to be replaced with a new roof matching existing.

Historic resource review is required for non-exempt exterior alterations to resources in the Ladd’s Addition Historic District.

**Relevant Approval Criteria:**

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are:

- Ladd’s Addition Conservation District Guidelines

**ANALYSIS****Site and Vicinity:**

The subject house (non-contributing) at 2028 SE Hemlock Avenue [Local Service Walkway, Local Service Bikeway, Minor Emergency Response Street] is a primary “non-contributing” structure within the Ladd’s Addition Historic District. (Note: The garage is listed as a “contributing” resource to the site.) This rectangular two-story building has a moderately-pitched gabled roof with deep projecting eaves, enclosed rafters, pedimented gable ends and composition shingles. The reentrant porch in the north corner of the front elevation has a wood deck, and concrete stairs with wrought-iron railings. The windows are primarily pairs of six-over-one double-hung wood sashes; the front elevation has a wide fixed wood sash window with a multiple-light transom and two fixed wood sash sidelights with multiple light transoms on the first story, and two banks of triple-sash six-over-one double-hung wood windows on the second story; there is a square bay window on the south elevation. The building has narrow beveled siding with narrow corner boards; the front elevation first story was surfaced with brick veneer in 1964, altering its historic character. It has a typical mid-block setback, with some flowering shrubs along the front building edge.

Cultural Data: This house, and two others on the block--2128-30 and 2106 S.E. Hemlock, were built by Thomas Vigers, a real estate dealer who built over two dozen early houses in Ladd's Addition; the latter is a "twin" of this house. Vigers apparently used this house as a rental unit for some years; it was sold in 1920 to William Pfaff, a baker and doughnut maker, who lived in it with his wife, Amanda.

Description: The single-car (contributing) garage on the alley has a hipped roof and weatherboard siding; it contributes in scale, mass and details to the spatial order of the block's alley.

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 Street at the district's northern edge, SE 12<sup>th</sup> Street at the district's western edge, and SE Division Street at the south edge. 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 **January 28, 2022**.

- Bureau of Environmental Services: Rachel Weatherly, February 01, 2022. No concerns mentioned. (Exhibit E-1)
- Bureau of Development Services Site Development: Jason Butler Brown, February 09, 2022. No concerns mentioned. (Exhibit E-2)
- Water Bureau: Michael Puckett: February 11, 2022. No concerns mentioned. (Exhibit E-3)
- Portland Bureau of Transportation: Michael Pina, February 15, 2022. No concerns mentioned. (Exhibit E-4)
- Fire Bureau: Dawn Krantz, February 17, 2022. No concerns mentioned. (Exhibit E-5)
- Bureau of Development Services Life Safety/Building Code Section: Tara Carlson, February 18, 2022. No concerns mentioned. (Exhibit E-6)

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on January 28, 2022. 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.
- 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.
- 7. Awnings.** On commercial structures, retractable fabric awnings, which are architecturally compatible with the historic integrity of the structure are encouraged. Awnings should fit within window bays. Existing traditional awnings should be rehabilitated.

#### **Findings for 1, 5, and 7:**

The architectural integrity of the west façade (street facing façade) of the non-contributing resource (the house) will be maintained both through removing existing previous alterations to the elevation, and with new alterations more consistent with the architectural style of the resource. Non-original features being removed include the aluminum awning above the ground floor windows, and the faux-brick façade (noted in the site's nomination as being added in 1964 (see Exhibit G-2) covering only the ground floor of this elevation. Trim work and siding, in particular the wood lap siding covered by the faux-brick, will be restored and maintained. The existing first floor window will be maintained and restored. Deteriorated windows on the second floor will be removed and replaced with new all-wood windows of the same dimension, in the same arrangement (2 banks of 3 windows), and in the same locations on the façade as those being removed. Due to previous alterations to the main entrance, it is not clear what the original porch and entry sequence consisted of. The proposed new porch provides a clear main entrance with wood railings, wood pillars, and new wood steps that are consistent with the architectural style of the house.

*Therefore, these guidelines have been met.*

- 2. Foundations.** Changes to the foundation should match or be compatible with the original foundation in height and materials.

**Findings:**

There are no proposed changes to the foundation of either the house or garage.

*Therefore, this guideline does not apply.*

- 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.

**Findings:**

The existing 3" wood lap siding is in fair condition on most areas of the house. The siding on the southern side of the house has seen more severe damage from the sun and lack of maintenance. All siding will be evaluated and prepped for new paint - in areas of damage too severe to be salvaged, new 3" wood lap siding matching existing will be laced in.

Damaged and deteriorated 5" wood lap siding on the garage will be removed and replaced with new 5" wood lap siding matching existing.

*Therefore, this guideline has been met.*

- 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.

**Findings:**

The existing shallow roof on the non-contributing resource will remain the same. The new hip roofs at the front entry (west elevation) and at the revised entry at the back of the house (east elevation) match the slope and gutter profiles of the non-contributing house and are consistent with the existing original eaves.

The deteriorated roof of the contributing garage will be removed and replaced with a new roof matching existing in design, height, materials, and slope.

*Therefore, this guideline has been met.*

- 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.

The windows that are proposed to be removed include both non-original, aluminum windows and deteriorated, what are thought to be, original wood windows. In conversations with the applicant regarding the existing wood windows it was noted that there are many areas that have been discovered where windows have been covered over and moved, and so the original location and/or organization of what are thought to be original windows is not clear. In addition, it was noted that many of the wood windows do not match; it appears that over the years windows have been removed and replaced (and relocated) with other windows that are similar in style, dimension, and construction but are not entirely the same. The authenticity of the windows is further complicated by the nomination (see Exhibit G-2) which speaks of windows being, "...primarily pairs of six-over-one double-hung wood sashes...". This is problematic because there are no six-over-one windows currently on the house. Proposed window alterations help to organize the elevations of both resources, increasing the continuity and consistency of each within the historic district.

The proposal is to remove nearly all existing windows from the non-contributing resource and replace with all-wood (interior and exterior) windows in all locations. As stated previously, existing original wood windows on the street facing elevation (west façade) will be repaired and maintained. The six deteriorated and damaged original wood windows on the second floor of the west elevation will be removed and replaced with new single-hung all-wood windows with simulated divided lites (nine over one) in the same locations on the elevation as existing.

On the south elevation: four damaged and deteriorated wood windows will be removed from the attic level, to be replaced with four new matching all-wood casement windows with simulated divided lites, in the same locations; one deteriorated and damaged wood window and two aluminum windows will be removed from the second floor, to be replaced with new matching all-wood single-hung windows with simulated divided lites (nine over one) in approximately the same locations; two aluminum windows will be removed from the first floor to be replaced with a bank of five new matching single-hung all-wood windows with simulated divided lites (nine over one) to be located in the cantilevered bay, and a triptic of fixed all-wood windows to be located in the area east of the cantilevered bay, including a large center window, 7' x 5'-2", that is all-wood with simulated divided lites (twenty-two over one) and is flanked by smaller, 2'-7" x 5'-2", all wood windows on either side (eight over one). Three basement windows will be removed and replaced with new matching all-wood windows in approximately the same locations. The existing non-original door will be replaced with a new all-wood door in the same location.

Alterations to the east elevation include the removal of two windows from the second story (one is aluminum, the other is deteriorated wood) to be replaced with three new matching all-wood single-hung windows with simulated divided lites (twelve over one) organized across the second-floor façade. On the first floor, one aluminum window and a non-original door (both located on the non-original addition to be removed) will be removed and replaced with a new single-story addition including a custom wood bifold door and new all-wood window with simulated divided lites (twenty over one) similar to the large central windows on the west and south elevation's ground floors.

North elevation alterations include the removal of existing damaged and deteriorated wood windows including four from the attic story, five from the second story, and eight from the first floor. The three basement windows will also be removed and replaced with new all-wood windows in the same locations. The following will be installed: to the attic level - four new matching all-wood casement windows with simulated divided lites (matching those to be installed at the attic level on the south elevation); to the second floor level - five new matching all-wood single-hung windows with simulated divided lites (twelve over one) in approximately the same locations; to the first floor level - six new all-wood windows (three are single-hung windows, all-wood with simulated divided lites -

twelve over one), two are large picture windows (all-wood with simulated divided lites), one is a large all-wood single-hung window with simulated divided lites – fifteen over one).

Alterations to the contributing garage include the removal of the damaged and deteriorated windows, one on the west elevation, and one on the east elevation, to be replaced with new matching all-wood windows with simulated divided lites (three over three) in the same locations as those being removed. The non-original door on the west elevation will be removed and replaced with a new all-wood door in the same location. The existing non-original metal garage door will be removed and replaced with a new metal garage door in the same location.

All windows will be installed with the same inset in the wall or “punch” of approximately 4-inches from face of glass to face of trim. All windows will include trim matching existing original.

Collectively, the proposed alterations will remove existing random windows from the non-contributing resource (the house), as well as those wood windows that are damaged and deteriorated from both the house and garage. Windows to be removed will be replaced with new all-wood windows across all elevations providing consistency and continuity to both resources.

*Therefore, this guideline has been met.*

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

**Findings:** The original paint scheme for either building (house and garage) is unknown/undocumented. The proposed paint choice for the house and garage is a light grey consistent with the initial era of the non-contributing building’s construction.

*Therefore, this guideline has been met.*

- 9. Signs.** Whenever possible retention or restoration of original pre-1940 signs is encouraged. For commercial buildings, wall signs, window signs, canopy, and projecting signs attached to the building are encouraged; freestanding signs are discouraged. Sign materials and design and letters appropriate to pre-1940 buildings, such as painted wood and neon are encouraged. Plastic sign faces are discouraged. Signs should not be the dominant feature of a building or site.

**Findings:**

There are no existing or proposed signs.

*Therefore, this guideline does not apply.*

- 10. Front Lawn.** On sites of non-commercial structures, retention of front lawns, mature trees, and older shrubs and perennials are encouraged. Plants popular in the 1910’s and 1920’s are encouraged. The predominant use of ground covers, such as bark mulch and broadleaf evergreens, is discouraged. Original grades should be retained; berms and excavations are discouraged

**Findings:**

There are no proposed changes to the front lawn.

*Therefore, this guideline does not apply.*

- 11. Fences and Retaining Walls.** Front and side yards, which abut a street should be visually open to the street. Hedges, retaining walls and fences, which visually obscure

front yards are discouraged. Fences should be kept behind building lines, as viewed from the street.

**Findings:**

There are no fences or retaining walls along the front or side yards which abut the street.

*Therefore, this guideline does not apply.*

- 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:**

There are no alterations proposed to the existing vehicle area off the alley.

*Therefore, this guideline does not apply.*

- 13. Crime Prevention.** Crime prevention elements should be included in the design with specific attention to landscaping, parking areas, walkways, lighting, entries, and visibility. Windows and entries should not be obscured. Parking areas, walkways, and entries should be adequately illuminated for visibility.

**Findings:** New windows on all elevations will provide improved site lines and visibility and for increased security across the site. The proposed new light fixtures: one at the main entry on the west (front) façade; and one on either side of the new custom wood bifold doors on the east (rear) elevation, will help to illuminate both the front entrance as well as the backyard and the proposed new rear deck, providing nighttime visibility both leading up to the new rear entry and out into the backyard.

*Therefore, this guideline has 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 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 non-contributing resource (house) and contributing resource (garage) maintain and improve the historic integrity and architectural character of the resource and site.

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

Historic Resource Review approval of exterior alterations to the 1914 non-contributing resource (house) and the c.1915 contributing resource (garage) in the Ladd's Addition Historic District.

Approval, per the approved site plans, Exhibits C-1 through C-9, signed and dated March 24, 2022, 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 4 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 22-100278 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 March 24, 2022.**

By authority of the Director of the Bureau of Development Services

**Decision mailed: March 29, 2022**

**About this Decision.** This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

**Procedural Information.** The application for this land use review was submitted on January 3, 2022, and was determined to be complete on January 20, 2022.

*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 January 3, 2022.

*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: May 20, 2022.**

**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.

**Appealing this decision.** This decision may be appealed to the Landmarks Commission, and if appealed a hearing will be held. The appeal application form can be accessed at <https://www.portlandoregon.gov/bds/45477>. Appeals must be received **by 4:30 PM on April 12, 2022. The completed appeal application form must be emailed to [LandUseIntake@portlandoregon.gov](mailto:LandUseIntake@portlandoregon.gov) and to the planner listed on the first page of this decision.** If you do not have access to e-mail, please telephone the planner listed on the front page of this notice about submitting the appeal application. **An appeal fee of \$250 will be charged.** Once the completed appeal application form is received, Bureau of Development Services staff will contact you regarding paying the appeal fee. The appeal fee will be refunded if the appellant prevails. There is no fee for Office of Community and Civic Life recognized organizations for the appeal of Type II and IIx decisions on property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Please contact the planner listed on the front page of this decision for assistance in filing the appeal and information on fee waivers. Please see the appeal form for additional information.

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>.

**Attending the hearing.** If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Landmarks Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Landmarks Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

**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 **April 12, 2022** 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:

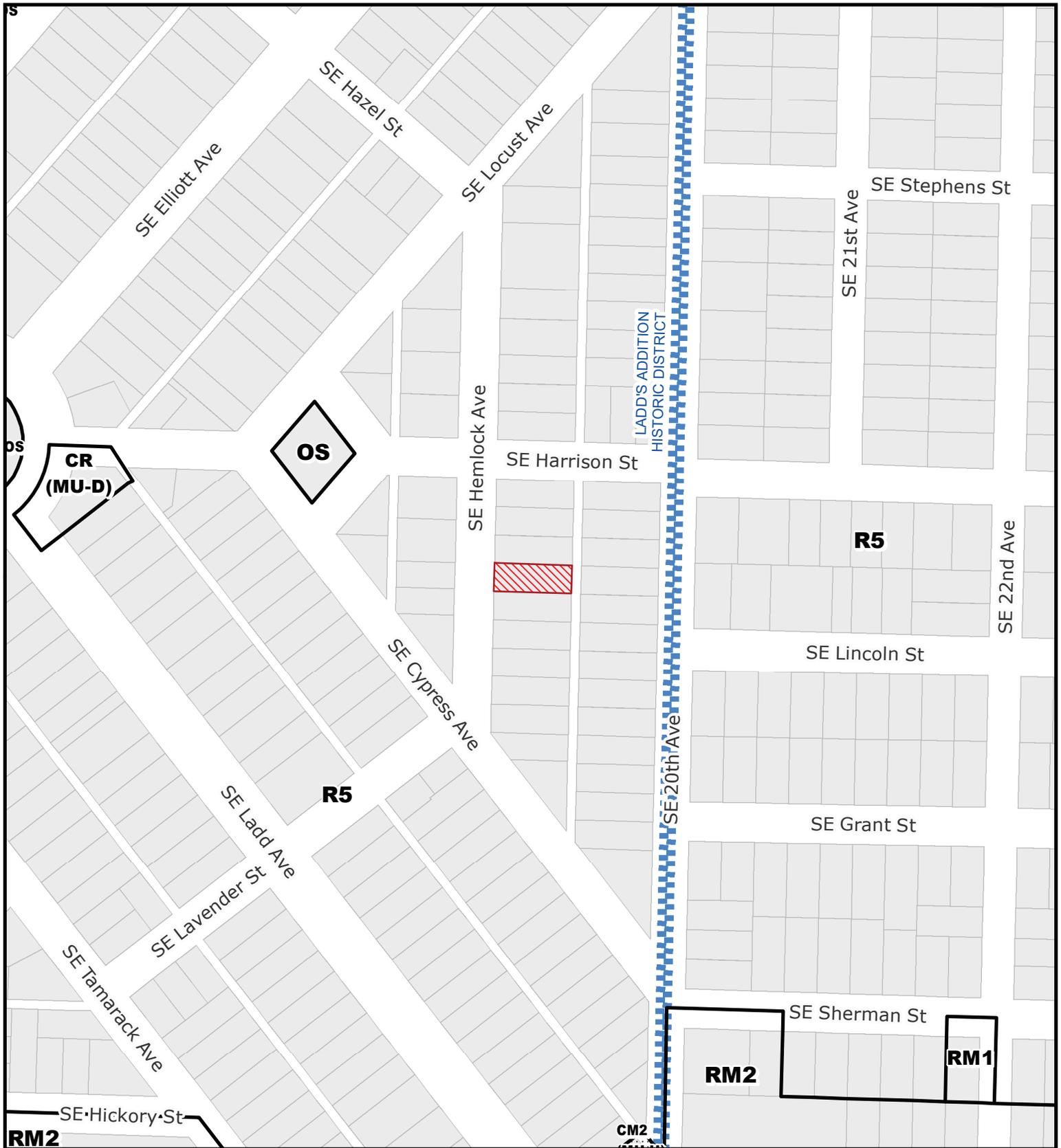
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

#### **EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submittal
  1. Initial Submittal: January 03, 2022
  2. Additional Drawings: January 20, 2022
  3. Additional Drawings: March 03, 2022
  4. Additional Drawings: March 09, 2022
  5. Additional Drawings: March 10, 2022
- B. Zoning Map (attached)
- C. Plans/Drawings:
  1. Site Plan (attached)
  2. Elevation (House) - West (attached)
  3. Elevation (House) - South (attached)
  4. Elevation (House) - East (attached)
  5. Elevation (House) - North (attached)
  6. Elevations (Garage)
  7. Window Schedule
  8. Details
  9. Cut Sheets
- D. Notification information:
  1. Mailing list
  2. Mailed notice
- E. Agency Responses:
  1. Bureau of Environmental Services: Rachel Weatherly, February 01, 2022.
  2. Bureau of Development Services Site Development: Jason Butler Brown, February 09, 2022.
  3. Water Bureau: Michael Puckett, February 11, 2022.
  4. Portland Bureau of Transportation: Michael Pina, February 15, 2022.
  5. Fire Bureau: Dawn Krantz, February 17, 2022.
  6. Bureau of Development Services Life Safety/Building Code Section: Tara Carlson, February 18, 2022.
- F. Correspondence: None Received
- G. Other:
  1. Original LU Application
  2. Historic Information
  3. Incomplete Letter: January 14, 2022
  4. Internal correspondence regarding site: Contributing and Non-Contributing Resources

**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).**



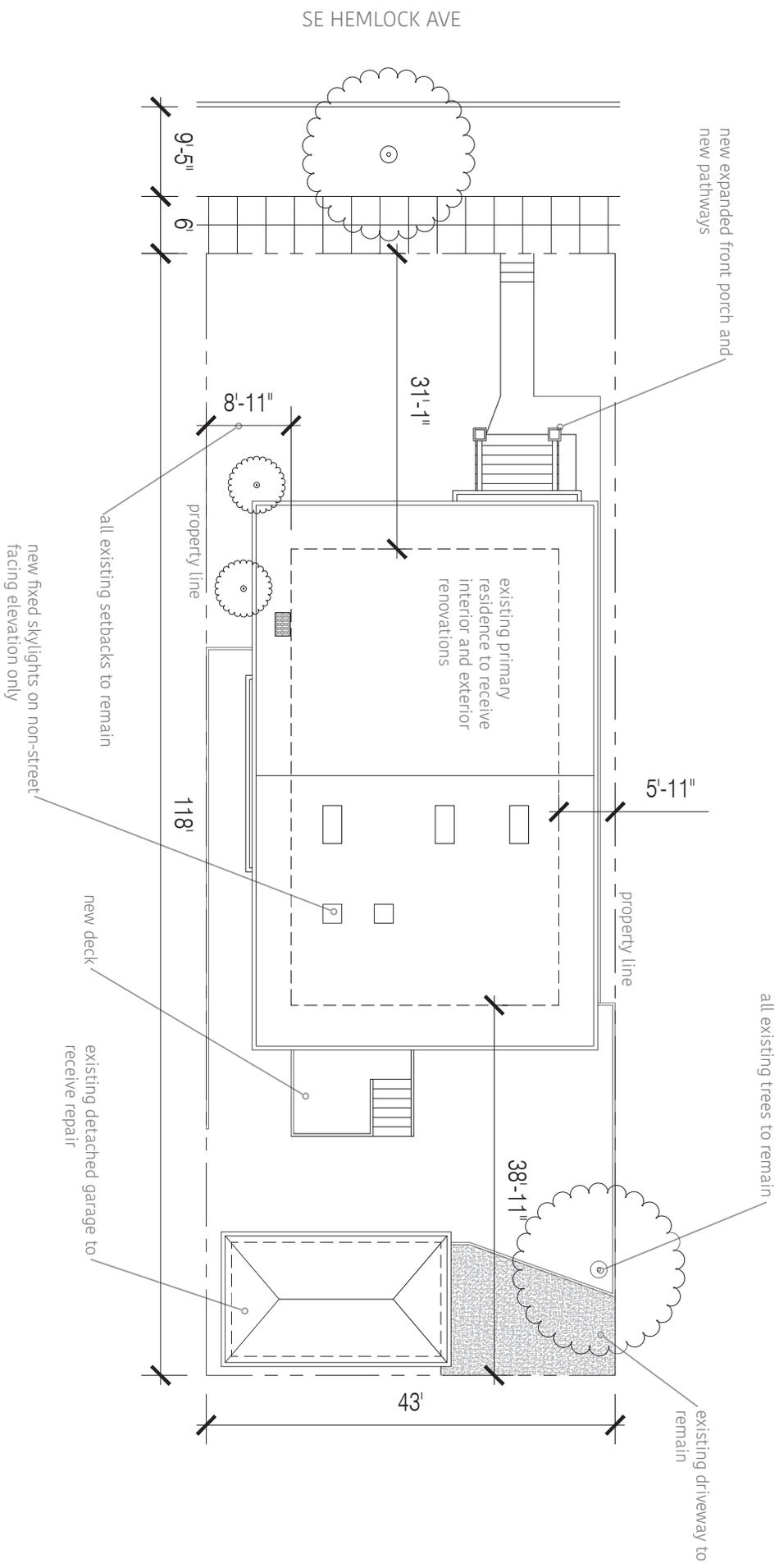
# ZONING



For Zoning Code in effect Post August 1, 2021

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

File No.	LU 22 - 100278 HR
1/4 Section	3232
Scale	1 inch = 200 feet
State ID	1S1E02DD 18600
Exhibit	B Jan 03, 2022

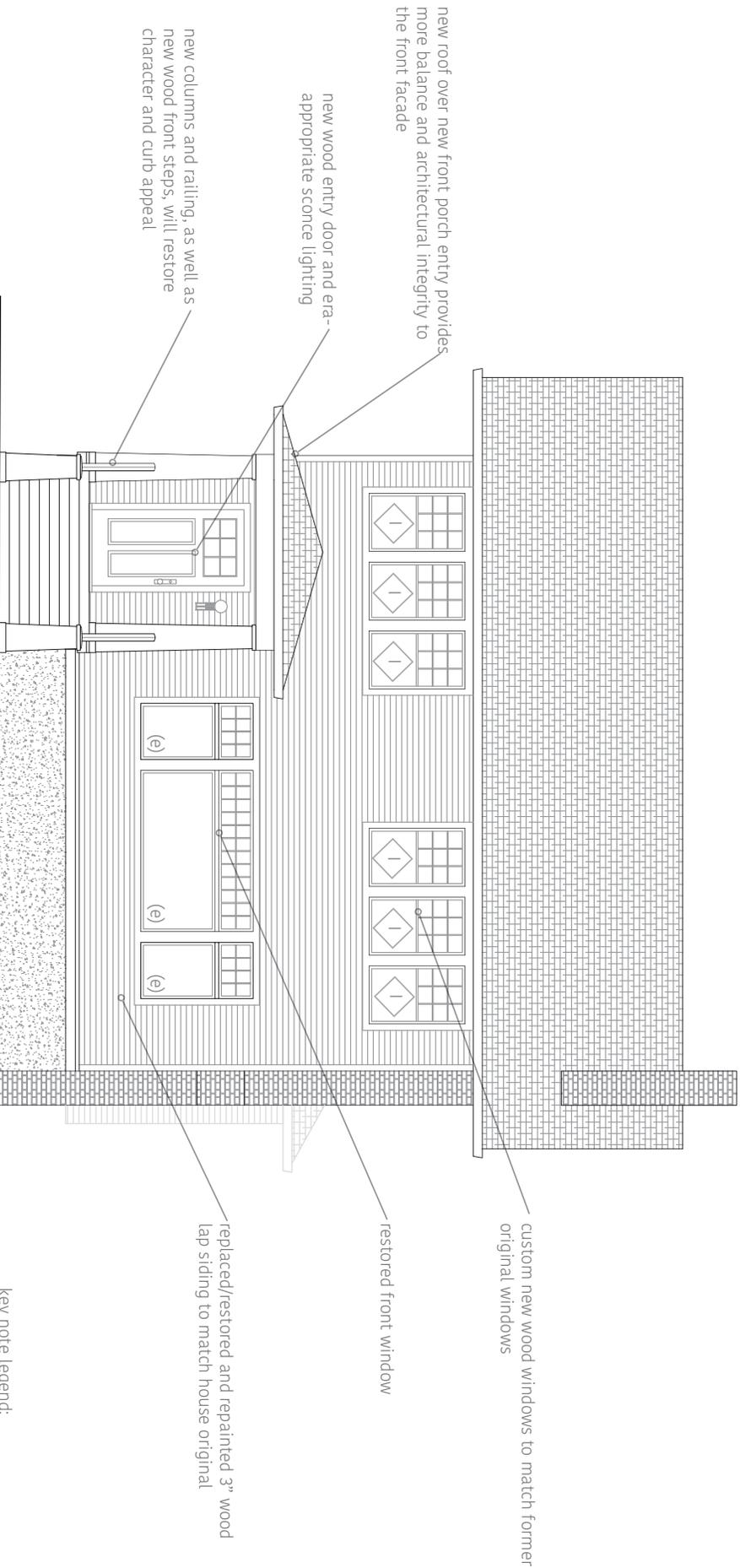


**PROPOSED SITE PLAN**  
 LADD'S ADDITION HISTORIC DISTRICT scale 3/32" = 1' on 11x17" sheet

\*Approved\*  
 City of Portland  
 Bureau of Development Services  
 Planner \_\_\_\_\_  
 Date 02-24-2022

\*This approval is valid only to the extent indicated and is subject to all conditions of approval. And is subject to the requirements of the applicable rules and regulations of the City of Portland.





scale 3/16" = 1' on 11x17" sheet

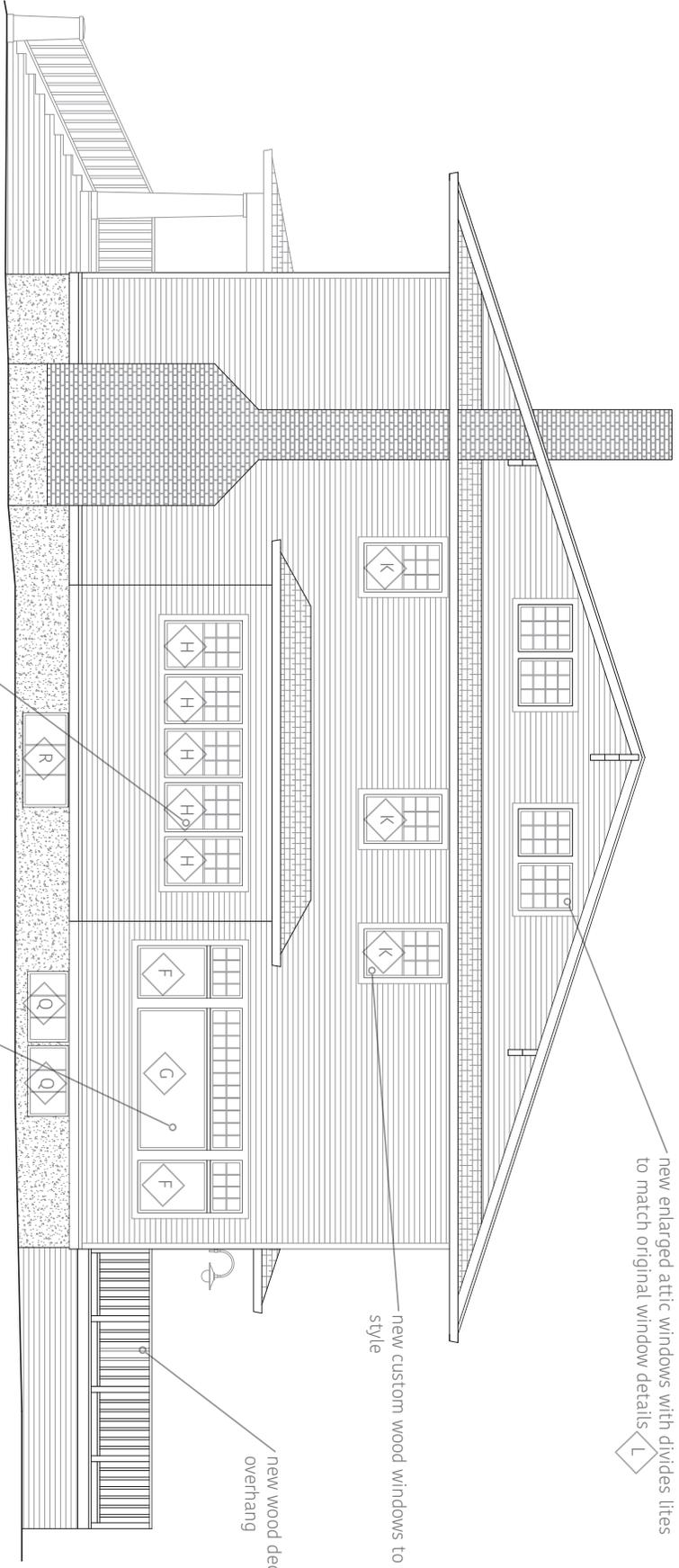
PROPOSED ELEVATIONS - HOUSE WEST FACING  
 LADD'S ADDITION HISTORIC DISTRICT

key note legend:  
 (e) = existing/retained  
 A = window tag; see schedule

\*Approved\*  
 City of Portland  
 Bureau of Development Services  
 Planner  
 03.24.2022  
 DATE

\*This report is submitted to the City of Portland as a condition of approval. Additional zoning requirements may apply.\*





new wall of windows in cantilever section

grand new window for dining room will mimic front facade window, custom wood built

new enlarged attic windows with divides lites to match original window details L

new custom wood windows to match original style

new wood deck with small roof overhang

key note legend:  
 (e) = existing/retained

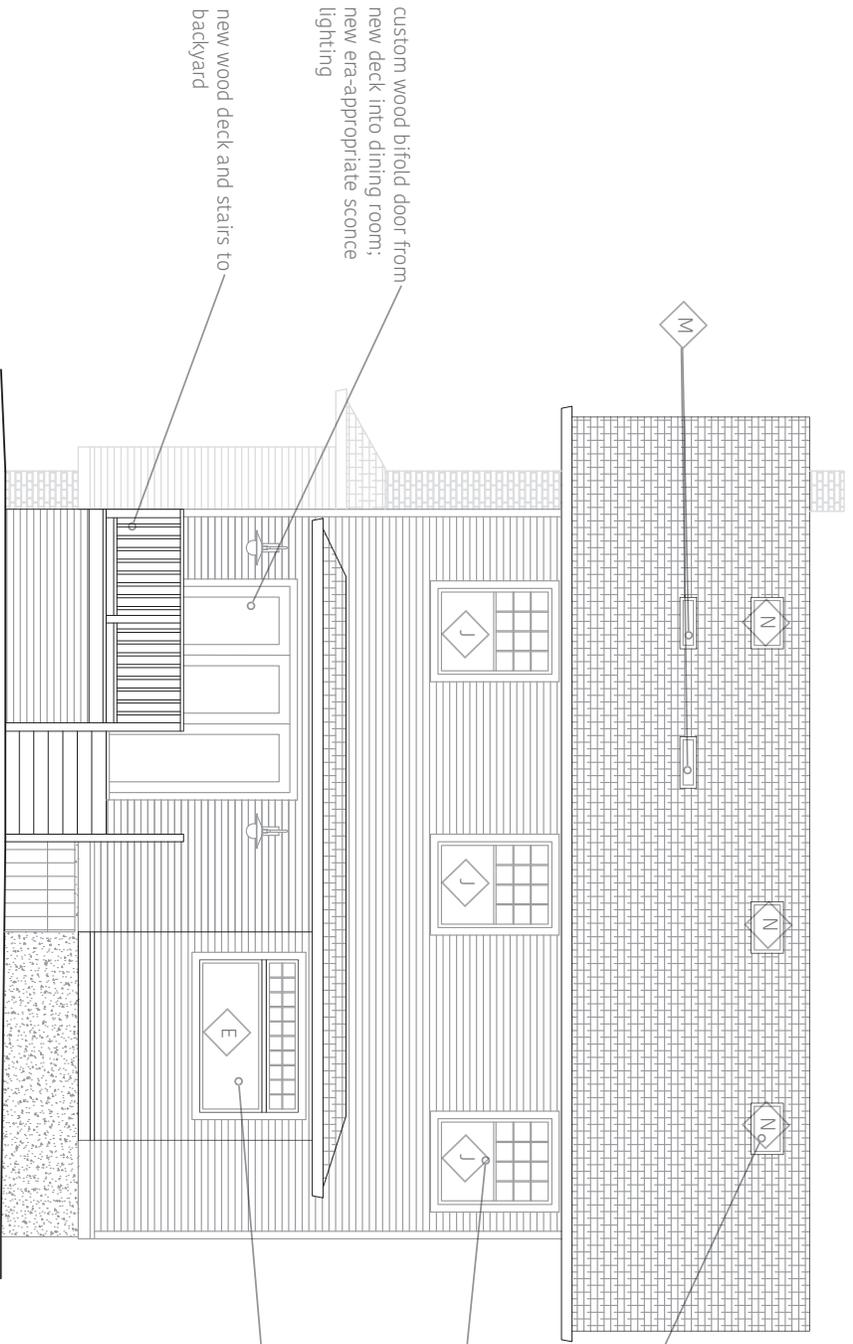
A = window tag, see schedule

PROPOSED ELEVATIONS - HOUSE SOUTH FACING  
 LADD'S ADDITION HISTORIC DISTRICT

\*Approved\*  
 City of Portland  
 Bureau of Development Services  
 Planner \_\_\_\_\_  
 Date 03-26-2022

\* This approval applies only to the review requested and is subject to all conditions of approval. Additional zoning requirements may apply.





scale 3/16" = 1' on 11x17" sheet

PROPOSED ELEVATIONS - HOUSE EAST FACING  
 LADD'S ADDITION HISTORIC DISTRICT

custom wood bifold door from  
 new deck into dining room;  
 new era-appropriate sconce  
 lighting

new wood deck and stairs to  
 backyard

new skylights on back facade only

additional and enlarged custom new wood  
 windows on second floor back facade for  
 improved balance and natural light to the  
 interior

custom new window in cantilever where  
 previously there was none; design intent to  
 match front main floor original window

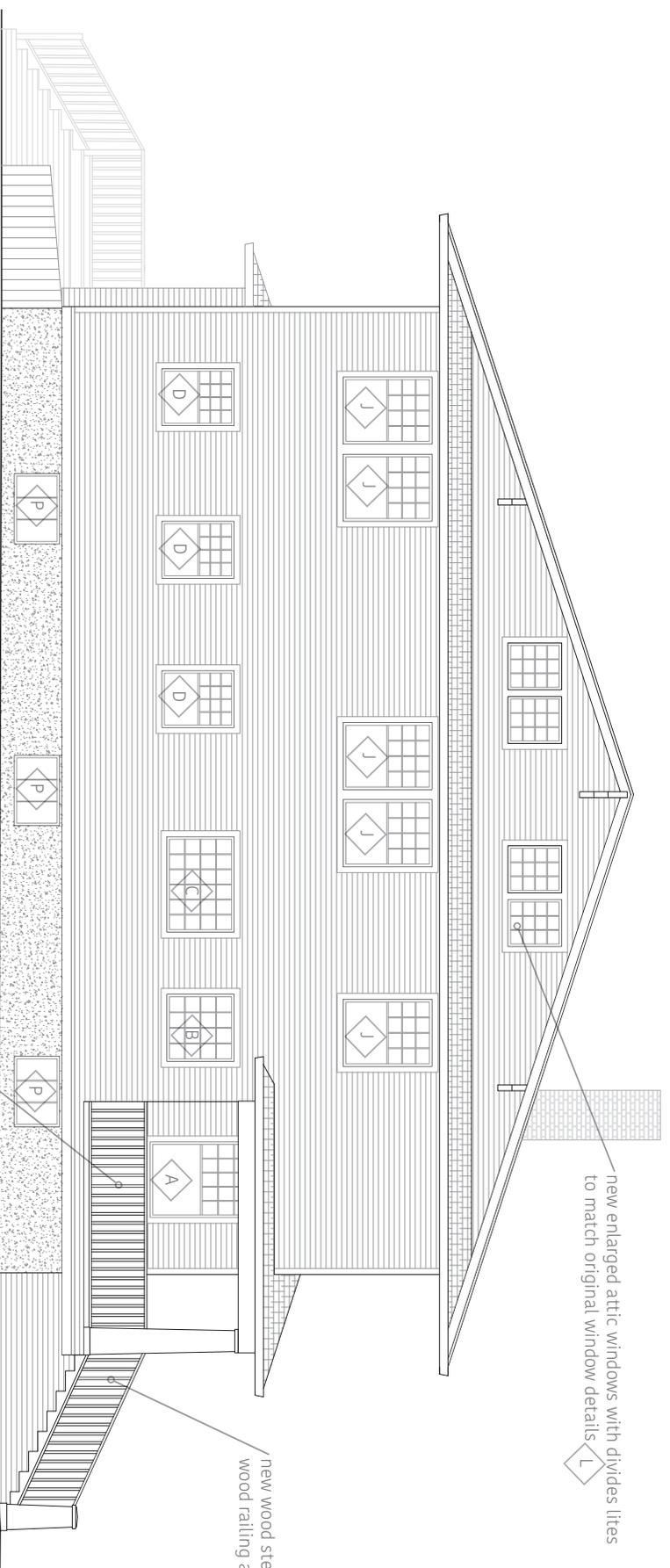
key note legend:

- (e) = existing/remained
- ◊ A = window tag, see schedule

\*Approved\*  
 City of Portland  
 Bureau of Development Services  
 Planner \_\_\_\_\_  
 Date 03-24-2022

\*This approval applies only to the review requested and is not a guarantee of approval. All other applicable codes and regulations apply. Address: 505 NE Oregon Street, Portland, OR 97232





scale 3/16" = 1' on 11x17" sheet

new porch design to restore original craftsman charm to house

new enlarged attic windows with divides lites to match original window details

new wood steps and matching wood railing and columns

key note legend:  
 (e) = existing/retained

A = window tag, see schedule

PROPOSED ELEVATIONS - HOUSE NORTH FACING  
 LADD'S ADDITION HISTORIC DISTRICT

\*Approved\*  
 City of Portland  
 Bureau of Development Services  
 Planner \_\_\_\_\_  
 Date 03-24-2022

\*This approval applies only to the review requested. Additional zoning requirements may apply.\*

