



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

FROM CONCEPT TO CONSTRUCTION

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**Date:** June 3, 2015  
**To:** Interested Person  
**From:** Staci Monroe, Land Use Services  
503-823-0624 / [staci.monroe@portlandoregon.gov](mailto:staci.monroe@portlandoregon.gov)

## **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, including the written response to the approval criteria and to public comments received on this application, 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 15-124801 HR** *CEDARWOOD WALDORF SCHOOL CANOPY RESTORATION*

#### **GENERAL INFORMATION**

**Applicant/Owner:** Jeremy Smith & Dave Demarkey  
Western Valley Waldorf Association / DBA Cedarwood Waldorf School  
3030 SW 2nd Ave / Portland OR 97201 / 503-245-1477

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

**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 Jim Gardner at 503-227-2096.  
**Business District:** South Portland Business Association, contact Kevin Countryman at 503-750-2984.  
**District Coalition:** Southwest Neighborhoods Inc., contact Leonard Gard at 503-823-4592.  
**Plan District:** None  
**Other Designations:** Historic Landmark in the South Portland Historic District  
**Zoning:** R2 – Multidwelling Residential 2000 zone  
**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 a proposal to restore the copper and glass canopy above the main entry on the front, west façade of the building, which is a designated Historic Landmark (known as the Neighborhood House). Historic Resource Review is required because the proposal is for a non-exempt exterior alteration on a Historic Landmark.

**Relevant Approval Criteria:**

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

- Lair Hill Conservation District Historic Guidelines

**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 multi-dwelling zones are intended to preserve land for urban housing and to provide opportunities for multi-dwelling housing. The R1 zone is a medium density multi-dwelling zone. It allows approximately 43 units per acre. Density may be as high as 65 units per acre if amenity bonus provisions are used. Allowed housing is characterized by one to four story buildings and a higher percentage of building coverage than in the R2 zone. The major type of new housing development will be multi-dwelling structures (condominiums and apartments), duplexes, townhouses, and rowhouses. Generally, R1 zoning will be applied near Neighborhood Collector and District Collector streets, and local streets adjacent to commercial areas and transit streets.

The Historic Resource Protection overlay 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 two applicable prior 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.

**Agency Review:** A Notice of Proposal in your Neighborhood was mailed on **May 12, 2015** to the Life Safety Plans Examiner Section of BDS who responded with general comments (see Exhibit E-1).

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on **May 12, 2015**. One written response has been received from the South Portland Neighborhood Association in response that states no concerns or objections (see Exhibit F-1).

## **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 a historic landmark 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 *Lair Hill Historic Conservation District Design Guidelines*.

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

### **Lair Hill Historic Conservation District Design Guidelines**

#### **6. Architectural Specifics – Entryways.**

1. All buildings should have a permanently protected entryway. (Awnings are not permanent protection).
2. On corner lots the main entrance should be on the nearest major street.
3. All main entrances should face the street.

#### **9. Architectural Specifics – Exterior Finish.**

1. Wood siding and shingles should be finished with a full-bodied paint, preferably of a semi-gloss finish.
2. Staining of wood shakes/shingles used for roofing is acceptable. Otherwise staining is not a preferred finish.

**Findings:** The projecting copper and glass marquee is original to the building designed by A. E. Doyle and constructed in 1910. The awning has undergone restorative work at least once at an unknown time in the past, and at some point had its original skirt, which was composed of alternating ribbed glass scallops and copper posts, removed. The skirt was eventually replaced with simple, flat sheet copper scallops and the entire awning was painted white. Water damage and weakening of the structural connection eventually resulted in the removal of what remained of the original awning.

The new awning will be an exact reproduction of the original in terms of size, materials and details. The copper cladding will be reproduced to A.E. Doyle original specifications obtained from the original plans. The original forms removed during demolition will be used to cast new parts with 16 ounce copper sheets used for the cladding. Safety ribbed glass inserts will be for the glass scallops. The existing tie-backs are ½” diameter chain link. It is unclear if the chain link tie backs are original or what the original tie-backs were, as it is not indicated in the original plans. The applicant performed considerable research through archived photos of the building, but to no avail. From this research the applicant found approximately half of the images of awnings in photos from a comparable period were chain link and the other half metal rods. Given this ambiguity, both the applicant and Staff conclude the chain link replacements of similar size are appropriate.

As restored in the exact location as the original, the awning will continue to provide

weather protection above the prominent main building. The materials and finishes will be the same as the original marquee ensuring the architectural integrity of the landmark building and its features are maintained. *These guidelines have been met.*

## DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

## CONCLUSIONS

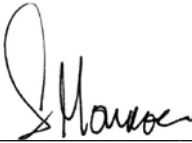
The purpose of the Historic Design Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. As restored in the exact location as the original, the awning will continue to provide weather protection above the prominent main building. The materials and finishes will be the same as the original marquee ensuring the architectural integrity of the landmark building and its features are maintained. This proposal meets the applicable Historic Design Review criteria and therefore warrants approval.

## ADMINISTRATIVE DECISION

Approval to restore the copper and glass canopy above the main entry on the front, west façade of the building, per the approved site plans, Exhibits C-1 through C-3, signed and dated 6/1/15, subject to the following conditions:

- 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.3. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 15-124801 HR."

**Staff Planner: Staci Monroe**

**Decision rendered by:**  **on June 1, 2015**  
By authority of the Director of the Bureau of Development Services

**Decision mailed: June 3, 2015**

**Procedural Information.** The application for this land use review was submitted on February 25, 2015, and was determined to be complete on **May 8, 2015**.

*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 February 25, 2015.

*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.

**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 must be recorded with the Multnomah County Recorder. A building or zoning permit will be issued only after the final decision is recorded. The final decision may be recorded on or after **June 3, 2015**. 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:

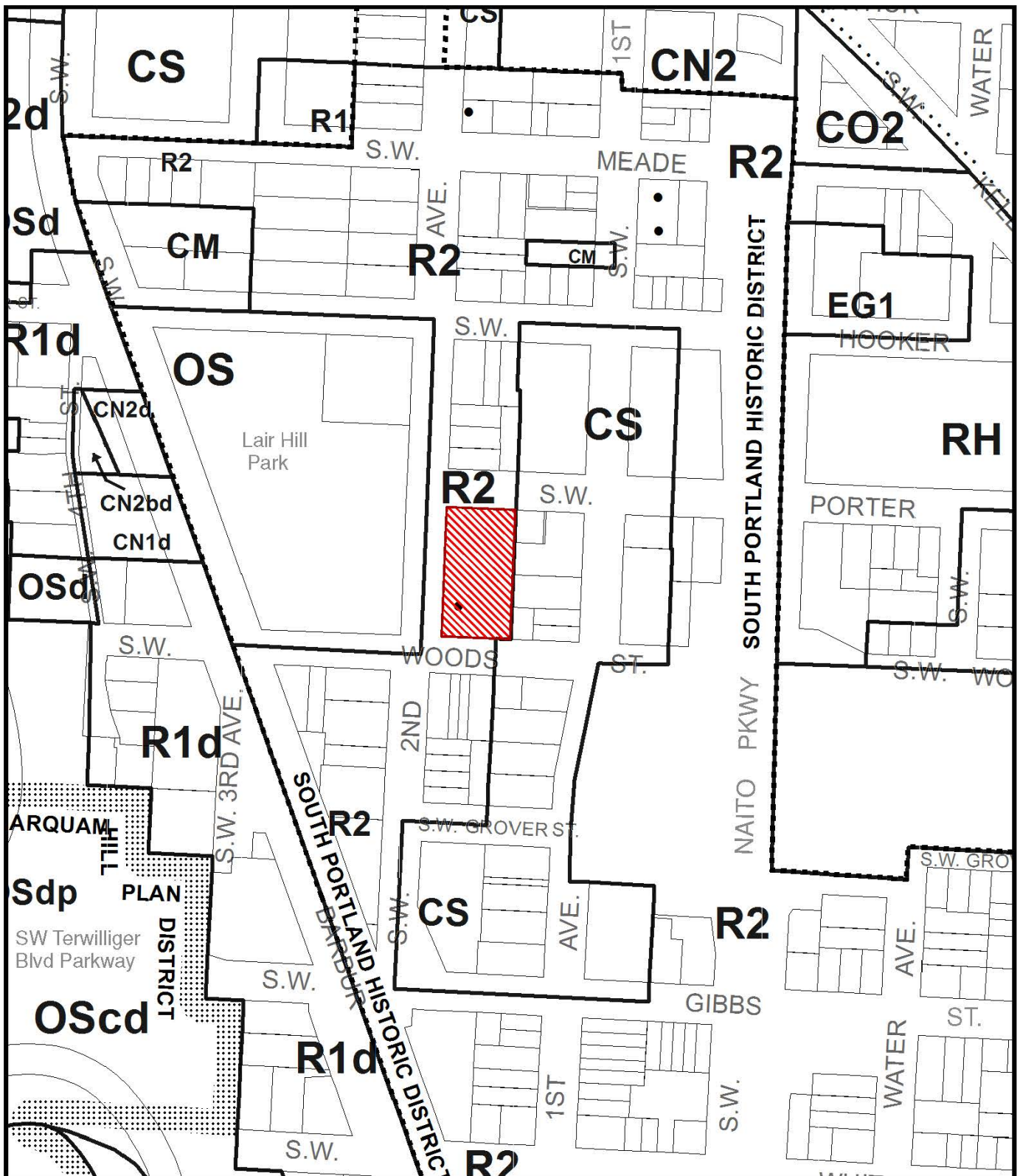
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code for the City of Portland, and all other applicable ordinances, provisions and regulations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

#### **EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
  - 1. Project Narrative
  - 2. Structural Calculations
  - 3. Photo of Existing Canopy
  - 4. Historic Information
  - 5. Email from application dated 5/18/15 regarding tieback material
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Site Plan (attached)
  - 2. Canopy Elevations & Ceiling Plan (attached)
  - 3. Enlarged Details & Sections (attached)
- D. Notification information:
  - 1. Mailing list
  - 2. Mailed notice
- E. Agency Responses:
  - 1. Life Safety Plans Examiner Section of BDS
- F. Correspondence:
  - 1. Jim Gardner / South Portland Neighborhood Association, 5/25/15, stating no concerns or objections to proposal.
- G. Other:
  - 1. Original LU Application
  - 2. Incomplete Letter dated 3/23/15
  - 3. Excerpt from NPS Nomination Form

**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



NORTH

This site lies within the:  
SOUTH PORTLAND

File No. LU 15-124801 HR

1/4 Section 3329

Scale 1 inch = 200 feet

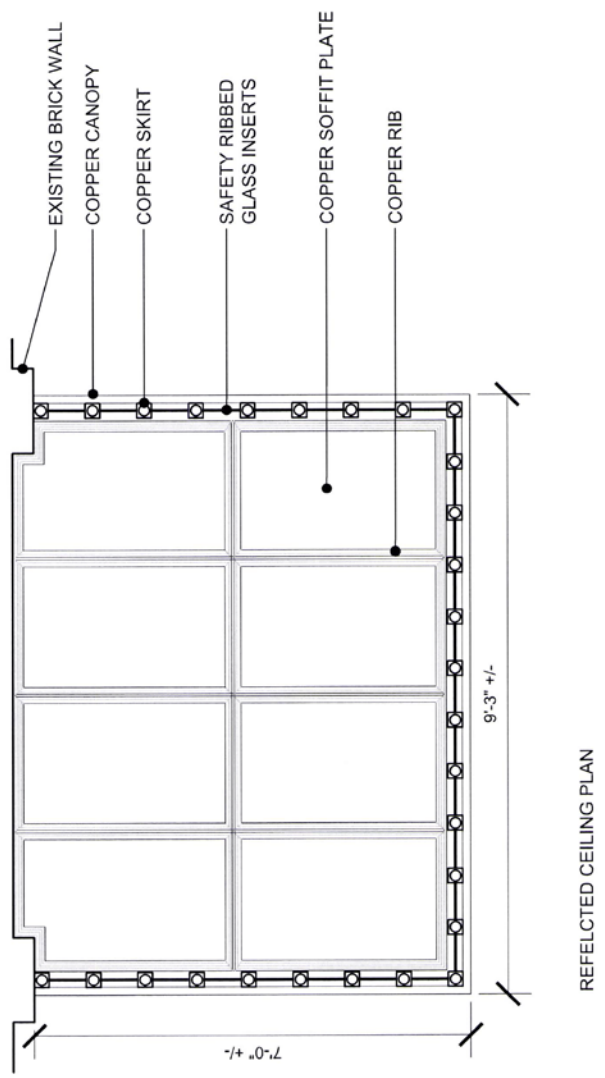
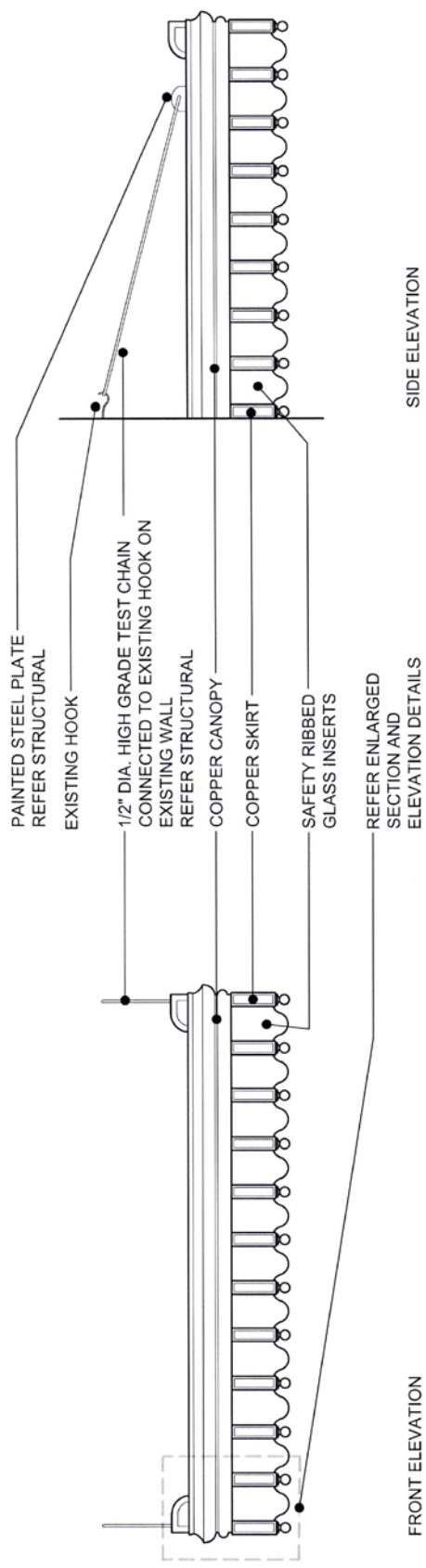
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Exhibit B (Mar 02,2015)









\*Approved\*  
 City of Portland  
 Bureau of Development Services  
 Planner S. Mon  
 Date 6/1/15  
 \* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

CEDARWOOD WALDORF SCHOOL  
 REPLACEMENT OF ORIGINAL COPPER MARQUISE CANOPY

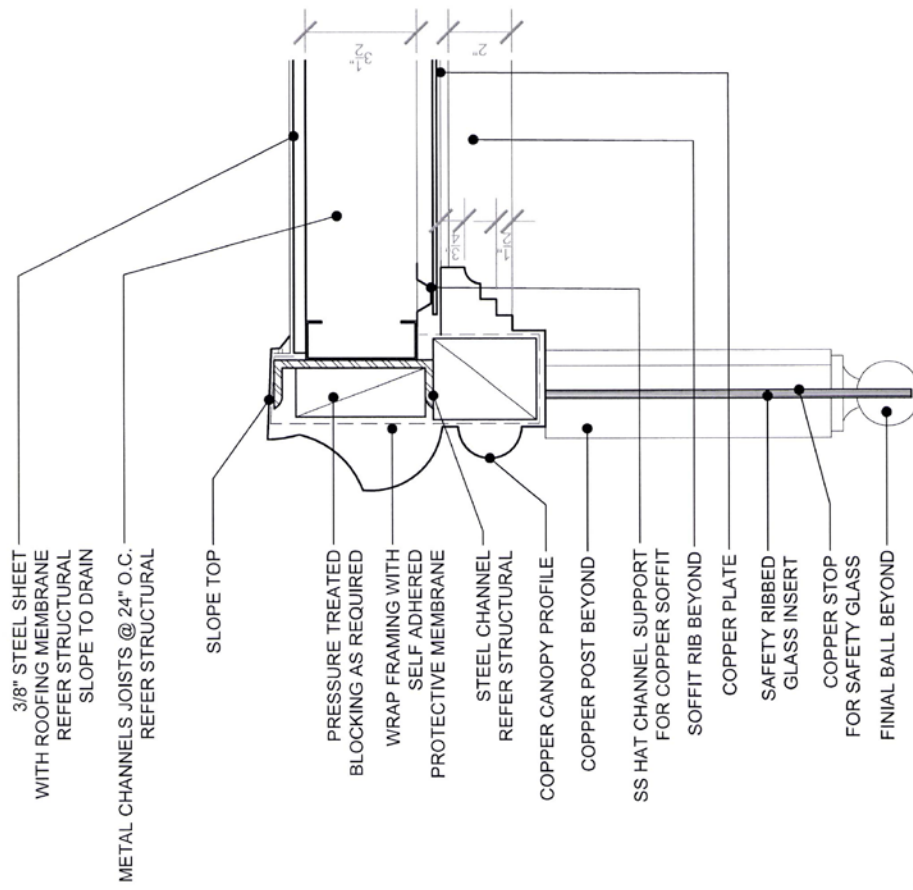
SCALE: 1/2"=1'-0"

05.07.15

BETH CANTRELL ARCHITECTURE LLC

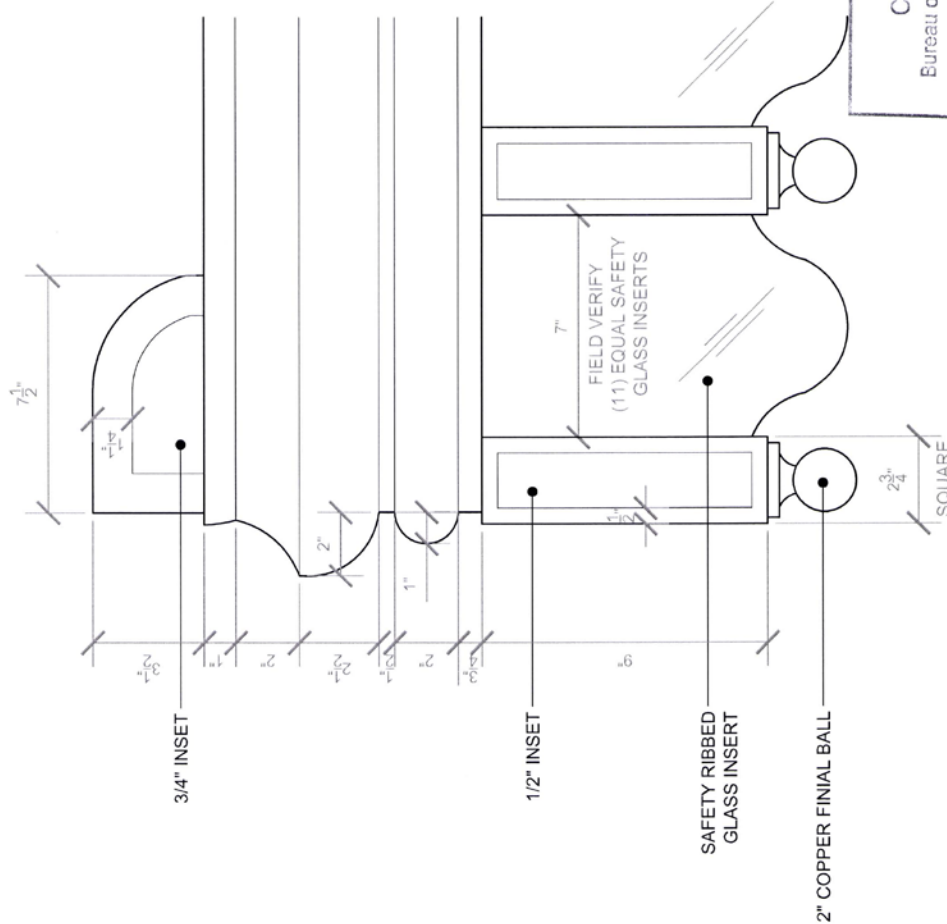
W 15-124801 HR

EX-C-2



ENLARGED DETAIL - SECTION

NOTE: ALL MATERIALS TO BE  
16 OUNCE COPPER  
UNLESS OTHERWISE NOTED



\*Approved\*  
City of Portland  
Bureau of Development Services  
Planner *SNW*  
Date *6/1/15*  
\* This approval applies only to the  
reviews requested and is subject to all  
conditions of approval.  
Additional zoning requirements may apply.

ENLARGED DETAIL - ELEVATION

CEDARWOOD WALDORF SCHOOL  
REPLACEMENT OF ORIGINAL COPPER MARQUISE CANOPY

SCALE: 3"=1'-0"

05.07.15

BETH CANTRELL ARCHITECTURE LLC

W 15-124801 HP

EX. C-3