



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

Carmen Rubio, Commissioner  
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[www.portland.gov/bds](http://www.portland.gov/bds)

**Date:** 6/6/23  
**To:** Interested Person  
**From:** Staci Monroe, 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 23-034817 HR** *LIGHTING & SECURITY CAMERAS*

#### **GENERAL INFORMATION**

**Applicant:** Jeremy Smith | Cedarwood Waldorf School  
3030 SW 2nd Ave | Portland OR 97201  
[jsmith@cedarwoodschool.org](mailto:jsmith@cedarwoodschool.org)

**Owner/Agent:** Sue Levine & Amber Clayton | Western Valley Waldorf Association  
3030 SW 2nd Ave | Portland OR 97201

**Site Address:** 3030 SW 2ND AVE

**Legal Description:** BLOCK 77 LOT 5-8, CARUTHERS ADD  
**Tax Account No.:** R140907740  
**State ID No.:** 1S1E10BC 00900  
**Quarter Section:** 3329  
**Neighborhood:** South Portland NA., contact at [landuse@southportlandna.org](mailto:landuse@southportlandna.org)  
**Business District:** South Portland Business Association, contact [info@southportlanddba.com](mailto:info@southportlanddba.com).

**District Coalition:** Office of Community & Civic Life, contact at [CivicLife@PortlandOregon.gov](mailto:CivicLife@PortlandOregon.gov)

**Plan District:** None  
**Other Designations:** Historic Landmark in the South Portland Historic District  
**Zoning:** RM1 – Multidwelling Residential 1,000  
**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 the addition of lighting on three facades and security cameras on the east façade of the building, which is a designated

Historic Landmark (known as the Neighborhood House), within the South Portland Historic District. (Note: The original proposal included two new lights on the west, primary façade. However these are no longer included in order to preserve the west façade; an alternative lighting strategy will be within the abutting courtyard and are not subject to Historic Resource Review.).

Historic Resource Review is required because the proposal is for non-exempt exterior alterations to a Historic Landmark.

**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 below and can found at [portland.gov/bps/planning/design-guideline-documents](http://portland.gov/bps/planning/design-guideline-documents):

- South Portland Historic District Design Guidelines
- Section 33.846.060.G – Other Approval Criteria

## ANALYSIS

**Site and Vicinity:** The subject property, known from its inception as Neighborhood House, is listed in the National Register of Historic Places under both Criterion A, for its association with the humanitarian work of the Portland Section of the National Council of Jewish Women, and Criterion C for its Georgian Revival architectural design, as conceived by the noted Portland architect A. E. Doyle in 1910. Currently occupied by the Cedarwood Waldorf School, the building has a history of over a century of directly serving its community.

The South Portland Historic District is significant as the remnant of an early, originally much larger, working class and immigrant neighborhood that was greatly diminished by construction of the I-5 and I-405 freeways, and by large scale clearance under the auspices of Urban Renewal, during the 1960s and 1970s. The area was originally home to concentrations of ethnic and religious minorities from southern and eastern Europe, especially Italian Catholics and Jews from Poland, the Baltic States, and the Russian Empire. The majority of the district's remaining historic resources were built as residences, but with supporting commercial buildings, religious and social institutions, and small scale industrial structures scattered throughout the neighborhood fabric. Originally associated with workers at the shipping, manufacturing, and processing enterprises dependent on the nearby Willamette River, the area today is among the best remaining examples of a late Nineteenth Century working class residential neighborhood in Portland.

**Zoning:** The RM1 zone is a low-scale multi-dwelling zone that is generally applied in locations intended to provide a transition in scale to single-dwelling residential areas, such as the edges of mixed-use centers and civic corridors, and along or near neighborhood corridors. Allowed housing is characterized by one to three story buildings that relate to the patterns of residential neighborhoods, but at a somewhat larger scale and building coverage than allowed in the single-dwelling zones. The major types of new development will be duplexes, triplexes, rowhouses, courtyard housing, small apartment buildings, and other relatively small-scale multi-dwelling and small-lot housing types that are compatible with the characteristics of Portland's residential neighborhoods.

The South Portland Historic District is significant as the remnant of an early, originally much larger, working class and immigrant neighborhood that was greatly diminished by construction of the I-5 and I-405 freeways, and by large scale clearance under the auspices of Urban Renewal, during the 1960s and 1970s. The area was originally home to concentrations of ethnic and religious minorities from southern and eastern Europe, especially Italian Catholics and Jews from Poland, the Baltic States, and the Russian Empire. The majority of the district's remaining historic resources were built as residences, but with supporting commercial buildings, religious and social institutions, and small-scale industrial structures scattered throughout the neighborhood fabric. Originally associated with workers at the shipping, manufacturing, and processing enterprises dependent on the nearby Willamette River, the area today is among the best remaining examples of a late Nineteenth Century working class residential neighborhood in Portland.

The historic resource overlay zone protects historic resources that have been identified as significant to the history of the city and region. The regulations implement Portland's Comprehensive Plan policies that address historic preservation. These policies recognize the role historic resources have in promoting education and enjoyment for those living in and visiting the region. The regulations foster awareness, memory, and pride among the region's current and future residents in their city and its diverse architecture, culture, and history. Historic preservation recognizes social and cultural history, retains significant architecture, promotes economic and environmental health, and stewards important resources for the use, education, and enjoyment of future generations.

**Land Use History:** City records indicate the following land use reviews:

- LU 03-106048 HDZ, approving a new stair tower between the Main Building and the Annex Building; and
- LU 09-123234 HDZM, approving a number of minor exterior alterations designed to accommodate re-use of the Annex Building.
- LU 12-110670 HDZ, approving an array of 30 photovoltaic solar panels, inclined 10 degrees above level, on the roof.
- LU 15-124801 HR, approving to restore the copper and glass canopy above the main entry on the front, west façade of the building,

**Agency Review:** A Notice of Proposal in your Neighborhood was mailed on **May 16, 2023**. The following Bureaus have responded with no issues or concerns about the proposal:

- Life Safety Plan Review Section of BDS (see Exhibit E1)
- Bureau of Parks-Forestry Division (see Exhibit E2)
- Bureau of Transportation Engineering
- Water Bureau

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on **May 16, 2023**. Two written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

- John Hoyt, email dated 5/18/23, expressing support for the proposal (see Exhibit F1)
- L Piffle, email dated 5/24/23, requesting response to questions about the duration and use of the lighting and security cameras and expressing support (see Exhibit F2)

## 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 South Portland Historic District and the proposal is for a non-exempt treatment. Therefore, Historic Resource Review approval is required. The approval criteria are the *South Portland Historic District Design Guidelines*. The site is also a designated Historic Landmark; therefore, the proposal requires Historic Resource Review approval. The relevant The approval criteria are those listed in *33.846.060 G – Other Historic Approval Criteria*.

*Staff has considered all approval criteria and addressed only those applicable to this proposal.*

### **33.846.060 G - Other Historic Approval Criteria**

- 1. Historic character.** The historic character of the landmark or contributing resource will be retained and preserved. Removal of historic materials or alteration of features and spaces that contribute to the historic significance of the landmark or contributing resource will be avoided.
- 2. Record of its time.** The landmark or contributing resource will remain a physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings will be avoided.
- 3. Historic changes.** Most resources change over time. Those changes that have acquired historic significance will be preserved.
- 4. Historic features.** Generally, deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature will match the historic feature in design, color, texture, and other visual qualities and, where practical, in materials. Replacement of missing features must be substantiated by documentary, physical, or pictorial evidence.
- 5. Historic materials.** Historic materials will be protected. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials will not be used.
- 7. Differentiate new from old.** New additions, exterior alterations, or related new construction will not destroy historic materials that characterize a landmark or contributing resource. New work may be differentiated from the old if the differentiation does not diminish the character, features, materials, form, or integrity of the landmark or contributing resource and, if in a Historic District, the district as a whole.
- 8. Architectural compatibility.** New additions, exterior alterations, or new construction will be compatible with the massing, size, scale, and architectural features of the landmark or contributing resource and, if in a district, the district as a whole. When retrofitting to improve accessibility for persons with disabilities or accommodate seismic improvements, design solutions will not compromise the architectural integrity of the landmark or contributing resource.
- 9. Preserve the form and integrity of historic resources.** New additions, exterior alterations, or new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the landmark or contributing resource and, if in a district, the district as a whole would be unimpaired.
- 10. Hierarchy of compatibility.** New additions, exterior alterations, or new construction will be designed to be compatible primarily with the landmark or contributing resource and, if located within a district, secondarily with contributing resources within 200 feet and, finally, with the rest of the district. Where practical, compatibility in districts will be pursued on all three levels.

**Findings for 1-5 & 7-10:** The proposal addresses these guidelines as follows:

- The light fixtures are located on each façade in a manner that aligns vertically and horizontally with the building's fenestrations.
- The security cameras are small in scale and their placement on the façade does not adversely impact the brick detailing and fenestration patterns.
- The light fixtures and security cameras will be a dark bronze or black to provide a coherent color for these elements. Both colors do not overly contrast with the dark red brick of the building.
- The flood light fixtures and security cameras are contemporary in design and are obviously not of the 1910 period or the Georgian Revival architectural design.

Their modern technology and design will clearly differentiate them, yet their simplistic aesthetic, dark color, and small scale will allow them to blend in.

- Both the lighting and security cameras will be attached to the façade through mortar joints to preserve the original brick. A condition of approval has been added to ensure this detail is adhered to.
- Conduit for the lights and security cameras will be internal to the building and not exposed or attached to the exterior, with the exception of the lights on the east façade. There is an existing exterior conduit along the east façade approximately 18' from the ground. The two light fixtures on this façade will tie into that existing conduit. A condition of approval for no new exterior conduit will ensure the character and integrity of the landmark is maintained.
- The size, color, location, and integrated and clean attachment method will result in these elements are compatible with the landmark and retain its character and strong integrity.

*As conditioned, for no new conduit on the exterior and for attachments to occur only within the mortar joints of the brick, these criteria are met.*

### **Design Guidelines for the South Portland Historic District**

The South Portland Historic District is a unique asset to Portland and has been recognized nationally by its placement on the National Register of Historic Places. There are certain procedures and regulations the City has adopted for the protection and enhancement of the South Portland Historic District.

*Staff has considered all guidelines and has addressed only those guidelines considered applicable to this project.*

### **Design Guidelines for the South Portland Historic District**

**1.1. Building Typology.** Alterations to contributing buildings should retain the building's historic typology. New buildings larger than 800 square feet should be a coherent expression of a building typology found in the district during the period of significance.

**3.1. Alterations to Buildings Built During the Period of Significance.** For buildings built during the period of significance, street-facing character-defining features and materials should be repaired or, if repair is not feasible, be replaced in-kind. Non-street-facing features and materials should be repaired or, if repair is not feasible, be replaced in-kind or be replaced with materials that have similar texture, depth, and proportions to the historic elements.

**Findings for 1.1 & 3.1:** The formal entry façade of the Neighborhood House that faces west will be preserved, as no lighting or security cameras are proposed on it. The original application did include to flood lights above the main floor windows; however, an alternative lighting strategy will be employed in the courtyard on the electrical poles in order to preserve the character and materials of the original building. Lighting and security cameras on the other three facades will be attached through mortar joints to preserve the original brick. Conduit for the lights and security cameras be internal to the building and not exposed or attached to the exterior, with the exception of the lights on the east façade. There is an existing exterior conduit along the east façade approximately 18' from the ground. The 2 light fixtures on this façade will tie into that existing conduit. As noted above, conditions of approval for no new exterior conduit and attachments to occur within mortar joints will ensure the character and integrity of the landmark is maintained.

*As conditioned, for no new conduit on the exterior and for attachments to occur only within the mortar joints of the brick, these criteria are 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 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 lighting and security cameras per the approved site plans, Exhibits C-1 through C-6, signed and dated 6/2/23 subject to the following conditions:

- A. A Zoning Permit is required before the approved work can commence.
- B. As part of the Zoning permit application submittal, the following development-related conditions (D-E) 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 23-034817 HR." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- C. At the time of Zoning 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.
- D. No new exterior conduit is allowed on the building's façade for the lighting and security cameras.
- E. Attachments of the light fixtures and security cameras shall occur only within the mortar joints of the brick.
- F. No field changes allowed.

**Staff Planner: Staci Monroe**



**Decision rendered by: \_\_\_\_\_ on 6/2/23**

By authority of the Director of the Bureau of Development Services

**Decision mailed 6/6/23**

**Procedural Information.** The application for this land use review was submitted on April 28, 2023, and was determined to be complete on May 12, 2023.

*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 April 28, 2023.

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 extended by the applicant, **the 120 days will expire on 9/9/23.**

**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 **6/6/23** 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 Statement
  - 1. Project narrative
  - 2. Original drawings
  - 3. West façade period light options
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Site Plan (attached)
  - 2. Proposed South Elevation (attached)
  - 3. Proposed West Elevations (attached)
  - 4. Proposed East Elevation (attached)
  - 5. Mounting Detail
  - 6. Lighting & security camera cut sheets
- D. Notification information:
  - 1. Mailing list
  - 2. Mailed notice
- E. Agency Responses:
  - 1. Life Safety Review Section of BDS
  - 2. Bureau of Parks, Forestry Division
- F. Correspondence:
  - 1. John Hoyt, email dated 5/18/23, expressing support for the proposal.
  - 2. L Piffle, email dated 5/24/23, requesting response to questions about the duration and use of the lighting and security cameras and expressing support.
- G. Other:
  - 1. Original LU Application
  - 2. Incomplete Letter dated 5/10/23

**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).**