



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

Dan Saltzman, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: August 12, 2011
To: Interested Person
From: Chris Caruso, Land Use Services
503-823-5747 / Chris.Caruso@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 reasons for the decision are included in this notice. If you disagree with the decision, you can appeal it and request a public hearing. Information on how to appeal this decision is listed at the end of this notice.

CASE FILE NUMBER: LU 11-148005 HDZ CASTLEMAN HOUSE N.E., REAR DORMER

GENERAL INFORMATION

Applicant: Sarah Steinberg
Ano Design Consultants
2440 NE Mlk Blvd, Suite 201
Portland, OR 97212

Owner: David & Nicole Mouton
1962 SE Hemlock Ave.
Portland, OR 97214

Site Address: 1962 SE HEMLOCK AVE

Legal Description: BLOCK 22 LOT 22, LADDS ADD
Tax Account No.: R463305150
State ID No.: 1S1E02DA 20700
Quarter Section: 3232
Neighborhood: Hosford-Abernethy, contact Joanne Stainbrook at 503-231-9245.
Business District: Division-Clinton Business Association, contact Darice Robinson at 503-233-1888.

District Coalition: Southeast Uplift, contact Leah Hyman at 503-232-0010.
Other Designations: Ladd's Addition Historic District
Zoning: R5, Single-Family Residential
Case Type: HDZ, Historic Design Review
Procedure: Type II, an administrative decision with appeal to the Landmarks Commission.

Proposal:

The applicant seeks historic design review approval for alterations to the 1924 Castleman House N.E., a contributing resource in the Ladd's Addition Historic District. The proposed renovations include the following:

- Replace non-historic vinyl windows on the North, South and East elevations with new double-hung wood windows and wood trim in a style to closely match existing wood windows and trim;
- Removal of non-historic skylight on front elevation and infilling opening with roof shingles to match existing;
- Removal of existing kitchen chimney on rear portion of roof;
- Addition of a dormer at the rear portion of the house, pitch to match existing front dormer, with new wood windows and trim to closely match existing historic elements;
- Repair of siding and roof shingles as necessary to match existing; and
- Extending the length of the rear roof eave 1'-4" along the eastern edge of the new dormer.

Because the proposal is for exterior alterations to a structure in a designated historic district, Historic Design Review is required.

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:

- 33.846 Historic Reviews
- Ladd's Addition Conservation District Guidelines

ANALYSIS

Site and Vicinity: The 5,074 SF site is located within the Ladd's Addition Historic District. Ladd's Addition is Portland's oldest planned 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 symmetry echoing Renaissance cities and gardens, the radial streets converge at five formal gardens, which are showpieces of the Ladd's Addition community. The street plan is arranged in a hierarchy of street types that range from two broad central boulevards (SE Ladd Ave. and SE Elliott) to narrower minor streets and service alleys, all with a central focus on SE Ladd Circle. Parking strips are lined with mature street trees, green archways of elms and maples that are specifically designated for planting on each type of street.

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. Historic development in the District occurred between approximately 1891 and 1930. The subject Castleman House N.E. faces SE Hemlock, a north-south street, and has access to one of the rear alleyways. SE Hemlock Avenue is designated a Local Service Walkway and Local Service Bikeway.

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 current use is allowed by right.

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.

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 **July 14, 2011**. The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services
- Bureau of Transportation Engineering
- Water Bureau
- Fire Bureau
- Site Development Section of BDS
- Life Safety Review Section of BDS
- Bureau of Parks-Forestry Division

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on July 14, 2011. One written response has been received from the Neighborhood Association in response to the proposal.

1. HAND Historic Resources Subcommittee, August 3, 2011, would like to see changes to rear windows and dormer roof pitch.

Staff Response: The applicant has revised the rear dormer three-part window to a series of three, ganged double-hung windows. This is a more common treatment on private upper story spaces. The dormer pitch was not revised as the applicant and staff feel that the pulled in side walls and eave extension help diminish the overall size of the rear dormer to a satisfactory scale. See below for additional information.

ZONING CODE APPROVAL CRITERIA

Chapter 33.846.060 - Historic Design Review

Purpose of Historic Design Review

Historic Design Review ensures the conservation and enhancement of the special characteristics of historic resources.

Historic Design Review Approval Criteria

Requests for historic design 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 Design 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.

Findings: The proposed dormer is located in the rear yard and will not be visible from the street as the side walls of the dormer are pulled in from the main house walls by 18" on each side. The dormer ridge line aligns with that of the existing house so there is also no view of the new roof from the street. The removal of a front-facing skylight and

infilling the opening with framing and roof shingles helps return the house's front-façade to its original look, improving views from the street. *This guideline is therefore met.*

- 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: All existing siding material will be maintained and any repairs will be done with similar siding material to minimize visual impacts. The new rear dormer wood lap siding will match the profile of existing wood lap siding on the remainder of the house. *This guideline is therefore 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 roof of the proposed dormer matches the shed-roof form of the front street-facing dormer and also incorporates many of the characteristics of the original building. These include the dimensions and materials of the trim, roof membrane, and eave overhang, which will visually match those on the existing house. The pulled in dormer walls and eave extension allow the roof form sit within the frame of the house as a secondary element which is appropriate for rear elevations in this district. *This guideline is therefore 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.

Findings: The proposed new windows being placed in existing openings as well as the new dormer addition windows will be painted wood double-hung windows to match the style of existing windows. All new siding and trim will exactly match the profile of corresponding architectural elements on the existing house. These replicated properties allow the new addition to blend in well with the historic character of the building and district. *This guideline is therefore met.*

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

Findings: The dormer, window trim, roof shingles, and infill siding will match the existing color of the house which is painted cream and white with light-colored shingles. These colors are commonly seen on bungalow-style houses in the area and are appropriate to the house. *This guideline is therefore met.*

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: No changes are proposed for the existing landscaping, parking areas, entries, walkways, or lighting. The new addition will have windows that are not obscured and that will allow for views of activity happening in the rear yard and adjacent alley. *This guideline is therefore 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 purpose of the Historic Design Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. Any alteration to this fine example of early twentieth century residential architecture should be careful to respect the form, materials, and detail of the original structure. The proposed dormer, located on the rear of the building, and other improvements do not negatively impact the street-facing façade along SE Hemlock Avenue or the rear or side views of the building from the alley and adjacent street. By carefully relating to its historic context, the new addition is a well-considered contribution to the district. This proposal meets the applicable Historic Design Review criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of historic design review for alterations to the 1924 Castleman House N.E, a contributing resource in the Ladd's Addition Historic District, that include the following:

- Replace non-historic vinyl windows on the North, South and East elevations with new double-hung wood windows and wood trim in a style to match existing wood windows and trim;
- Removal of non-historic skylight on front elevation and infilling opening with roof shingles to match existing;
- Removal of existing kitchen chimney on rear portion of roof;
- Addition of a dormer at the rear portion of the house, roof pitch to match existing front dormer, with new wood windows and trim to match existing historic elements;
- Repair of siding and roof shingles as necessary to match existing; and
- Extending the length of the rear roof eave 1'-4" along the eastern edge of the new dormer.

Approved per the approved site plans, Exhibits C-1 through C-12 signed and dated August 9, 2011, subject to the following condition:

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1-C.12. The sheets on which this information appears

must be labeled, "Proposal and design as approved in Case File # LU 11-148005 HDZ. No field changes allowed."

Staff Planner: Chris Caruso

Decision rendered by:  **on August 9, 2011.**
By authority of the Director of the Bureau of Development Services

Decision mailed: August 12, 2011

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 June 14, 2011, and was determined to be complete on **July 11, 2011**.

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 June 14, 2011.

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: November 8, 2011.**

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, which will hold a public hearing. Appeals must be filed **by 4:30 PM on August 26, 2011** at 1900 SW Fourth Ave. Appeals can be filed Tuesday through Friday on the first floor of the Development Services Center until 3 p.m. After 3 p.m. and Mondays, appeals must be submitted to the receptionist at the front desk on the fifth floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization's

boundaries. The vote to appeal must be in accordance with the organization's bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional 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.

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 550 Capitol St. NE, Suite 235, Salem, Oregon 97301, 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 must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed*, The final decision may be recorded on or after **August 29, 2011 – (the day following the last day to appeal)**.
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034

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.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

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:

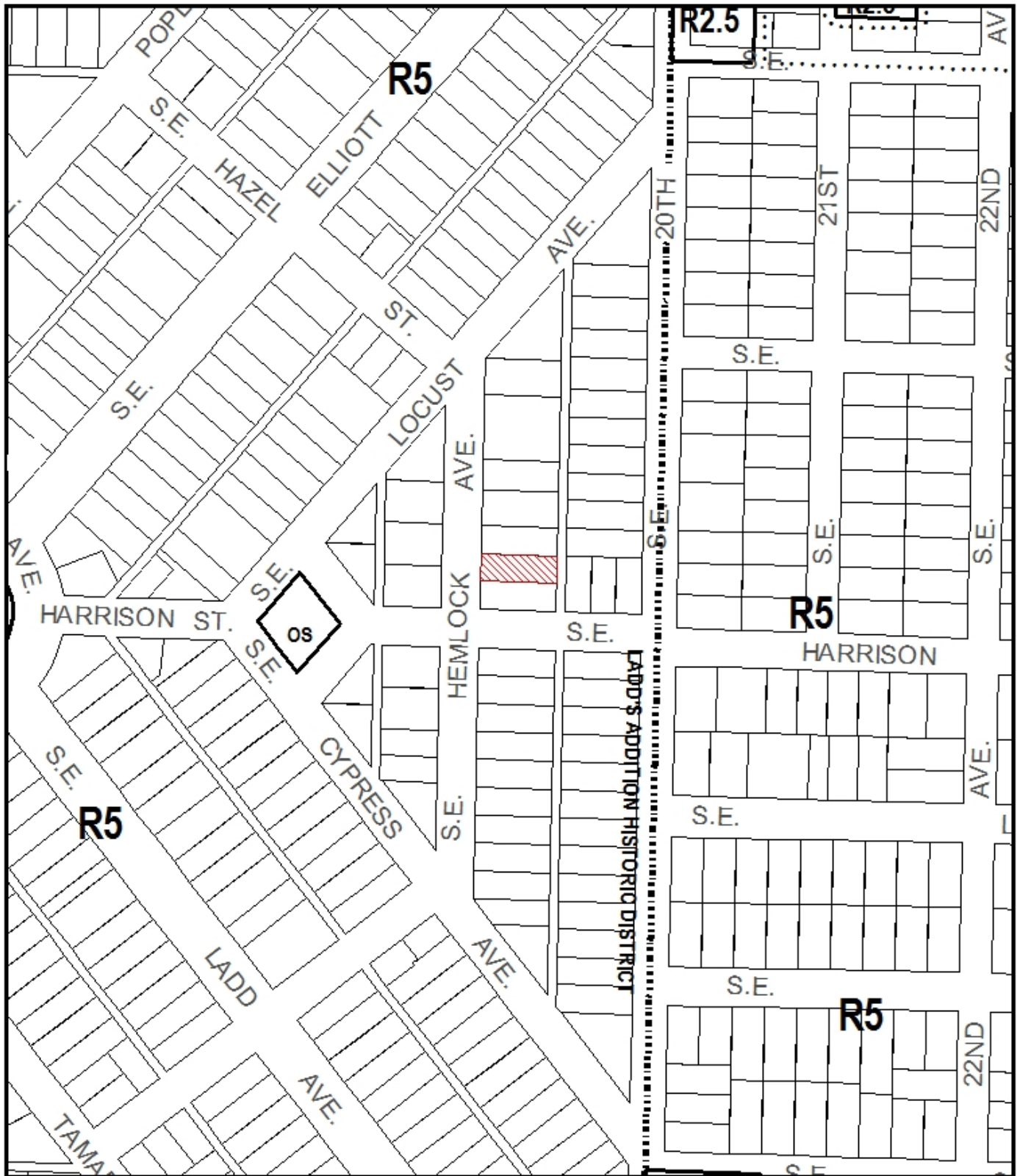
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Proposed Basement Plan
 - 3. Proposed Ground Floor Plan
 - 4. Proposed Attic Plan
 - 5. Proposed Elevations (attached)
 - 6. Proposed Sections
 - 7. Window Details
 - 8. Roof Eave Sections
 - 9. Existing Ground Floor Plan
 - 10. Existing Attic Plan
 - 11. Existing Elevations
 - 12. Existing Sections
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses: no concerns
- F. Correspondence:
 - 1. HAND Historic Resources Subcommittee, August 3, 2011.
- G. Other:
 - 1. Original LU Application
 - 2. Incomplete Letter

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



This site lies within the:
LADD'S ADDITION HISTORIC DISTRICT

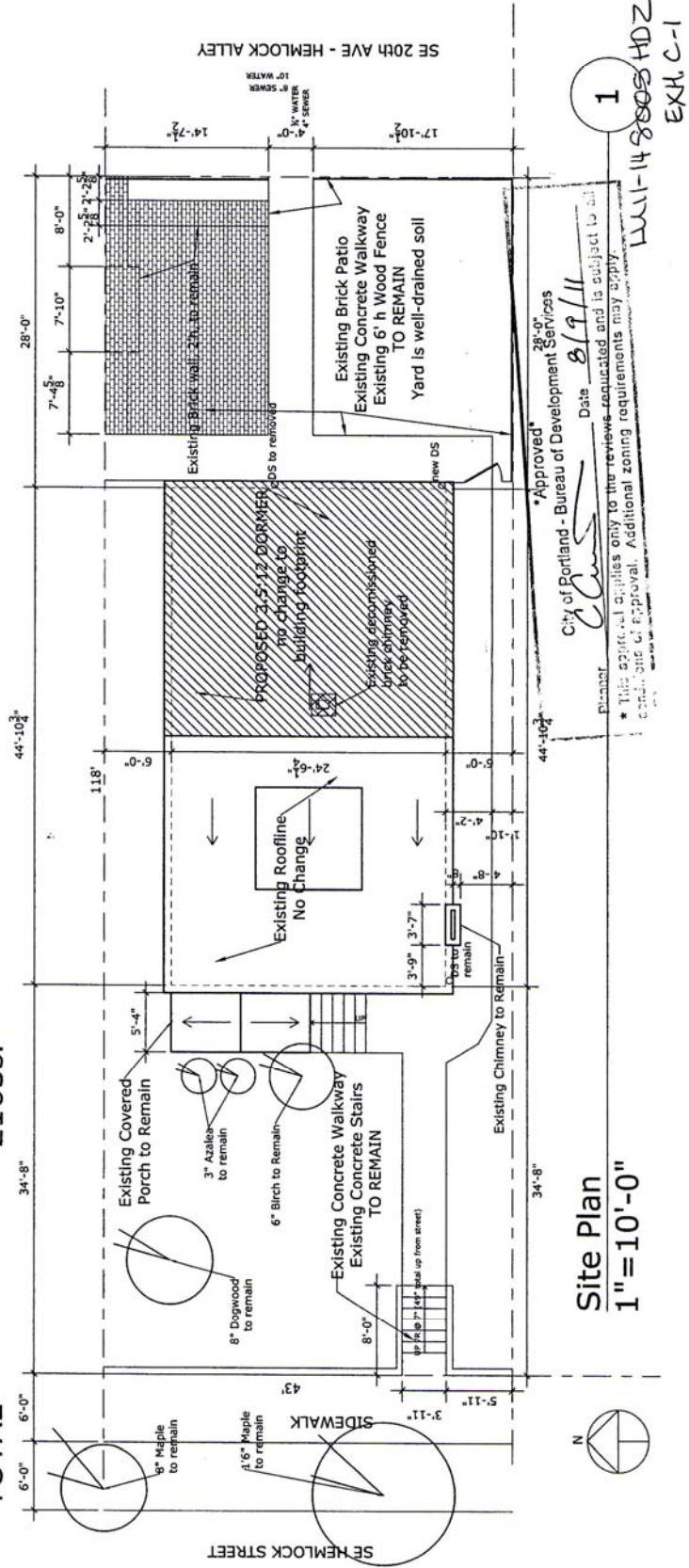
File No.	<u>LU 11-148005 HDZ</u>
1/4 Section	<u>3232</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1S1E02DA 20700</u>
Exhibit	<u>B</u> (Jun 21,2011)

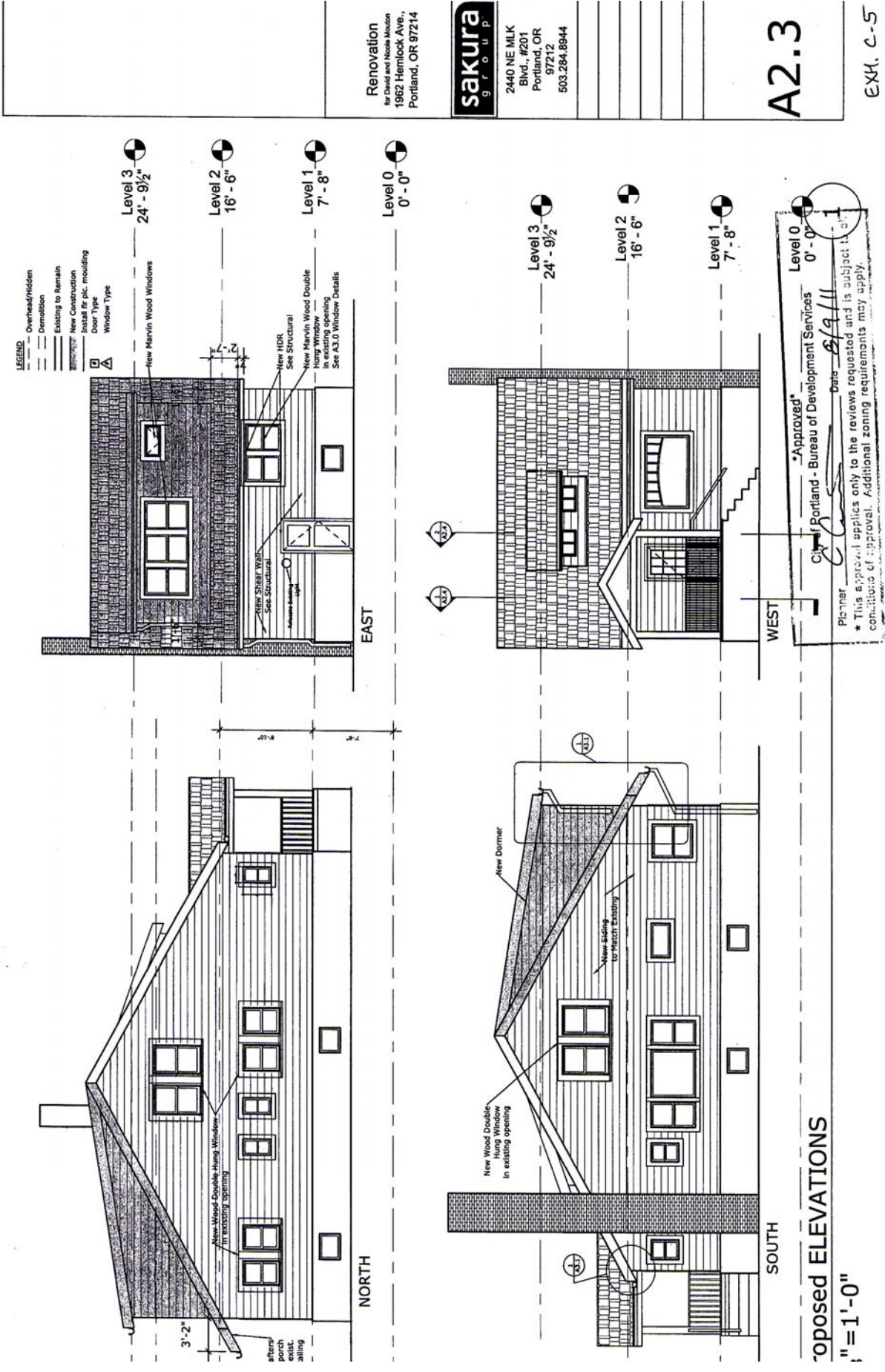
<u>IMPERVIOUS AREA</u>	1263sf	Proposed: 1263sf NO PROPOSED CHANGE
Roof incl. overhang	1263sf	
Sidewalk	590sf	
Brick Patio	310sf	
<u>TOTAL</u>	<u>2163sf</u>	

<u>IMPERVIOUS AREA</u>	
Roof incl. overhang	1263sf
Sidewalk	590sf
Brick Patio	310sf
<u>TOTAL</u>	<u>2163sf</u>

6/10/19	Design Review
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AO.1





Renovation
for David and Nicole Moulton
1862 Hemlock Ave.,
Portland, OR 97214

sakura
group

2440 NE MLK
Bldg. #201
Portland, OR
97212
503.284.8944

A2.3

EXH. C-5