



**City of Portland, Oregon**  
**Bureau of Development Services**  
**Land Use Services**

FROM CONCEPT TO CONSTRUCTION

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**Date:** February 27, 2012  
**To:** Interested Person  
**From:** Dave Skilton, Land Use Services 503-823-0660  
dave.skilton@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 12-100080 HDZ – NEW DORMERS**

#### **GENERAL INFORMATION**

**Applicant:** Jonathan Radmacher  
1556 SE Poplar Avenue  
Portland, OR 97214-4863

**Representative:** Peter Zaik 503-222-9158  
Zaik Associates, Architects  
2340 NW Thurman Street #201  
Portland, OR 97210

**Site Address:** 1556 SE Poplar Avenue

**Legal Description:** BLOCK 20 LOT 21, LADDS ADD  
**Tax Account No.:** R463304530  
**State ID No.:** 1S1E02DB 00900  
**Quarter Section:** 3232

**Neighborhood:** Hosford-Abernethy, contact Joanne Stainbrook at 503-231-9245.  
**Business District:** Hawthorne Blvd. Bus. Assoc., contact Kevin Caplener at 503-232-4763.  
**District Coalition:** Southeast Uplift, contact Leah Hyman at 503-232-0010.

**Other Designations:** Contributing resource in the Ladd's Addition Historic District, listed in the National Register of Historic Places on August 31, 1988.  
**Zoning:** R5, Residential 5000 with Historic Resource Protection Overlay zoning

**Case Type:** HDZ, Historic Design Review  
**Procedure:** Type II, an administrative decision with appeal to the Historic Landmarks Commission.

#### **Proposal:**

The applicant is seeking Historic Design Review approval for a proposal to add three dormers and two, small, light-tube openings to the roof of the subject property. Historic Design Review is required because the proposal is for non-exempt exterior alterations in a historic district.

**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

**ANALYSIS**

**Site and Vicinity:** The subject property is called the Ethel and William Carter Residence after its original owners. It was built in 1909 and is an example of the Craftsman style with Prairie influences. Both styles were popular at the time. It is evaluated as a contributing resource in the Ladd's Addition Historic District.

The Historic District, with its distinctive pattern of streets, alleys, and public gardens, is significant as an early example of planned suburban development related to the extension of streetcar lines east of the Willamette River in the late nineteenth century. Ladd's Addition Historic District was listed in the National Register of Historic Places on August 31, 1988, with a period of significance of 1891-1939.

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, the northern boundary street, and SE Division at the south. These were the streets that were originally designed to accommodate the streetcar lines.

**Zoning:** The single-dwelling zones, including R5, are intended to preserve land for housing and to provide housing opportunities for individual households. The zones implement the comprehensive plan policies and designations for single-dwelling housing.

The Historic Resource Protection Overlay zone 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.

**Public Notice:** A "Notice of Proposal in Your Neighborhood" was mailed on January 27, 2012.

**Agency Review:** None of the notified Bureaus has responded with issues or concerns.

**Neighborhood Review:** One written responses has been received from either the Neighborhood Association or notified property owners in response to the proposal:

- Paul Coleman and Sarah Warren wrote on February 16, 2012, finding the proposed gable roof of the rear dormer out of character with the rest of the roof, and with neighborhood, and objecting to increased shading of the property to the northeast.

**Staff Response:** To clarify, although the approval criteria reference compatibility of additions with individual resources in passing, the subject house is not the designated resource in this

case. The primary impact under consideration in this review is that on the Ladd's Addition Historic District, see findings below.

Note also that solar access is not an element of the approval criteria and is not otherwise regulated by the Portland Zoning Code.

## **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 addition of three new dormers will have no impact on the front facade. The two dormers contemplated on the sides are small, contained within the existing roof form, and toward the rear, and because of its location, the rear-facing dormer will not be readily visible from the street. All three of the dormers will be visible from the alley, where the differences between their roof forms and that of the main house will be more apparent. However, traditionally, as implied in the language of this guideline, changes at the rear have a less significant impact on the designated resource, which in this case is the Ladd's Addition Historic District. *This guideline is 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:** The proposal is to match the siding of the new dormers to the existing siding on the house. *This guideline is 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:** In addition to being set well back from the street, the two proposed side dormers are small, and they feature shed roofs, a form common for minor roof dormers in the district. Although it is gable-roofed rather than hipped, the rear-facing wall dormer has the same pitch as the main roof, is offset from the ridge and hips, is centered and symmetrical, and uses the same materials and window types as the house. The impact of the proposed changes on the character of the Ladd's Addition Historic District is minimal, even as viewed from the alley. The proposed light tube caps are small, and have the character of minor vents. *This guideline is 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 windows proposed for the three new dormers will be wooden and will substantially match the existing historic windows on the rest of the house. *This guideline is met.*

## CONCLUSIONS

The proposed addition of three dormers will allow development of the unfinished attic, but, because of their, size, location, and detailing, will not have an adverse effect on the character of Ladd's Addition Historic District. 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. This proposal meets the applicable Historic Design Review criteria and therefore warrants approval.

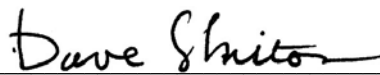
## ADMINISTRATIVE DECISION

Approval of three new dormers and two light tubes on a contributing resource in the Ladd's Addition Historic District;

Approval per Exhibits C-1 through C-8, signed and dated February 21, 2012, 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 through C-8. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 12-100080 HDZ. No field changes allowed."

**Staff Planner: Dave Skilton**

**Decision rendered by:**  **on February 21, 2012.**

By authority of the Director of the Bureau of Development Services

**Decision mailed: February 27, 2012**

**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, 2012, and was determined to be complete on **January 25, 2012**.

*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, 2012.

*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.

**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 Historic Landmarks Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on March 12, 2012** 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](http://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 Historic 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 Historic 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 **March 13, 2012**.
- 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.

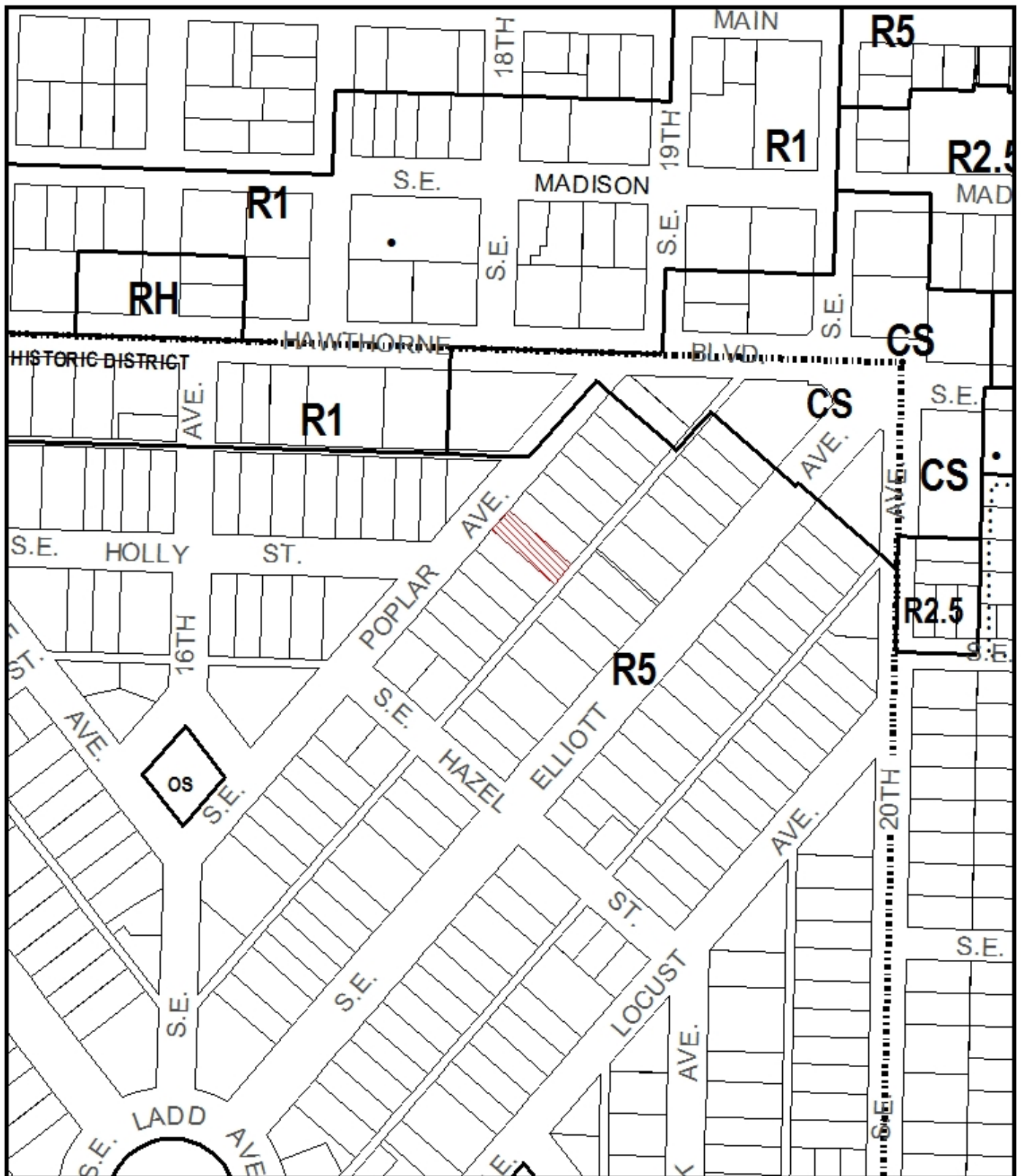
**Applying for your permits.** A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- 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 and Roof Plan (attached)
  - 2. South and West Elevations (attached)
  - 3. North and East Elevations (attached)
  - 4. Proposed Attic Floor Plan
  - 5. Building Sections
  - 6. Operable Window Details
  - 7. Fixed Window Details
  - 8. Solar Tube Details
- D. Notification information:
  - 1. Mailing list
  - 2. Mailed notice
- E. Agency Responses:
  - 1. Water Bureau
  - 2. Life Safety Review Section of BDS
- F. Correspondence:
  - 1. Paul Coleman and Sarah Warren wrote on February 16, 2012, finding the proposed gable roof of the rear dormer out of character with the rest of the roof, and with neighborhood, and objecting to increased shading of the property to the northeast.
- G. Other:
  - 1. Original LU Application

**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



Site



NORTH

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

File No.	LU 12-100080 HDZ
1/4 Section	3232
Scale	1 inch = 200 feet
State_Id	1S1E02DB 900
Exhibit	B (Jan 03,2012)



C-1

2340 NW THURMAN SUITE 201 PORTLAND, OREGON 97210 (503) 222-6156  
© 2012  
ARCHITECTS/PLANNERS  
ZAIK ASSOCIATES

A RESIDENCE REMODEL FOR:  
JONATHAN RADMACHER

1956 SE POPLAR AVENUE  
PORTLAND, OREGON 97114

REVISIONS	DATE	9/15/2011
1	12/12/2011	
2	01/03/2012	
3	01/26/2012	
4	01/26/2012	
5		
JOB NO.	DATE	9/15/2011
DRAWN	PLZ	
APPROVED		
SITE		
PLAN		

SCALE AS NOTED

DWG NAME

REGISTERED ARCHITECT

SAUL ZAIK

OREGON

STATE

PORTLAND, OREGON

DRAWING NO.

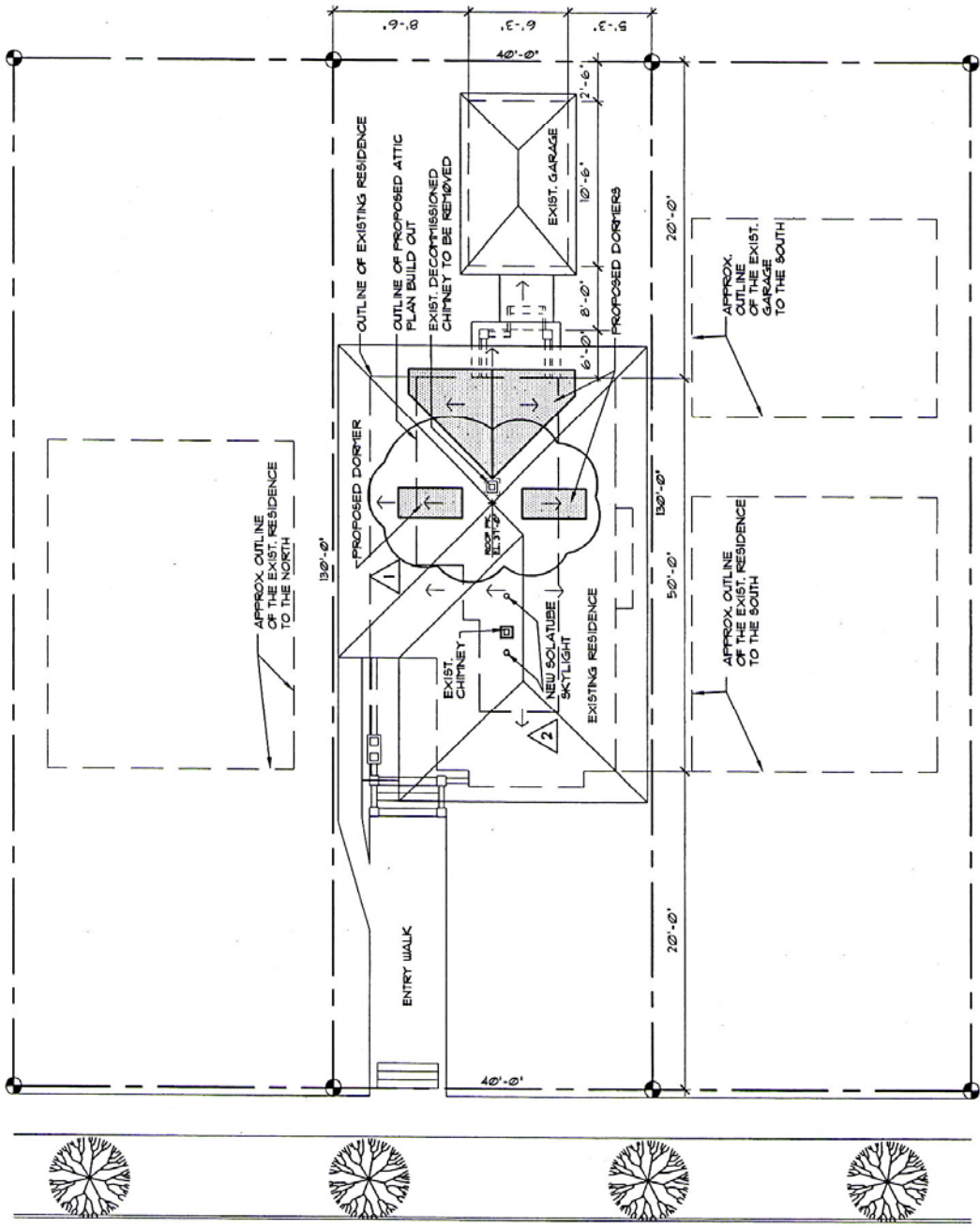
SP



LEGAL DESCRIPTION:  
LACROSSE ADDITION BLOCK 20 LOT 21  
MULTNOMAH COUNTY, PORTLAND, OREGON

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

LEGEND  
NEW ROOF DORTER



S.E. ELLIOT / POPLAR ALLEY

S.E. POPLAR AVENUE







EAST ELEVATION  
SCALE 1/8" = 1'-0"

NORTH ELEVATION  
SCALE 1/8"=1'-0"

