



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

FROM CONCEPT TO CONSTRUCTION

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

Date: March 13, 2014
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 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 13-226394 HR – REAR ADDITION AND EXTERIOR ALTERATIONS

GENERAL INFORMATION

Applicant: Jamuna & John Chiarini/2406 SE Tamarack Ave/Portland, OR 97214

Representative: Thomas Fallon/721 NE Hazelfern Place/Portland, OR 97232-2623

Site Address: 2406 SE Tamarack Avenue

Legal Description: BLOCK 29 LOT 22, LADDS ADD
Tax Account No.: R463306720
State ID No.: 1S1E02DC 08600
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 Bob Kellett at 503-232-0010.
Other Designations: Non-contributing resource in the Ladd's Addition Historic District, which was listed in the National Register of Historic Places on August 31, 1988.

Zoning: R5, Single Dwelling Residential 5000, with Historic Resource Overlay
Case Type: HR, Historic Resource Review
Procedure: Type II, an administrative decision with appeal to the Historic Landmarks Commission.

Proposal:

The applicant is seeking Historic Resource Review approval for a proposal to:

- make an approximately 400 square foot, single story, addition at the rear of the house;
- replace all existing (non-historic, vinyl) windows with metal clad wood windows;
- replace non-historic front porch deck, steps, columns, and railings with new wooden features; and
- install six traditional roof brackets on the front of the house.

Historic Resource Review is required because the proposal is for non-exempt exterior alterations in a historic district.

Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria specified in the Zoning Code (Title 33 of the Portland City Code). The criteria are:

- Ladd's Addition Conservation District Guidelines – New Construction

ANALYSIS

Site and Vicinity: The subject property, referred to as the W. E. Anderson in the National Register documentation for the Ladd's Addition Historic District, is a single story, Craftsman Style bungalow, built in 1924. It is evaluated as a non-contributing resource because of out of period alterations to the house, noted as aluminum sliding windows and brick veneer on the street facing foundation. The house has been further altered, with secondary vinyl windows replacing the aluminum ones noted in 1988.

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 February 11, 2014.

Agency Review: None of the notified Bureaus have responded with any issues or concerns.

Neighborhood Review: 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 requiring a new foundation. Therefore Historic Resource Review approval is required. The approval criteria are the *Ladd's Addition Conservation District Design Guidelines – New Construction*.

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

Ladd's Addition Conservation District Guidelines - New Construction

7. Foundations. Non-commercial structures should have foundations, which are three or four feet in height and constructed of masonry materials, such as ornamental concrete block, poured concrete with a stucco wash, or stone. Commercial buildings should have foundations, which are within six inches of the sidewalk elevation.

Findings: The proposed concrete foundation of the addition will continue the height and texture of the existing original foundation. *This guideline is met.*

8. Exterior Siding Materials. Materials used on new buildings should be consistent with predominant materials used on buildings of a similar use within the district. On single family residences and duplexes: stucco, horizontal wood siding, wood shingles, brick, or a combination of these materials. On commercial and multi-family residences: stucco and brick. The following materials are discouraged: plywood, used brick, shakes, exposed concrete block and metal.

Findings: The proposed siding is 8" wide cedar shiplap boards, matching the profile of the existing siding as closely as possible. The fact that this new siding may not exactly align with the old where they abut is desirable because it helps to differentiate the addition from the original building. The joint will and the differentiation will be further demarcated by a vertical trim board. *This guideline is met.*

9. Roof Form. Non-commercial buildings should have gable or hip roofs with medium to steep pitch. Dormers and gable roof projections are encouraged. Commercial buildings should have flat roofs with parapets or false fronts.

Findings: The proposed roof form will extend the existing gable roof form toward the rear of the lot, matching it in pitch, detailing, and material. *This guideline is met.*

10. Building Additions. Building additions should be in keeping with the original architectural character, color, mass, scale, and materials. Additions should be designed to have the least impact upon character-defining features and should be located inconspicuously when viewed from the street.

Findings: As noted in the previous two findings, the materials and massing of the proposed addition simply repeat the details of the existing house. Located at the rear of the house, the addition will be inconspicuous from the street by virtue of location, materials and massing. *This guideline is met.*

12. Front Façade Detailing. Primary entrances to buildings should be oriented to the street rather than to a rear yard or interior side yard. Front porches and projecting features such as balconies, bays and dormer windows are encouraged. Blank façades with no windows are discouraged.

Findings: Minor alterations to the front facade are proposed, including new wooden porch, steps, and columns and eave-supporting brackets, all of which, while not demonstrably accurate to the history of this particular resource, are nonetheless in keeping with the style and age of the house. Appropriate replacement windows are also proposed throughout, see following finding. These changes will help the building fit in better within its historic context. *This guideline is met.*

13. Windows and Doors. Window sashes and doors should be wood frames and detailed with wood trim. For commercial buildings, storefront windows with large fixed panes below and smaller frames above are encouraged. For other buildings, vertical, double-hung windows, as well as groups of vertical windows, which may be horizontal in overall expression, are encouraged.

Findings: All of the existing windows appear to be fin-mounted vinyl units of relatively recent installation, and the proposal is to replace them with all new metal-clad wood windows in the existing rough openings. They are predominately double-hung and of vertical proportions typical of the period of significance of the historic district. A glazed metal-clad wooden door and sidelight are also proposed at the recessed porch/deck at the rear. *This guideline is 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

Although not based on known historic conditions, the proposal will improve the non-contributing house's ability to blend into its historic context. 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 a rear addition and exterior alterations on a non-contributing resource in the Ladd's Addition Historic District;

The approval is per Exhibits C-1 through C-6, signed and dated March 6, 2014, subject to the following condition:

- A. As part of the building permit application submittal, each of the four 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-6. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 13-226394 HR. No field changes allowed."

Staff Planner: Dave Skilton



Decision rendered by: _____ **on March 6, 2014.**

By authority of the Director of the Bureau of Development Services

Decision mailed: March 10, 2014

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 November 8, 2013, and was determined to be complete on February 6, 2014.

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 November 8, 2013.

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 27, 2014** 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 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 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 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 28, 2014**.
- 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.

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:

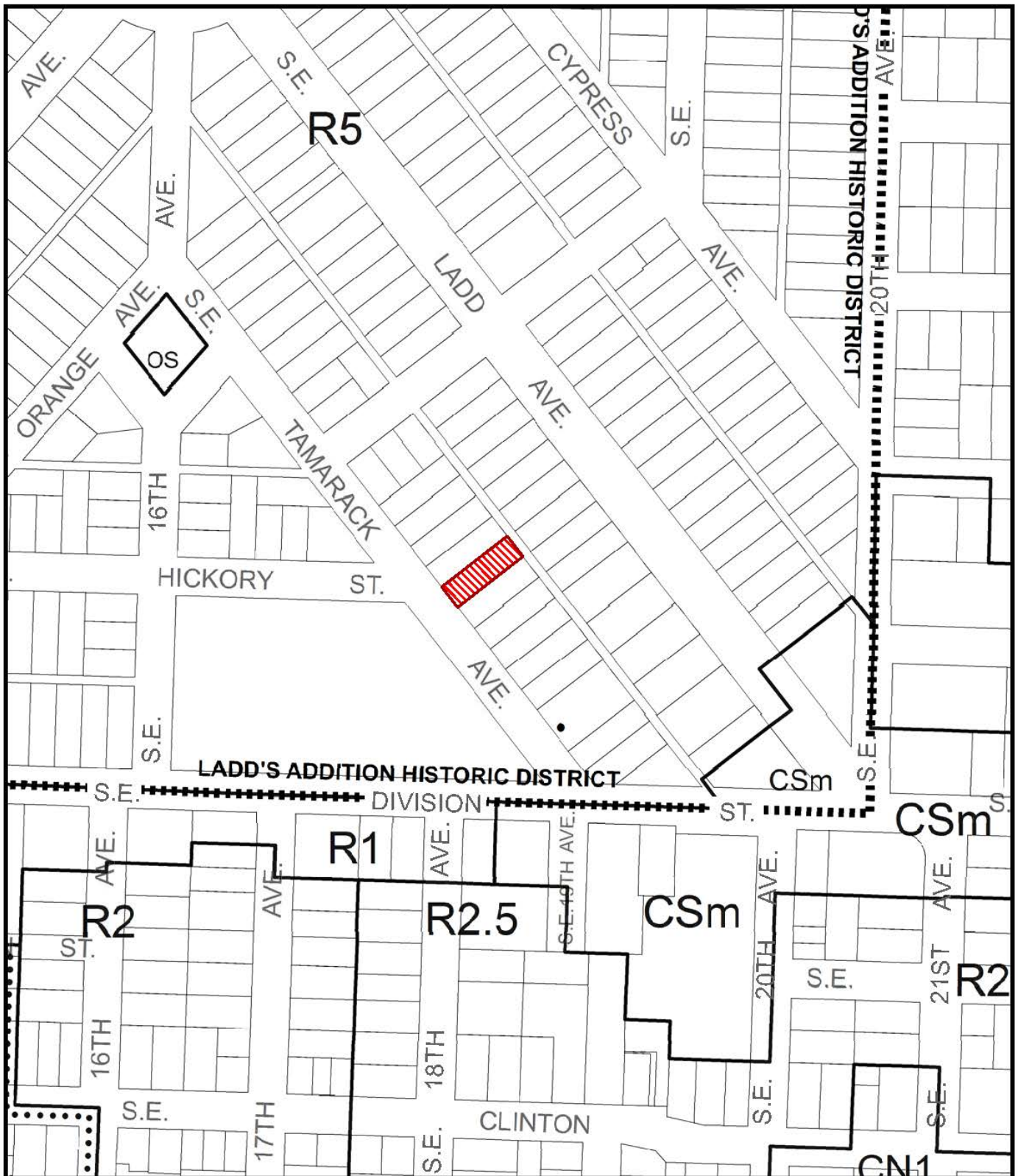
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Ground Floor Plan
 - 3. Front and Rear Elevations (attached)
 - 4. Northeast Elevation (attached)
 - 5. Southwest Elevation (attached)
 - 6. Door and Window Details
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Environmental Services
 - 2. Water Bureau
 - 3. Site Development Review Section of BDS
 - 4. Life Safety Review Section of BDS
 - 5. Bureau of Parks, Forestry Division
- F. Correspondence: none
- 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



Historic Landmark



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

File No.	LU 13-226394 HR
1/4 Section	3232
Scale	1 inch = 200 feet
State_Id	1S1E02DC 8600
Exhibit	B (Nov 13, 2013)

LOCATION MAP



CHIARINI RESIDENCE

A SINGLE STORY ADDITION

2406 SE TAMARACK AVE., PORTLAND, OREGON 97214

Property ID | R200714

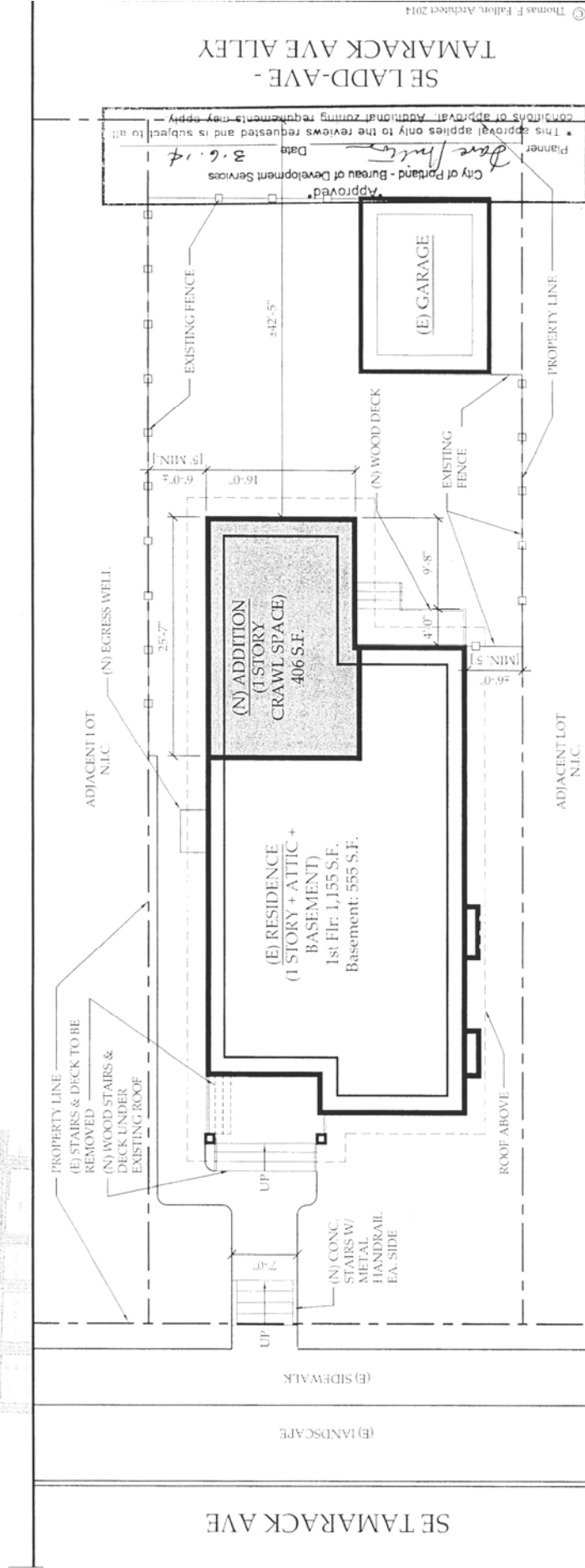
State ID | 1SJE02DC 8600

Alt Account # | R463306720

Legal | Ladds Add, Block 29, Lot 22

SHEET INDEX

- A1 COVER SHEET & SITE PLAN
- A2 FLOOR PLAN
- A3 FRONT & REAR EXTERIOR ELEVATIONS
- A4 SIDE EXTERIOR ELEVATION
- A5 SIDE EXTERIOR ELEVATION
- A6 WINDOW AND DOOR DETAILS



Owner:
John & Tamara Chiarini
503.260.8195
jchiarini@me.com

Prepared By:
Thomas F. Fallon, Architect
503.888.1574
thomasfallonarchitect@gmail.com



CHIARINI RESIDENCE

2406 SE TAMARACK AVE Portland, Oregon 97214

SITE PLAN



DATE: 2.3.2014

SHEET #:

A1

1-3

* Approved
City of Portland - Bureau of Development Services
Date 8.6.14
Planner Donna B. G.
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

SHEET 2:

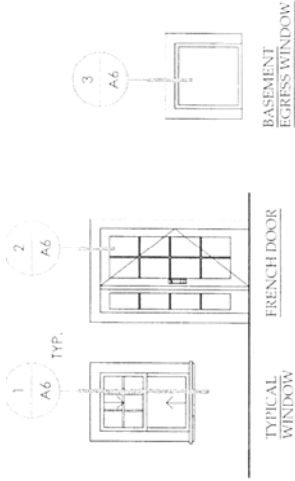
EXTERIOR ELEVATIONS



Prepared By:
Thomas F. Fallon, Architect
503.888.1574
thomasfallonarchitect@

C-3

NOTE: DIMENSIONS ARE APPROXIMATE.
FOLLOW EXISTING FINISHED FLOOR, ROOF SLOPE
AND MAXIMUM ROOF HEIGHT.



WINDOW AND DOOR
SECTION REFERENCES

(N) COMPOSITE ASPHALT SHINGLE ROOF
TO MATCH EXISTING STYLE, COLOR AND TEXTURE.

(E) DOOR BEYOND

T.O. ROOF
(MATCH EXIST.)

T.O. ROOF

(N) BRACKETS - TYP.
(OPTIONAL)

T.O. WALL

(N) WOOD TRIM AT
CORNERS - OPTIONAL
- ALL CORNERS
WINDOWS W/ TRIM
OPTION FOR NEW SILLS
OR TO MATCH EXISTING
FLUSH TRIM
T.O. FF

T.O. GRADE

(N) CEDAR
WOOD SIDING TO
MATCH EXISTING
8" EXPOSURE PROFILE

1 SIDE (NE) ELEVATION
1" = 8'-0"

ADDITION

(N) IN-FILL WINDOWS W/
NEW TRIM - TYPICAL ALL
EXISTING WINDOWS
(N) EGRESS WINDOW AND
TRIM IN (N) WELL
(N) DECK & RAILING
(N) TAPERED WOOD COL.
(STRUCT. COL. INTACT)
(N) STUCCO COL. BASE

(N) VERTICAL TRIM
AT ADDITION/EXISTING
INTERSECTION

Owner:
John & Jamuna Chiarini
503.260.8195
jchiarini@me.com

Prepared By:
Thomas F. Fallon, Architect
503.888.1574
thomastfallonarchitect@
gmail.com

CHIARINI RESIDENCE

2406 SE TAMARACK AVE Portland, Oregon 97214

SIDE (NE) EXTERIOR ELEVATION



DATE: 03/23/2014

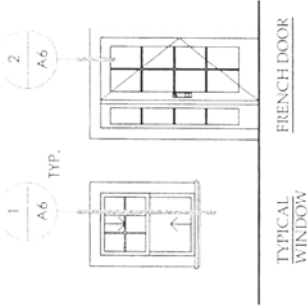
SHEET #:

A4

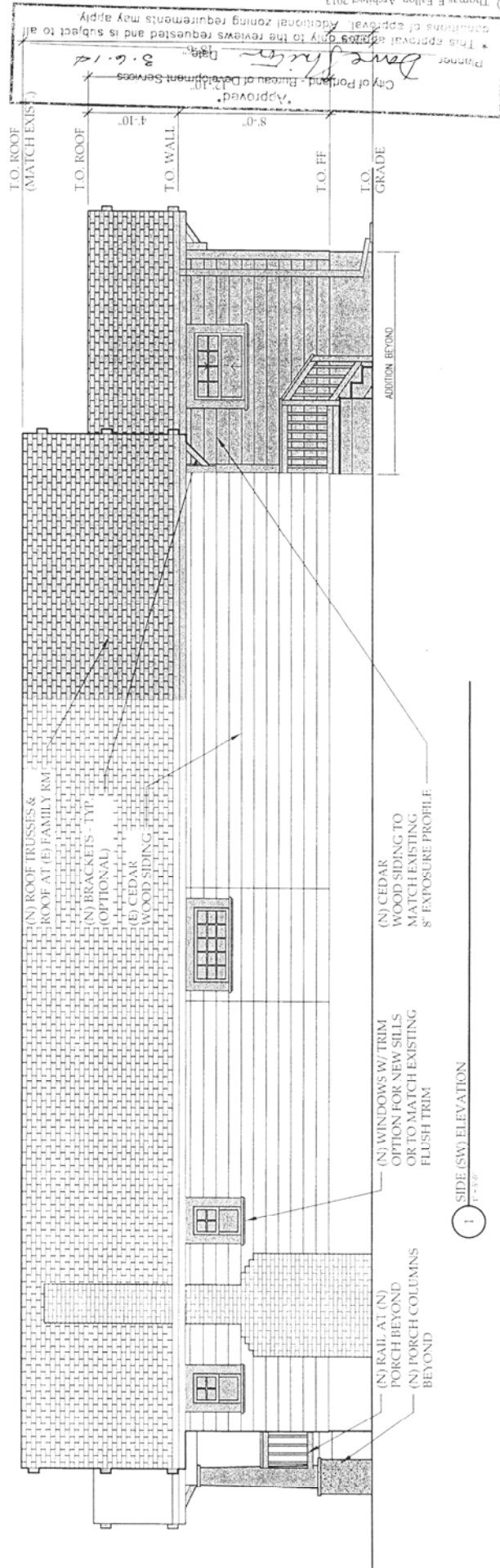
City of Portland - Bureau of Development Services
Approved: *Dave Miller*
Date: 3-16-14
Planner: *Thomas F. Fallon*
© Thomas F. Fallon, Architect 2013
This approval applies only to the specific requirements and conditions of approval.
Additional zoning reviews required by other departments are not included in this approval.

C-A

NOTE: DIMENSIONS ARE APPROXIMATE:
FOLLOW EXISTING FINISHED FLOOR, ROOF SLOPE
AND MAXIMUM ROOF HEIGHT.



WINDOW AND DOOR
SECTION REFERENCES



CHIARINI RESIDENCE

2406 SE TAMARACK AVE Portland, Oregon 97214

SIDE (SW) EXTERIOR ELEVATION



Owner:
John & Jamuna Chiarini
503.260.8195
jchiarini@me.com

Prepared By:
Thomas F. Fallon, Architect
503.888.1574
thomastallonarchitect@gmail.com

DATE: 2.3.2014

SHEET #:

A5

City of Portland - Bureau of Development Services
Approved: 3.6.14
Date: 3.6.14
* This approval is valid only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.
Thomas F. Fallon, Architect 2013

C-5