



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

FROM CONCEPT TO CONSTRUCTION

Charlie Hales, Mayor
Paul L. Scarlett, Director
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www.portlandoregon.gov/bds

Date: March 26, 2013
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 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 13-116903 HDZ

1610 SE HOLLY FRONT STAIRS AND RAILINGS

GENERAL INFORMATION

Applicant/Contact: Philippe De La Mare/DeLaMare Development
5546 SW Kenny St/Lake Oswego, OR 97035

Applicant/Owner: Leslie McCord
5546 SW Kenny St/Lake Oswego, OR 97035

Owner: Apollo Properties LLC
5260 Carillon Pt/Kirkland, WA 98033-7378

Site Address: 1610 SE HOLLY ST

Legal Description: BLOCK 18 LOT 7, LADDS ADD
Tax Account No.: R463304020
State ID No.: 1S1E02DB 10000
Quarter Section: 3232
Neighborhood: Hosford-Abernethy, contact Joanne Stainbrook at 503-231-9245.
Business District: Hawthorne Blvd. Bus. Assoc., contact Hilda Stevens at 503-774-2832.
District Coalition: Southeast Uplift, contact Bob Kellett at 503-232-0010.
Historic District: Ladd's Addition Historic District
Other Designations: Contributing resource
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 in the Ladd's Addition Historic District for the installation of new painted wood steps, a new wrought-iron railing, and new concrete first step on the front of the Robert & Margaret Robinson Residence, built in 1906 in the Craftsman/Prairie style, and listed as a contributing resource. The existing lattice work under the stair stringers will remain and the new treads and risers will be painted. Historic Design Review is required for non-exempt alterations to structures in Historic Districts.

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 site is located on a 5,120 square feet parcel in the north end of Ladd's Addition, along SE Holly Street. The site is developed with an existing two-story home and detached garage, originally constructed in 1906. The house and entry porch with stairs is oriented to the north facing SE Holly Street.

The surrounding area is exclusively residential, although one block to the north is the east-west Hawthorne Boulevard commercial corridor. Most nearby properties are existing, well-maintained homes and small apartment structures of similar early twentieth-century vintage as the home on this site. The abutting streets are all improved with paved roadways, on-street parking, curbing, street trees, and paved public sidewalks. SE Holly Street is designated a Local Service Bikeway and a Local Service Walkway.

Zoning: The Residential 5,000 (R5) base zone is intended to preserve land for housing, and to provide housing opportunities for individual households. The development standards of the R5 zone seek to promote desirable residential areas by addressing aesthetically pleasing environments, safety, privacy, energy conservation, and recreational opportunities. The Ladd's Addition Historic District designation triggers a Historic Design Review process for most exterior alterations within the district. Historic preservation beautifies the city, enhances the city's economic health, and protects significant elements of the city's and region's heritage.

Land Use History: City records indicate no prior land use reviews for this site.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **February 28, 2013**. The following Bureaus have responded with no issues or concerns:

- Life Safety Review Section of BDS

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on February 28, 2013. 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 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: Other than maintenance and repair, the only change to the front street-facing façade associated with the proposal is replacement of the front steps and non-original pipe railing with new wooden and concrete steps, and a new code-compliant vertical picket metal railing. The proposed steps will be in the same location as the original steps and the proposed metal railing will be very visually open, allowing for views through it from the side. The architectural integrity of the street-oriented façade will be maintained with these simple replacements of existing features with new features of the same size, scale, and location as the originals. *This guideline is therefore met.*

2. Foundations. Changes to the foundation should match or be compatible with the original foundation in height and materials.

Findings: No changes are proposed to the original house foundation. The proposed stairs and railings do not alter the existing foundation. *This guideline is therefore met.*

5. Front Façade Detailing. Original entrances to buildings, front porches and projecting features, such as balconies, bays, and dormer windows should be retained or restored.

Findings: The existing front steps are beyond repair and need to be replaced. The proposed replacement steps will be constructed in the same manner, located in the same place, and be made out of the same wood and concrete materials as the existing ones. A non-original replacement pipe railing will be removed and a new code-compliant metal railing with vertical pickets will be installed. The front porch will be repaired and painted, but otherwise left in the existing configuration. *This guideline is therefore met.*

10. Front Lawn. On sites of non-commercial structures, retention of front lawns, mature trees, and older shrubs and perennials are encouraged. Plants popular in the 1910's and 1920's are encouraged. The predominant use of ground covers, such as bark mulch and broadleaf evergreens, is discouraged. Original grades should be retained; berms and excavations are discouraged

Findings: The existing landscaped front lawn will be retained. There is no proposal for additional plantings or changes to the original grades. *This guideline is 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: The proposed new steps and railing will be visible from walkways. The existing front porch and main entry will not be obscured by the proposed steps or railing so that views to the adjacent yard areas and sidewalk will remain. This will allow for continued surveillance of the area. *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

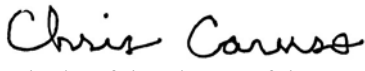
The Historic Design Review process seeks to preserve and protect the city's significant historic resources, and implements Portland's Comprehensive Plan policies for historic preservation. Historic preservation beautifies the city, promotes the city's economic health, and helps to preserve and enhance the value of older properties. The proposal involves the replacement of non-original and deteriorating features on the front of the existing home. Overall the proposal will improve the appearance of the house from the street, while still maintaining a near-original appearance on the exterior. Therefore, the proposal meets the applicable Ladd's Addition guidelines and should be approved.

ADMINISTRATIVE DECISION

Approval of Historic Design Review in the Ladd's Addition Historic District for the installation of new painted wood risers and treads, a new wrought-iron railing, a new concrete first step, and the retention of the existing stringer side lattice panels, all on the front of the Robert & Margaret Robinson Residence, built in 1906 in the Craftsman/Prairie style, and listed as a contributing resource, per the approved site plans, Exhibits C-1 through C-2, signed and dated March 22, 2013, 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.2. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 13-116903 HDZ. No field changes allowed."

Staff Planner: Chris Caruso

Decision rendered by:  **on March 21, 2013.**
By authority of the Director of the Bureau of Development Services

Decision mailed: March 26, 2013

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 February 15, 2013, and was determined to be complete on February 25, 2013.

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 15, 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. Unless further extended by the applicant, **the 120 days will expire on: May 26, 2013.**

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 April 9, 2013** 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 **April 10, 2013.**
- 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:

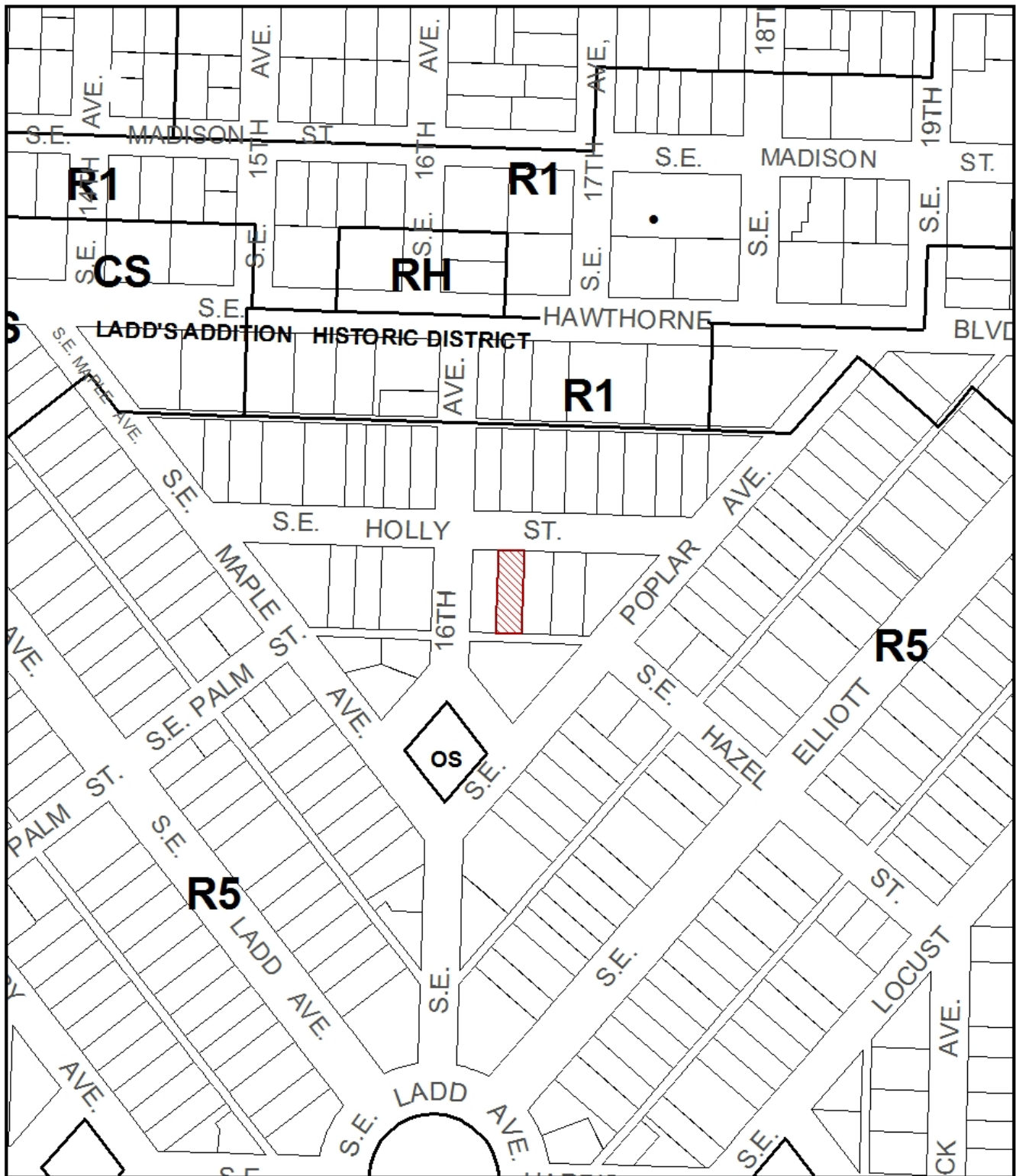
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Information
 - 1. Statement & Photos
 - 2. Response to neighborhood email March 21, 2013
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Elevations and Details (attached)
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses: no concerns
- F. Correspondence: none received
- 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



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

File No.	LU 13-116903 HDZ
1/4 Section	3232
Scale	1 inch = 200 feet
State_Id	1S1E02DB 10000
Exhibit	B (Feb 20,2013)

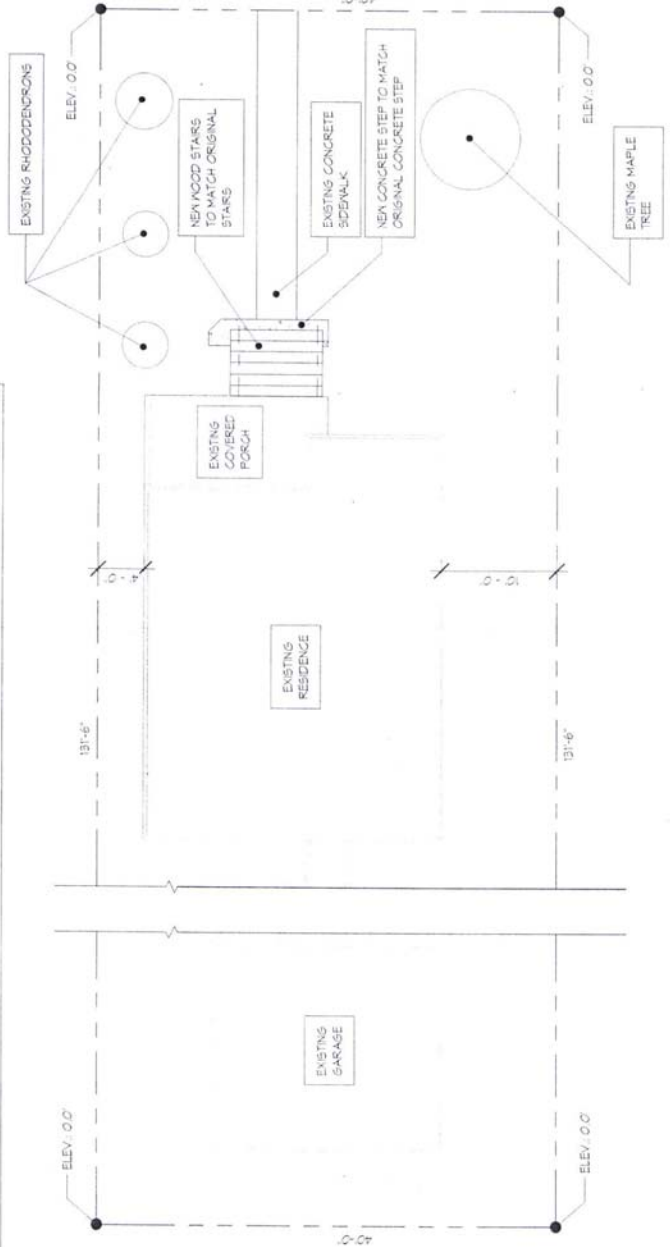
2	PERMIT SET	02/19/2013

PROJECT LEGAL:
LADD'S ADDITION, BLOCK 18,
LOT 1, MAP 3232

PROJECT ADDRESS:
1610 SE HOLLY ST.
PORTLAND, OREGON 97214

INTERVIOUS AREAS:
OVERALL LOT:
DRIVEWAY:
PATIO:
WALKWAYS:
TOTAL ROOF AREAS (INCLUDING OVERHANGS):
FRONT PORCH WITH NEW STEPS:
TOTAL:
BUILDING COVERAGE FOOTPRINT:

5,260 SQ. FT.
N/A
N/A
194 SQ. FT.
1970.55 SQ. FT.
165.42 SQ. FT.
2330.5 SQ. FT.
1,225.2 SQ. FT.



1 SITE PLAN
SCALE: 1" = 10'-0"

Approved
City of Portland
Bureau of Development Services
Planner *C. C.*
Date *3/21/13*

* This approval applies only to the
revisions requested and is subject to all
conditions of approval.
Additional zoning requirements may apply.

Prestige Custom CAD Designs
3159 30th St. SE
Albany, Oregon 97322
(541) 928-3356
http://www.pc-caddesigns.net

Custom Home Design / Architecture Renderings / Bird Drafting Services

FRONT STEPS REPLACEMENT
PHILIPPE DE LA MARE
1610 SE HOLLY STREET
PORTLAND, OREGON 97214

PROJECT NO. 2013-04-110
DATE: 02/19/2013
SCALE: AS SHOWN
DESIGNED BY: TN
DRAWN BY: TN
CHECKED BY: TN
SHEET TITLE: SITE PLAN
SHEET NO. A-101

LI)13-116903 H02

EXH. C-1

2

02/15/2013

PERMIT SET

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DESIGNER IS NOT A LICENSED ARCHITECT OR ENGINEER. THESE PLANS DO NOT REPRESENT A PROFESSIONAL ENGINEERING OR ARCHITECTURAL DESIGN. NO PROFESSIONAL ASSISTANCE WAS PROVIDED.

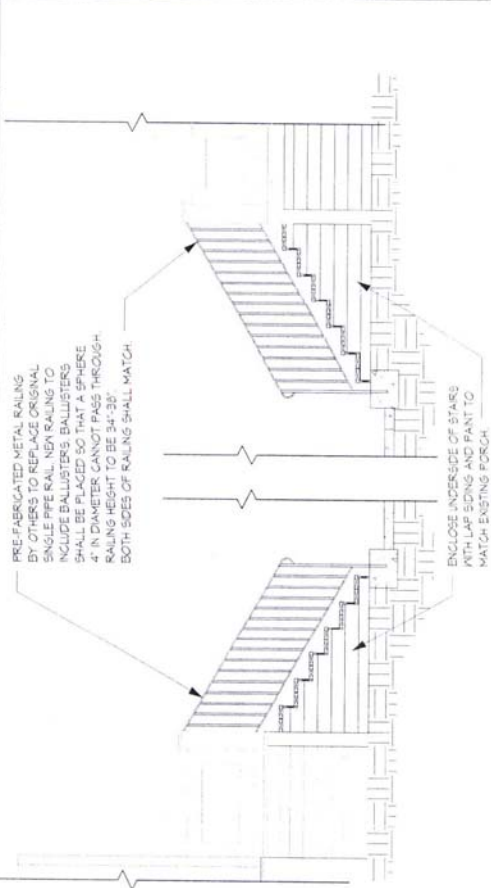
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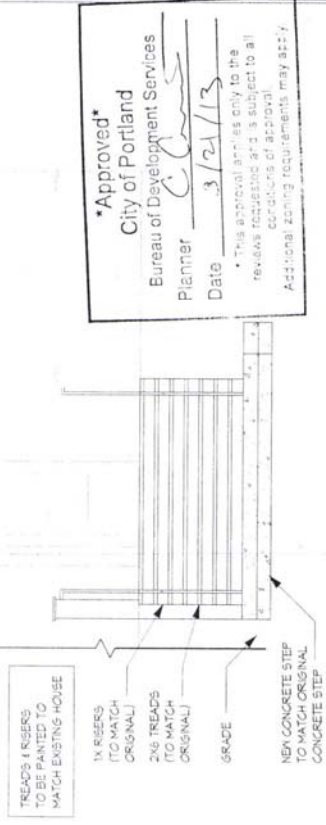


PROJECT NO. 2013-01-W-0
DATE: 02/15/2013
SCALE: AS SHOWN
DESIGNED BY: TK
DRAWN BY: TK
CHECKED BY: TK
SHEET TITLE
FLOOR PLAN, ELEVATIONS & SECTION
SHEET NO. A-102

FRONT STEPS REPLACEMENT
PHILIPPE DE LA ZARRE
1610 SE HOLLY STREET
PORTLAND, OREGON 97214

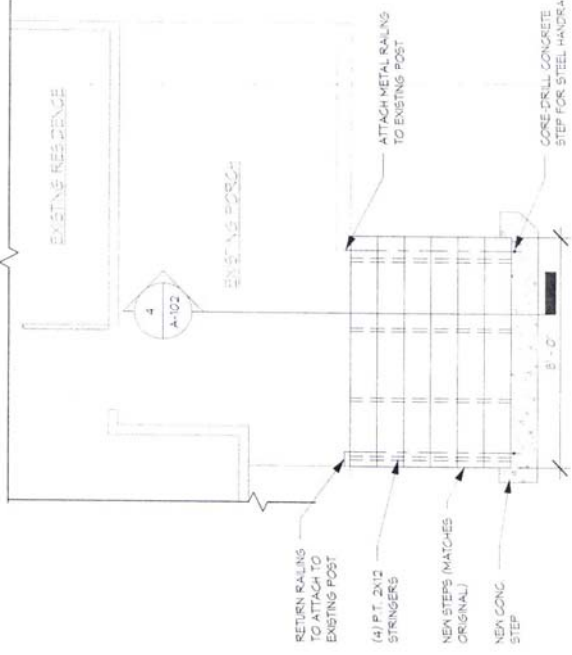


2 LEFT & RIGHT ELEVATIONS
SCALE: 1/4" = 1'-0"

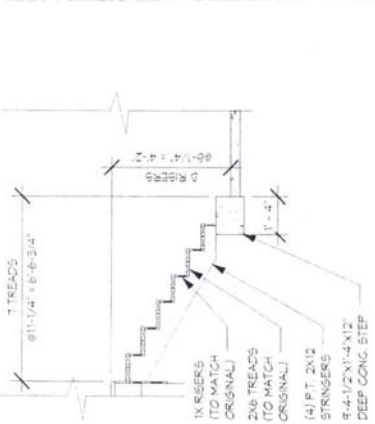


3 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

Approved
City of Portland
Bureau of Development Services
Planner
Date 3/21/13
*This approval applies only to the revisions requested and is subject to all conditions of approval.
Additional zoning requirements may apply.



1 NEW STAIR PLAN
SCALE: 1/4" = 1'-0"



4 SECTION @ NEW STAIR
SCALE: 1/4" = 1'-0"

EXH. C-2

11113-111.903 HDZ