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United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Holden, William R., Residence (Boundary Decrease)

other names/site number N/A

Name of Multiple Property Listing N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

street & number 6353 S.E. Yamhill Street not for publication

city or town Portland vicinity

state Oregon code OR county Multnomah code 051 zip code 97215-2832

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance: ___ national ___ statewide X local

Applicable National Register Criteria: ___ A X B X C ___ D

Christina Curran 9.12.16
Signature of certifying official/Title: Deputy State Historic Preservation Officer Date

Oregon State Historic Preservation Office
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register ___ determined eligible for the National Register

___ determined not eligible for the National Register ___ removed from the National Register

other (explain): boundary decrease certificate

[Signature] 11/4/16
Signature of the Keeper Date of Action

United States Department of the Interior
National Park Service

Holden, William B., Residence (Boundary Reduction)
Name of Property Multnomah, OR
County and State N/A
Name of multiple listing (if applicable)

**National Register of Historic Places
Continuation Sheet**

Section number _____ Amendment _____ Page 1

Holden, William B., Residence

6347 SE Yamhill Street
Multnomah Co., Portland, OR
NR# 99000605
Listed Date: June 20, 1999

The purpose of this continuation sheet is to delete from the William B. Holden Residence nomination a strip of land 7,578 square feet in size along the northern boundary. The subject parcel is open land that has been significantly altered and no longer contains its integrity as relates to the historic and architectural values of the Holden Residence. It was subdivided from the main parcel and sold in 2013.

The amendments to the William B. Holden Residence nomination are summarized below:

SECTIONS 1 through 3

Sections 1 through 3 are resubmitted with updated information.

SECTION 7

Section 7 describes the section being deleted from the nomination.

SECTION 8

This section provides background and justification for decreasing the boundary, eliminating a 7,578 square foot section along the north boundary.

SECTION 10

Section 10 identifies that portion of the parcel being deleted from the National Register-listed property. This includes a boundary description, acreage, longitude/latitude references and boundary justification

OTHER DOCUMENTATION

Revised tax lot, site plan, 7.5 minute USGS, Sanborn Maps, historic photographs and current photographs illustrating the boundary reduction are included with this documentation.

Signatures


Christine Curran, Deputy State Historic Preservation Officer

9.12.16
Date

Holden, William B. Residence (Boundary Reduction)
Name of Property

Multnomah, OR
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only **one** box.)

Number of Resources within Property
(Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
		buildings
-1		site
		structure
		object
-1		Total

Number of contributing resources previously listed in the National Register

2

6. Function or Use

Historic Functions
(Enter categories from instructions.)

LANDSCAPE/Garden

Current Functions
(Enter categories from instructions.)

LANDSCAPE/Unoccupied land

7. Description

Architectural Classification
(Enter categories from instructions.)

N/A

Materials
(Enter categories from instructions.)

foundation: N/A
walls: STONE

roof: N/A
other: _____

Holden, William B. Residence (Boundary Reduction)
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Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity).

Summary Paragraph

The boundary decrease removes a 7,578 square foot linear section from the north portion of the original 30,902 square foot property, leaving a remaining parcel of 23,324 square feet for the National Register-listed property. The subject portion being deleted is irregular in shape. Once an integral part of John Grant's landscape for the property, the land has lost its integrity as part of that landscape and no longer retains the capacity to convey architectural or historic associations.

Narrative Description

The boundary decrease removes a 7,578 square foot linear section from the northern portion of the original 30,902 square foot property, leaving a remaining parcel of 23,324 square feet for the National Register-listed property. The subject portion being deleted is irregular in shape, 37 feet north-south at the east where it is proximate to the house, expanding to 70 feet north-south at the west, where it is proximate to the grounds. The section being deleted does not contain any buildings. Once part of the John Grant landscape for which the larger property was listed, this land today lacks historic or architectural integrity. At the far east, the decrease removes the northern portion of a non-original rose garden with a low-rise dry laid perimeter stone wall. The majority of the remaining land is best described as scruffy lawn that slopes downward approximately 30 feet from east to west. At the far west are mature yet modern arbor vitea, conifers, and shrubs. None of the existing plantings on the parcel proposed to be deleted are over 50 years old.ⁱ

ⁱ Kiest, Craig S., Huntington & Keist Landscape Architects Letter to Diana Painter, Oregon State Historic Preservation Office, March 21, 2016.

Holden, William B. Residence (Boundary Reduction)
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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance

(Enter categories from instructions.)

Period of Significance

Significant Dates

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation (if applicable)

N/A

Architect/Builder

Grant, John A. (Landscape Architect)

Period of Significance (justification) N/A

Criteria Considerations (explanation, if necessary) N/A

Holden, William B. Residence (Boundary Reduction)
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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations).

The William B. Holden Residence is listed under Criteria B and C for its association with noted physician William B. Holden, as a notable example of Tudor Revival residential design by Portland architect Roscoe Hemenway, and as an early and unique landscape design by Northwest landscape architect John A. Grant. Unfortunately, as described below, the land at the north of the property has been substantially modified and it no longer has sufficient integrity to convey the architectural or landscape values expressed in the National Register nomination. At the east, the land has been partially re-graded; elsewhere the landscape is altered. While the Grant landscape is now 85 plus years old, none of the plantings in this section are more than 50 year old. While still associated with landscape architect John A. Grant, it no longer conveys the reasons for its significance.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The boundary is being revised to reflect the current tax lot and proposed boundary for the National Register-listed resource. In 2013, the current property owners sold the northern 7,578 square feet of the 30,902 square foot site; the subject parcel is zoned for a single family house.

The 1999 National Register nomination identifies two contributing resources: The first is a contributing building, the W. B. Holden Residence, designed by Portland architect Roscoe Hemenway and built in 1929.² The second is a contributing site, a landscape designed by Northwest landscape architect John A. Grant. The Holden House is significant under Criterion C as an early example of Hemenway's Tudor Revival residential design. It is also significant under Criterion B for its association with Dr. Holden, a prominent Portland surgeon and long-term administrator of the Portland Adventist Medical Center. Finally, it is significant under Criterion C for Landscape Architecture as a "unique and intact design by John Alexander Grant."³

The land being deleted from the National Register is void of integrity and lacks the capacity to convey its historic and architectural values. A photograph (additional document figure 6, page 23) thought to date to 1930 illustrates the subtlety and grace of the original landscape. The view looks northeast toward the Rippey House. While his house was under construction, Dr. Holden sold the northern portion of his original parcel to his daughter and son-in-law, Edward Rippey. Rippey hired Hemenway to design his house and Grant to landscape the property. Holden retained the land further north until the 1950s.

In the photograph, the Holden House is center right. In the distance are the trees that line Yamhill Street along Mt. Tabor Park. To the left is a deep and broad landscaped tree well with a gently downwardly sloping lawn running northwest from the Holden House and continuing north toward the Rippey House (out of the photograph frame). Access down to the tree well from the north, both from the house and from Yamhill Street appears to be via stone stair descending southwest from a tall stone retaining wall. Nestled in the tree well appears to be a settee. The line of sight suggests that the landscape is unbroken from the Holden to Rippey House.

Current images offer a strikingly different image. Two modern single family houses have been built along an east-west axis on the land between the Holden and Rippey Houses. The first is a 5,000

² Roscoe, D. Hemenway, Architectural plans for Dr. & Mrs. Holden, Portland, Oregon. Oregon Historical Society, Manuscript Collection.

³ National Park Service, "Holden, William B. Residence, National Register of Historic Places," April 21, 1999, Section 8, Continuation Page 1.

Holden, William B. Residence (Boundary Reduction)
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square foot three-story plus basement house on a 5,000 square foot lot, constructed in 2014. The second is two levels plus basement with a 1,400 square foot footprint plus a 400 square foot detached garage on a similar size lot, constructed in 2015. To do this, the gentle slope to land along Yamhill has been infilled and the two neighboring parcels to the north generally re-graded. This construction is adjacent to the Holden property at the northeast. Where in the 1930 photograph, the landscape drops below the road grade and flows gracefully west, the current parcel is at grade at the street and the slope west is considerably abrupt.⁴ The land continues to slope downward but the lawn is best characterized as scruffy. Nearby are two sets of 30 foot solar panels that have been installed with pipe frame and concrete pads. There is also a nearby modern freestanding wood deck, roughly 64 square feet, with a lightweight wood pile foundation. The vegetation, including shrubbery and trees, is modern, overgrown and lacks coherency.

Simply put, modern changes have obliterated the Grant landscape design on this parcel.

In creating this subject parcel, the current owners took care to create a buffer to protect the architectural and historic values associated with the remaining parcel. Specifically, to minimize impacts as a result of sub-dividing the land, the owners defined the tax lot as a trapezoid, 37 feet north-south at the east where it is in proximity to the garage, expanding to 70 feet north-south at the west at roughly 100 feet from the eastern boundary.

From the perspective of architectural significance, the boundary decrease does not affect the house, its primary elevations, or primary vistas. Architectural drawings by Hemenway were limited to the house design and did not include any site or landscape designs for the larger parcel. Nonetheless, the house was prominently sited on a hilltop. The street elevation faces east toward Mt. Tabor Park. Organized along a north-south axis, the house also has a second primary elevation facing west along the downward slope of the land, with prominent vistas on the horizon and Grant's landscape in the foreground. As noted, the north side of the house included the two car garage with a short connecting breezeway.

Integrity Analysis: Integrity is the ability of a property to convey its significance. The boundary decrease does not physically affect the historic house, and allows a traditional buffer to the garage. The removal of the subject parcel from the National Register-listed property boundary does not affect the historic and architectural values as the segregated parcel itself has lost its integrity and no longer contributes to the property.

The National Park Service identifies seven aspects of integrity. The relative merit of each aspect varies according to the resources significance. The seven aspects are: Location, Design, Setting, Materials, Workmanship, Feeling and Association. Based on the discussion above, location is intact, but the six other aspects of integrity are largely missing. The land is not evocative of a historic design, feeling or association. Nor is the landscape sufficiently intact to reflect workmanship or materials. Comparing the historic photographs with contemporary photos, illustrates how much the setting has changed. The landscape as a historic feature is gone.

⁴ Geotech excavations confirm the presence of "fill" on the subject property.

Holden, William B. Residence (Boundary Reduction)
Name of Property

Multnomah, OR
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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

“Arboretum’s Primroses To Be Shown,” *Seattle Times*, 3/30/1941.

“Building Permits More Than \$1000: Dr. Rippey.” *The Sunday Oregonian*. 7/28/1929.

“Doctor Plans to Building New House: Dr. W. B. Holden to Build Home in Mount Tabor District.”
The Sunday Oregonian. 4/7/1929.

“Garden Clubs Will Sponsor Field trip to Tacoma Home,” *Seattle Times*, 6/11/1937.

Godfrey, Louise. “A Woman, A Garden, An Organization: The Berry Botanic Garden at 25.”
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Grant, John A. and Carol L. Grant. *Garden Design Illustrated*. Portland, OR: Timber Press, 1983.

Grant, John A. and Carol L. Grant. *Trees & Shrubs for Pacific Northwest Gardens*. Portland, OR:
Timber Press, 1990 (1st edition, 1943).

“Grant, John and Carol, Landscape Architects.” *Pacific Coast Architecture Database*.
<http://pcad.lib.washington.edu/firm/2765/>.

Hemenway, Roscoe, D. Architectural plans for Dr. & Mrs. E. E. Rippey, Portland, Oregon. Oregon
Historical Society, Manuscript Collection.

Hemenway, Roscoe, D. Architectural plans for Dr. & Mrs. Holden, Portland, Oregon. Oregon
Historical Society, Manuscript Collection.

“John and Carol Grant, Landscape Architects.” *International Architecture Database*.
<http://eng.archinform.net/arch/86025.htm>.

Kiest, Craig S., Huntington & Keist Landscape Architects Letter to Diana Painter, Oregon State
Historic Preservation Office, March 21, 2016.

“Lake Garden Club Primrose Display Ready.” *The Seattle Daily Times*. 4/14/1939.

“Landscape Designer to Lecture on Gardening,” *San Francisco Chronicle*, 1/7/1940.

“Lord Marley Will Be Berkeley Club Speaker,” *San Francisco Chronicle*, 1/31/1940.

Moeller, Dan to John M. Tess, Letter Re: William B. Holden House (6347 SE Yamhill Street,
Portland, OR) Landscape Inventory, March 16, 2016.

Portland Garden Club Yearbook, 1939-1940. Unpublished. p. 3.

“Primroses to be Shown at Palmer Home.” *The Seattle Daily Times*. 4/13/1941.

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Sanborn Insurance Company Maps of Portland, Oregon. Sanborn Company New York, New York.

Slusarski Stephen and Nancy LaPaglia. Conversation with Tricia Lipton of Heritage Consulting in their house. March 14, 2016.

Vaughan, Thomas, Editor. *Space, Style and Structure: building in Northwest America*. Portland, OR: Oregon Historical Society, 1974.

“Walk’ Slated in Arboretum,” *Seattle Times*, 5/6/1937.

Walker, Peter and Melanie Sino, *Invisible Gardens: The Search for Modernism in the American Landscape*. Boston, MA: MIT Press, 1998.

“What the Club Women Are Doing: Gardeners Gather,” *Seattle Times*, 5/23/1940.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): N/A

Holden, William B. Residence (Boundary Reduction)
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10. Geographical Data

Acreage of Property Less than 1 acre (7,578 SF; 0.17 acres)
(Do not include previously listed resource acreage; enter "Less than one" if the acreage is .99 or less)

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1	<u>45.515232</u>	<u>-122.599432</u>	3	_____	_____
	Latitude	Longitude		Latitude	Longitude
2	_____	_____	4	_____	_____
	Latitude	Longitude		Latitude	Longitude

Verbal Boundary Description (Describe the boundaries of the property.)

The portion being deleted from the nomination is as follows:

The tract of land is located in the northwest one-quarter of Section 5 and the northwest one quarter of Section 6, Township 1 South Range 2 east, Willamette Meridian, City of Portland, Multnomah County, Oregon, being portions of Lot I and lot H, 'Belmont Villa', Multnomah County plat records.

Beginning at the northwest corner of the lot, the parcel follows the west right of way line of SE Yamhill Street S.02°39'43"W., 37.11 feet, thence continuing along said west along the adjacent lot line, N88°13'33"E for 155.76 feet. Thence continues south on the east right of way of SE Yamhill Street N.25°51'41"E for 98.07 feet. Thence east continuing in three (3) courses: N.88°13'33"E., 48.93 feet; N.55°31'33"E., 45.35 feet; and N.88°13'33"E., 98.00 feet to the initial point containing 7,578 square feet, (.17 acres) more or less.

Boundary Justification (Explain why the boundaries were selected.)

The portion being deleted from the 1999 National Register nomination has been removed from the original property tax lot and sold. It does not contain any historic features. It is not associated with Roscoe Hemenway, the property architect, and was not an aspect of the property's architectural design, per Criterion C. The original Holden land purchase was 1.5 acres on three city lots. The northernmost lot was sold by Holden in the 1950s. The adjacent lot to the north was sold by Holden in 1929 to his daughter and son-in-law.

As part of the Holden property as a historic resource, this subject parcel, proposed for removal from the National Register, and the adjacent parcels, formerly owned by Rippey, to the north originally featured landscape elements including a retaining wall and tree well settee. These features no longer exist. The subject parcel and adjacent site has been partially re-graded at the east and all historic plantings are absent. The subject parcel no longer has sufficient integrity to be considered significant under Criterion C as an example of landscape architecture.

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11. Form Prepared By

name/title John M. Tess, President
organization Heritage Consulting Group telephone (503) 228-0272
street & number 1120 NW Northrup Street email jmtess@heritage-consulting.com
city or town Portland state Oregon zip code 97209-2852

Additional Documentation

Submit the following items with the completed form:

- **General Location Map**
- **Specific Location Map**
- **Tax Lot Map**
- **Site Plan**
- **Floor Plans (As Applicable)**
- **Photo Location Map** (Include for historic districts and properties having large acreage or numerous resources. Key all photographs to this map and insert immediately after the photo log and before the list of figures).

Photographs:

Submit clear and descriptive photographs. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Holden, William B. Residence (Boundary Reduction)
City or Vicinity: Portland
County: Multnomah **State:** Oregon
Photographer: Heritage Consulting Group
Date Photographed: March 2016

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photos of new subject parcel:

A of C OR_Multnomah County_Holden, William B. Residence (Boundary Decrease)_000A
Exterior View, Yard at North, Looking West

B of C OR_Multnomah County_Holden, William B. Residence (Boundary Decrease)_000B
Exterior View, Yard at North, Looking East

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C of C OR_Multnomah County_Holden, William B. Residence (Boundary Decrease)_000C
Exterior View, Yard at North, Looking Southeast

Photos of proposed National Register-listed parcel:

- 1 of 9 OR_Multnomah County_Holden, William B. Residence (Boundary Decrease)_0001
Exterior View, East (Front) Elevation, Looking Northwest
- 2 of 9 OR_Multnomah County_Holden, William B. Residence (Boundary Decrease)_0002
Exterior View, East (Front) Elevation, Looking Southwest
- 3 of 9 OR_Multnomah County_Holden, William B. Residence (Boundary Decrease)_0003
Exterior View, North Elevation, Looking South
- 4 of 9 OR_Multnomah County_Holden, William B. Residence (Boundary Decrease)_0004
Exterior View, West (Rear) Elevation, Looking Southwest
- 5 of 9 OR_Multnomah County_Holden, William B. Residence (Boundary Decrease)_0005
Exterior View, West (Rear) Elevation, Looking East
- 6 of 9 OR_Multnomah County_Holden, William B. Residence (Boundary Decrease)_0006
Exterior View, Yard at West, Looking East
- 7 of 9 OR_Multnomah County_Holden, William B. Residence (Boundary Decrease)_0007
Exterior View, Yard at West, Looking West
- 8 of 9 OR_Multnomah County_Holden, William B. Residence (Boundary Decrease)_0008
Exterior View, Yard at West, Looking North
- 9 of 9 OR_Multnomah County_Holden, William B. Residence (Boundary Decrease)_0009
Exterior View, Yard at West, Looking North

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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Photo Key:

Photos A-C – Photos of parcel subject for removal from National Register nomination

Photos 1-9 – Photos of proposed National Register-listed parcel



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Multnomah, Oregon

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N/A

Name of multiple listing (if applicable)

List of Figures:

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Figure 2: Current Aerial View of the 1929 Holden parcel

Figure 3: Current Aerial View of the 1999 National Register parcel

Figure 4: Boundary Reduction Map

Figure 5: Circa 1930 Photograph, Looking East from West

Figure 6: Circa 1930 Photograph, Looking NE from SW

Figure 7: 1928 Sanborn Map

Figure 8: 1950 Sanborn Map

Figure 9: Circa 1980s Aerial Photograph, Looking Northeast

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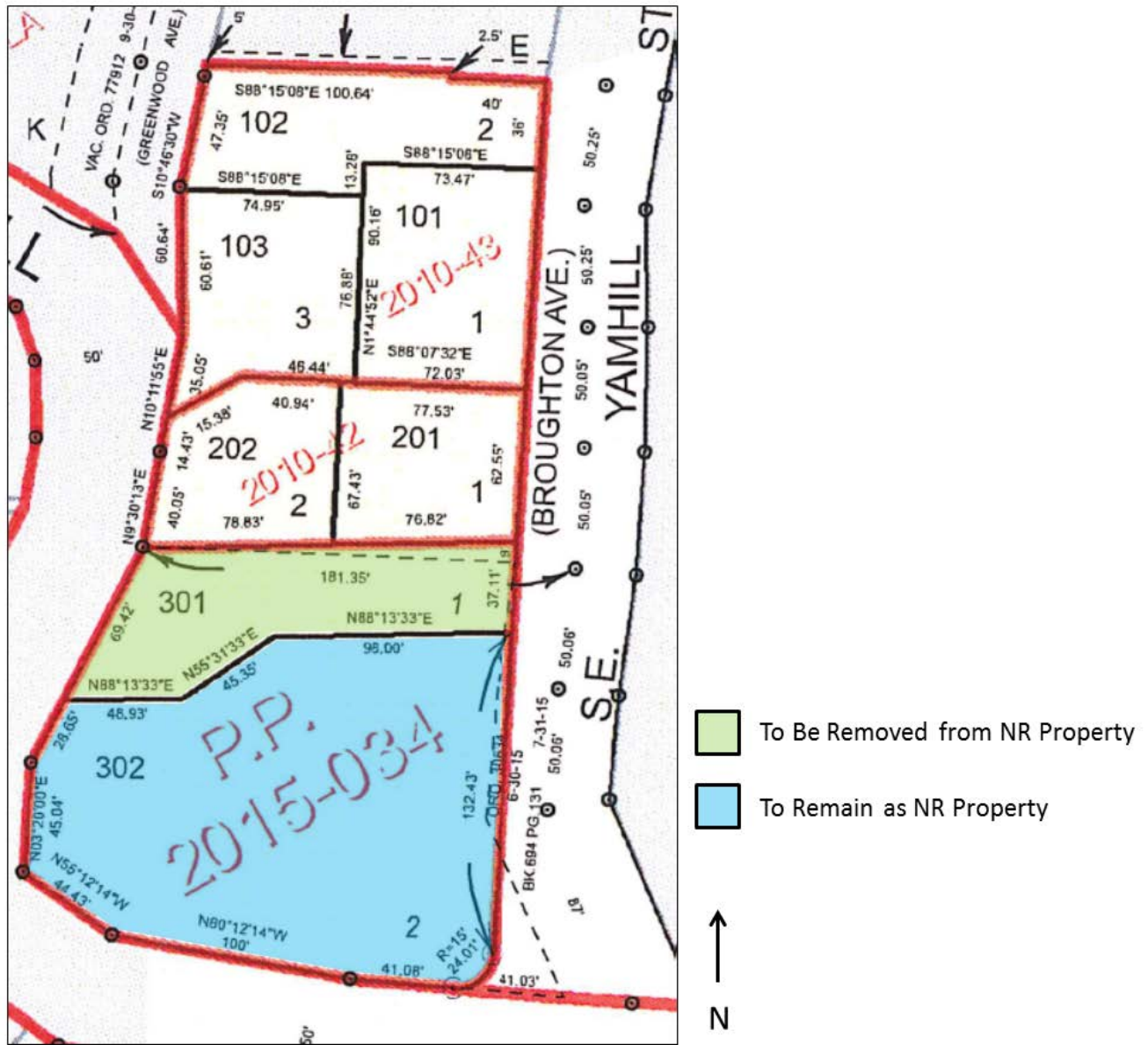
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Figure 1: Property Tax Map



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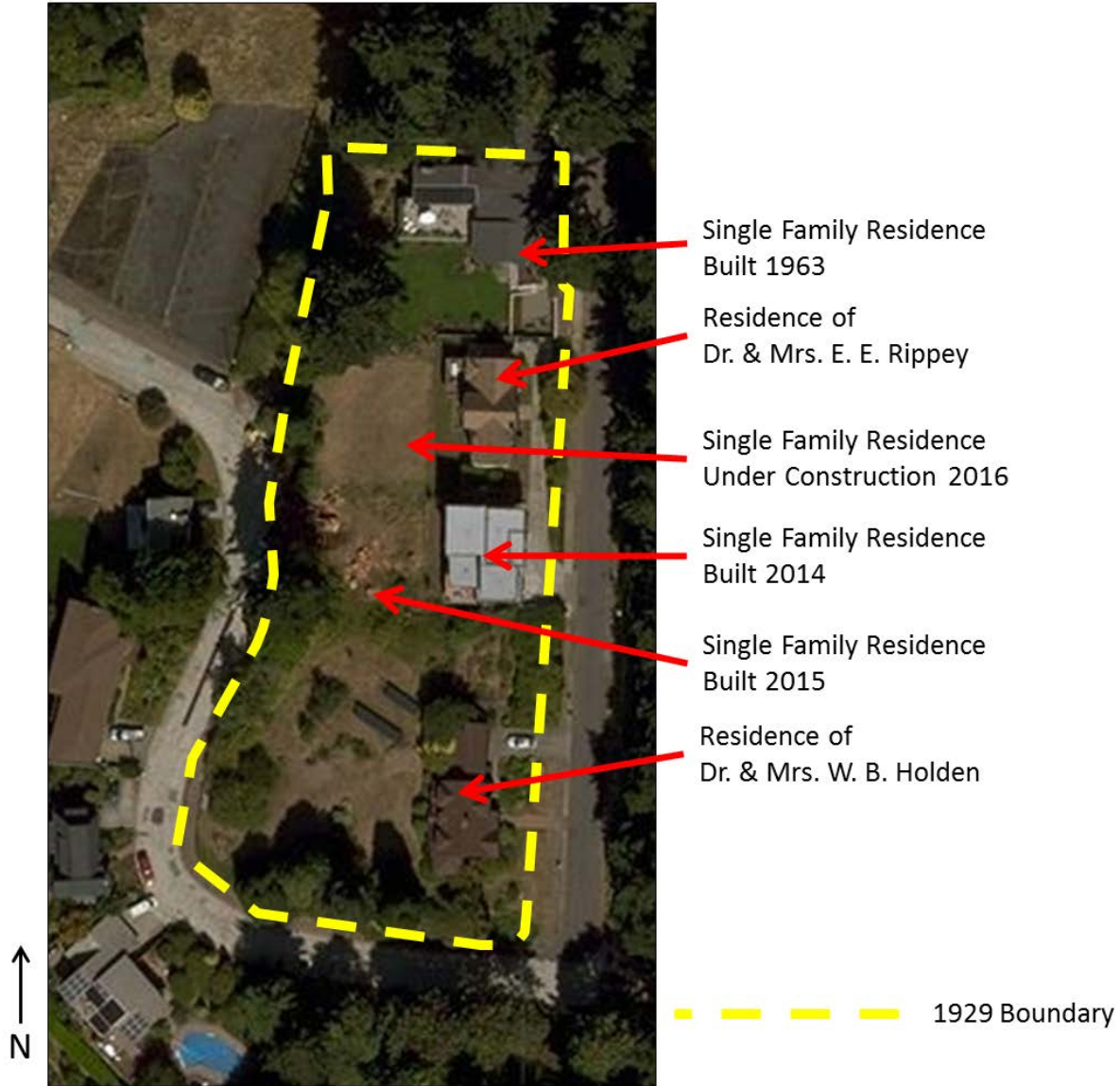
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Figure 2: Current Aerial View



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Figure 3: Current Aerial View



..... 1999 National Register Boundary

----- Proposed Reduced Boundary

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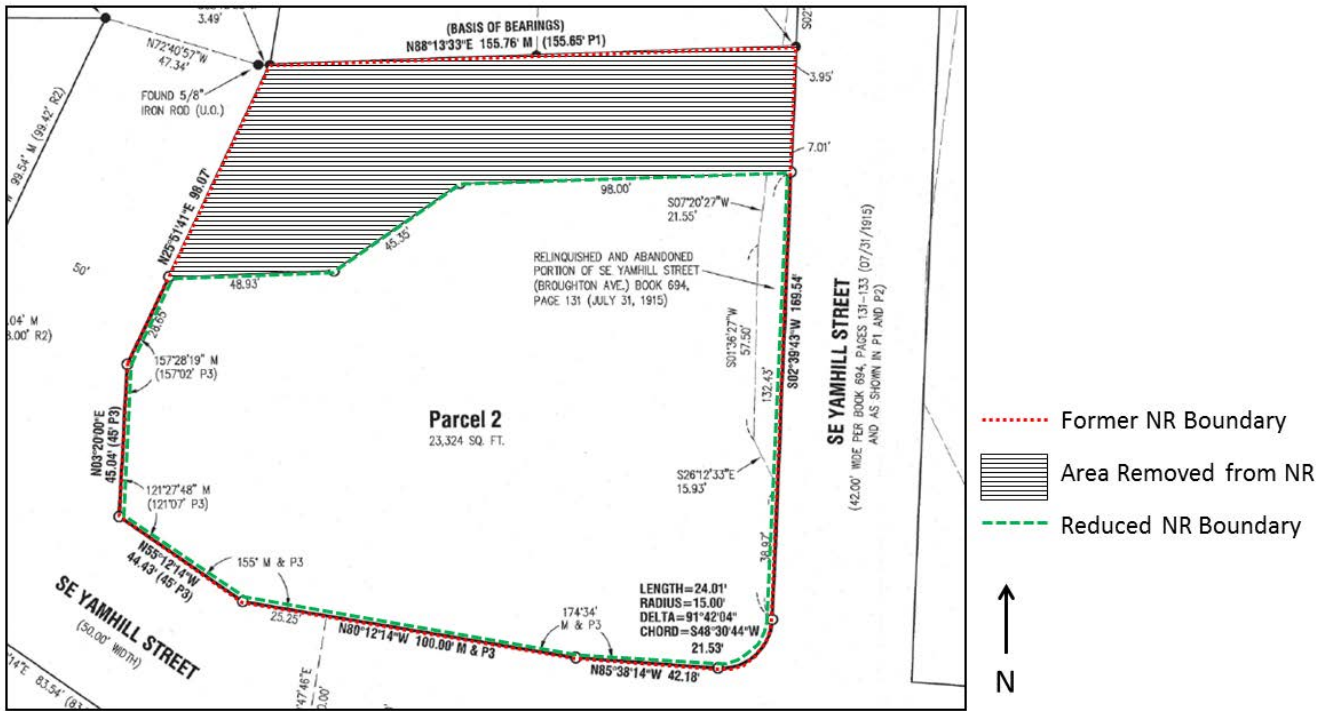
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Figure 4: Boundary Reduction Map



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Figure 5: Circa 1930 Photograph, Looking East from West



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Figure 6: Circa 1930 Photograph, Looking NE from SW



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Holden, William B. Residence
(Boundary Reduction)

Name of Property
Multnomah, Oregon

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N/A

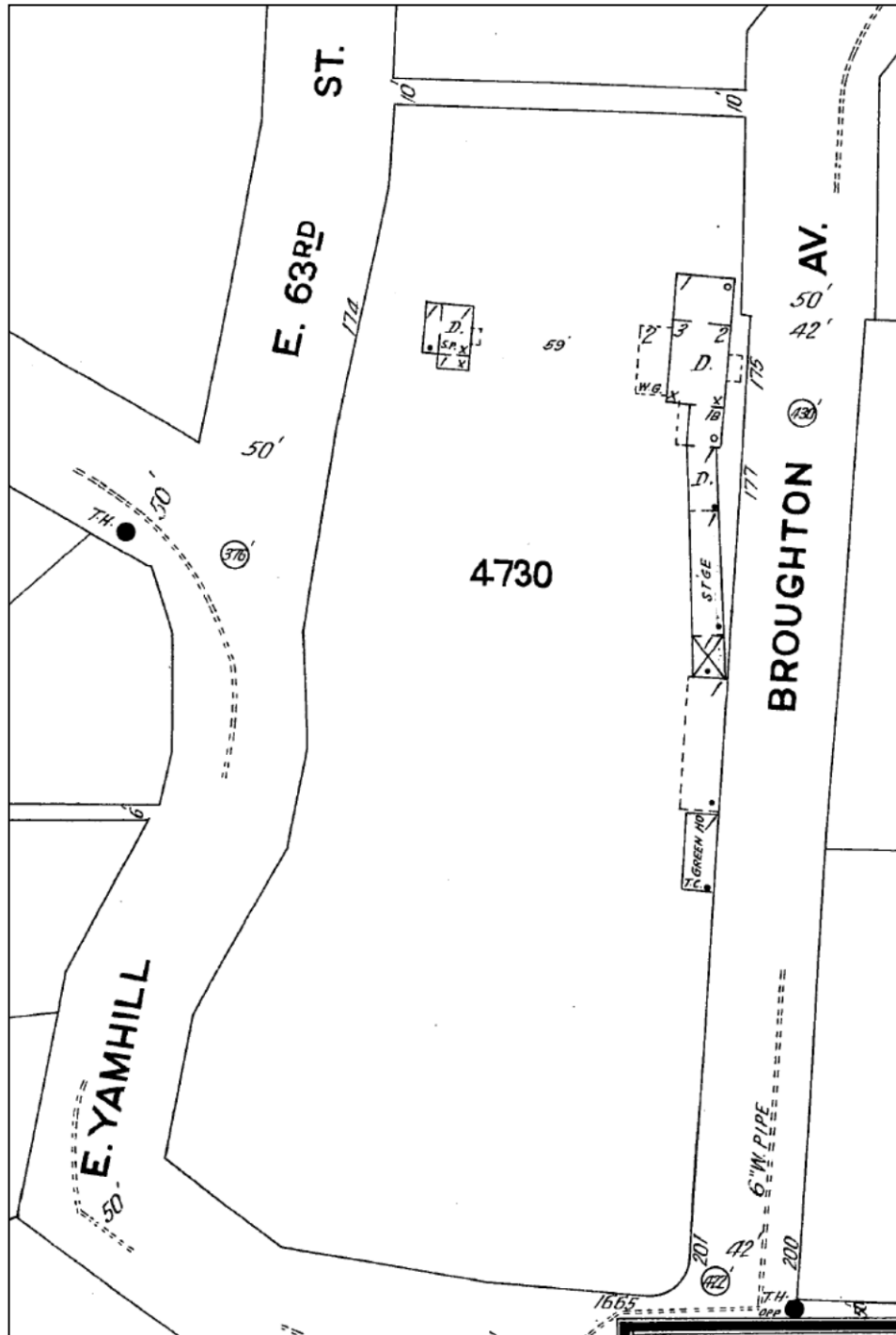
Name of multiple listing (if applicable)

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Figure 7: 1928 Sanborn Map



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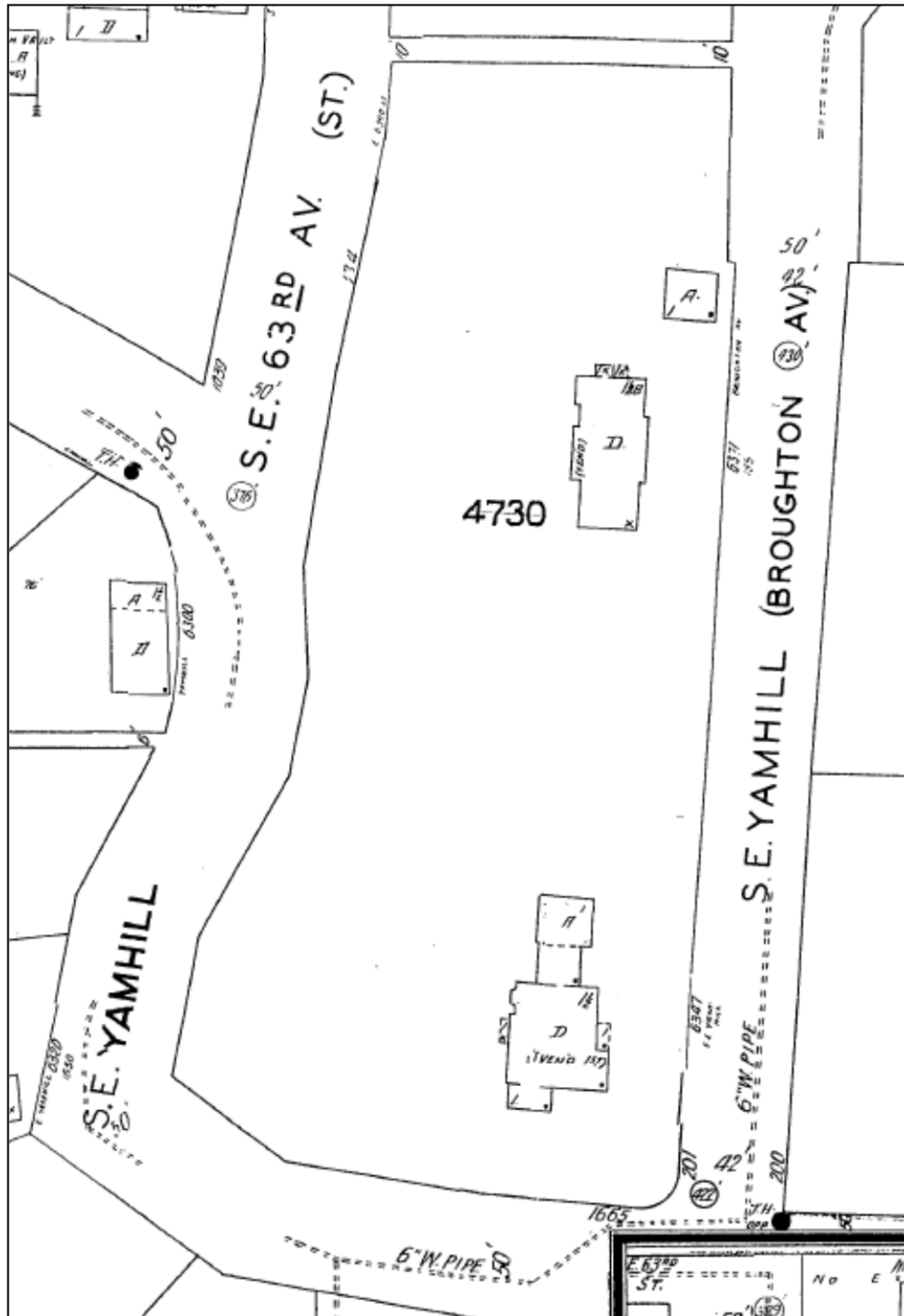
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Figure 8: 1950 Sanborn Map



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Figure 9: Circa 1980s Aerial Photograph, Looking East from West



SUPPLEMENTAL MAP TO PARTITION PLAT NO. 2013-

A REPLAT OF LOT I AND A PORTION OF LOT H, "BELMONT VILLA"
LOCATED IN THE SW 1/4 OF THE NW 1/4 SECTION 5,
TOWNSHIP 1 SOUTH, RANGE 2 EAST, W.M.
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

CITY OF PORTLAND CASE FILE NO.
DATE: APRIL, 2013



SCALE: 1" = 20'

CLIENT: Mr. Walter Moburg

SITE ADDRESS: 6347 SE Yamhill Street
Portland, Oregon 97215

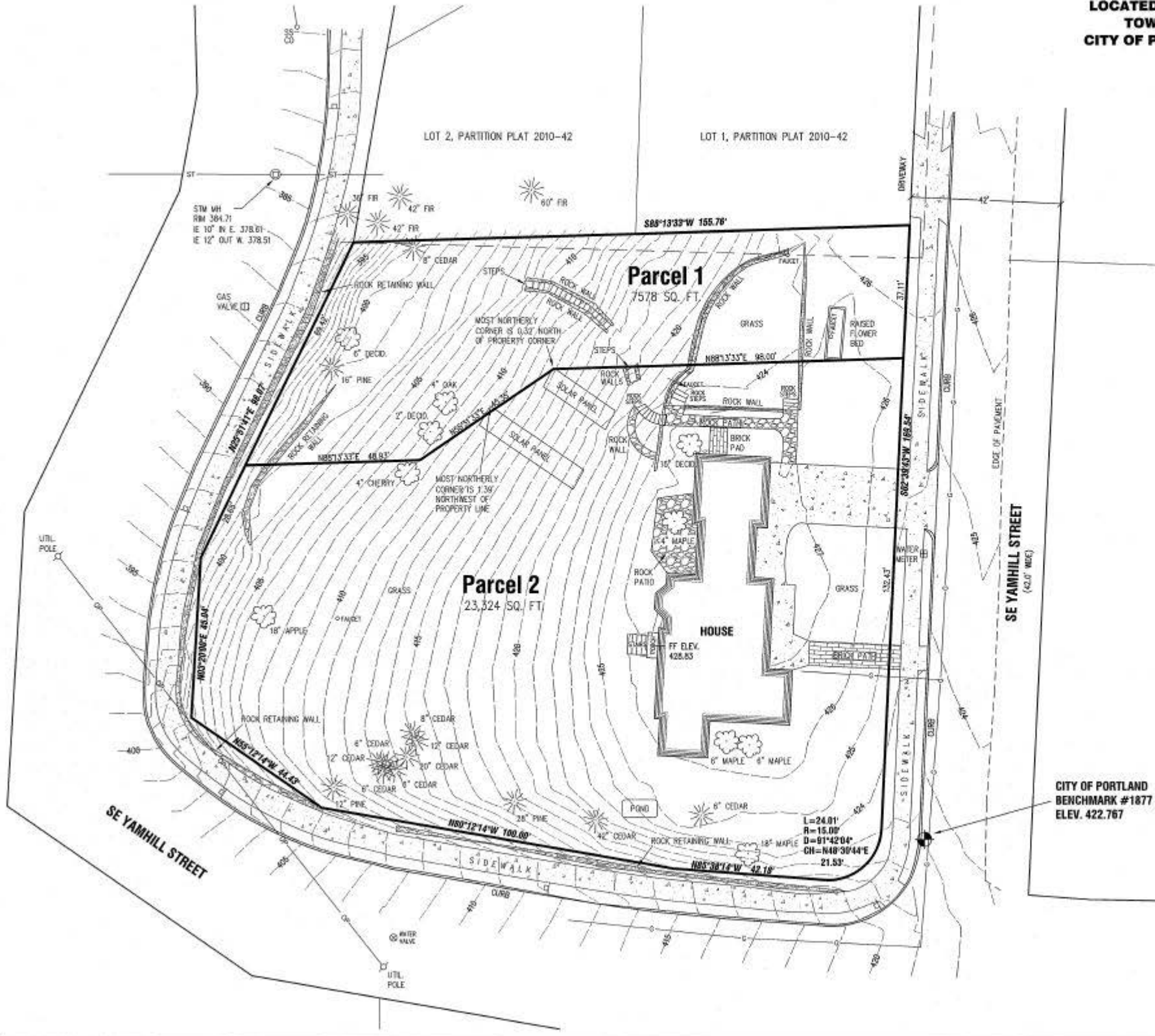
CITY OF PORTLAND
BENCHMARK #1877
ELEV. 422.767

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
FEBRUARY 6, 2000
JOSEPH C. McALLISTER
49695

DATE OF SIGNATURE: 5/2/13
EXPIRES: 12/31/2014

SURVEYED BY:
COMPASS ENGINEERING
4107 INTERNATIONAL WAY, SUITE 705
MILWAUKIE, OREGON 97222
PHONE: (503) 853-9093
7176 Supp.dwg



























National Register of Historic Places
Memo to File

Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Holden, William R., House (Boundary Decrease)

MULTIPLE NAME:

STATE & COUNTY: OREGON, Multnomah

DATE RECEIVED: 9/19/16 DATE OF PENDING LIST: 10.7.16
DATE OF 16TH DAY: 10.24.16 DATE OF 45TH DAY: 11/04/16
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000755

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 11/4/16 DATE

ABSTRACT/SUMMARY COMMENTS:

*Property no longer significant for landscape
Architecture.
Property remains significant for architectural
Health/Medicine under Criteria A & C.*

RECOM./CRITERIA _____

REVIEWER W. Tolson

DISCIPLINE Historic

TELEPHONE _____

DATE 11/4/16

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



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: January 24, 2014
To: Interested Person
From: Sean Williams, Land Use Services
503-823-7612 / Sean.Williams@portlandoregon.gov

NOTICE OF A TYPE IIx PROPOSAL IN YOUR NEIGHBORHOOD

Development has been proposed in your neighborhood. The proposed development requires a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map is attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

Because we must publish our decision within 42 days, **we need to receive your written comments by 5 p.m. on February 24, 2014.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 13-199206 LDP AD, in your letter. It also is helpful to address your letter to me, Sean Williams.

CASE FILE NUMBER: LU 13-199206 LDP AD

Applicant: Aron Faegre / Aron Faegre & Associates
520 SW Yamhill Street PH1 / Portland, OR 97204

Owner: Stephen Slusarski & Nancy Lapaglia
6347 SE Yamhill Street / Portland, OR 97215

Contract Purchaser: Walter And Vonda Moberg
3420 SE 36th Avenue / Portland, OR 97202

Site Address: 6347 SE Yamhill Street

Legal Description: LOT H&I TL 300, BELMONT VILLA **Tax Account No.:**R067900130
State ID No.: 1S2E05BC 00300 **Quarter Section:** 3136, 3137
Neighborhood: Mt. Tabor, contact Stephanie Stewart at 503-230-9364.
Business District: 82nd Ave of Roses BA, contact Frank Harris at 503-774-2832.
District Coalition: Southeast Uplift, contact Bob Kellett at 503-232-0010.
Plan District: None
Other Designations: Potential Landslide Hazard
Zoning: Residential 5,000 (R5)
Case Type: Land Division Partition (LDP) w/ Adjustment (AD)
Procedure: Type IIx, an administrative decision with appeal to the Hearings Officer.
Proposal:

The applicant is requesting to partition the subject property into two parcels of approximately 7,578 (Parcel 1) and 23,324 (Parcel 2) square feet in size. A concurrent Adjustment review is requested to allow Parcel 2 to exceed the maximum lot area standard of 8,500 square feet for the R5 zone. Existing development consists of a single family home, designated as a historic landmark (Holden, William B., Residence), that will be retained within Parcel 2. A sanitary sewer main extension is proposed in SE Yamhill Street to serve Parcel 2. Four trees will be retained for compliance with preservation standards. Stormwater management is proposed via

flow through planters that will discharge to a combination sewer main in SE Yamhill Street. While not necessary for approval of the land division, attached are building elevations demonstrating the applicants intent for development on proposed Parcel 1.

Relevant Approval Criteria:

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

- **33.805.040 A.-F., Approval Criteria for Adjustments.**
- **Section 33.660.120, Approval Criteria for Land Divisions in Open Space and Residential Zones.**

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. This application was submitted on August 29, 2013 and determined to be complete on December 16, 2013.

DECISION MAKING PROCESS

The Bureau of Development Services will make a decision on this proposal.

We will consider your comments, and

- Approve the proposal.
- Approve the proposal with conditions.
- Deny the proposal.

The neighborhood association listed on the first page of this notice may take a position on this application. They may also schedule an open meeting prior to making their recommendation to the Bureau of Development Services. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

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 extended at the request of the applicant.

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.ci.portland.or.us.

APPEAL PROCESS

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Hearings Officer. This review body will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and information on how to file an appeal will be included. If you do not send any comments, you can still appeal the decision. There is a 14-day deadline to file an appeal beginning on the day the decision is mailed. The reason for the appeal must be specifically defined in order for the review body to respond to the appeal. If an appeal is filed, you will be notified of the time and location of the appeal hearing.

There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

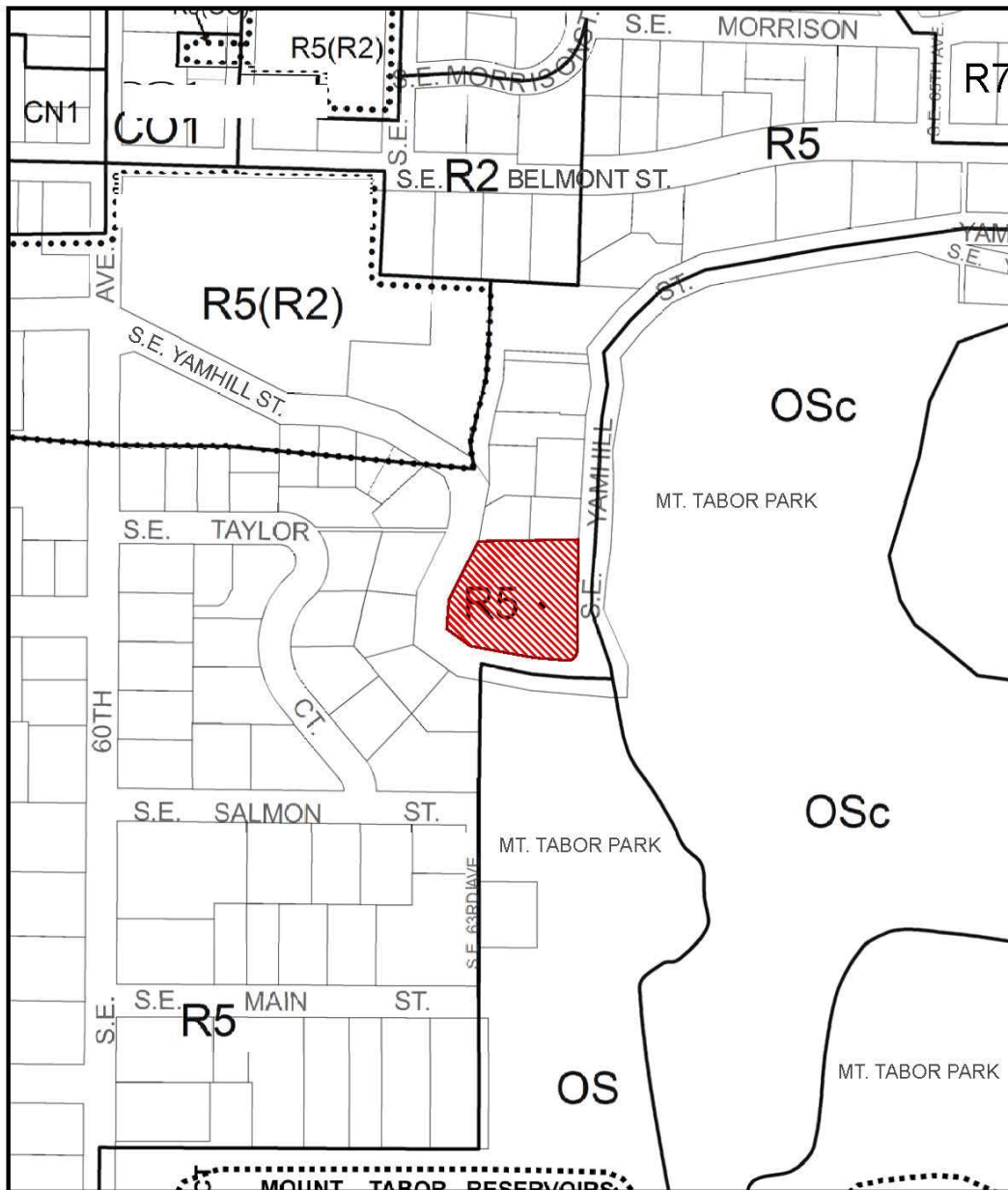
APPEAL OF THE FINAL CITY DECISION

After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem, OR 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA

must be raised prior to the comment deadline or prior to the conclusion of the hearing if a local appeal is requested. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that may also preclude an appeal to LUBA on that issue.

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).

Enclosures: Zoning Map Site Plan



ZONING

 Site

 Historic Landmark



File No. LU 13-199206 LDP, AD
 1/4 Section 3136.3137
 Scale 1 inch = 200 feet
 State_Id 1S2E05BC 300
 Exhibit B (Sep 03,2013)



Notes:

1. UTILITY INFORMATION SHOWN ON THIS MAP IS BASED UPON OBSERVED FEATURES, RECORD DATA AND TONE MARKS PROVIDED BY PUBLIC UTILITY LOCATION SERVICES. NO WARRANTIES ARE MADE REGARDING THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. ADDITIONAL UTILITIES MAY EXIST. INTERESTED PARTIES ARE HEREBY ADVISED THAT UTILITY LOCATIONS SHOULD BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION OF ANY CRITICAL ITEMS.
2. BASIS OF ELEVATIONS: CITY OF PORTLAND BENCHMARK NUMBER 1877, ELEVATION = 422.767.
3. CONTOUR INTERVAL IS ONE FOOT.
4. TOPOGRAPHIC FEATURES SHOWN ON THIS MAP WERE LOCATED USING STANDARD PRECISION TOPOGRAPHIC MAPPING PROCEDURES. THIRD PARTY USERS OF DATA FROM THIS MAP PROVIDED VIA AUTOCAD DRAWING FILES OR DATA EXCHANGE FILES SHOULD NOT RELY ON ANY AUTOCAD GENERATED INFORMATION WHICH IS BEYOND THE LIMITS OF PRECISION OF THIS MAP. THIRD PARTIES USING DATA FROM THIS MAP IN AN AUTOCAD FORMAT SHOULD VERIFY ANY ELEMENTS REQUIRING PRECISE LOCATIONS PRIOR TO COMMENCEMENT OF ANY CRITICAL DESIGN OR CONSTRUCTION. CONTACT COMPASS ENGINEERING FOR FURTHER INFORMATION. FURTHERMORE, COMPASS ENGINEERING WILL NOT BE RESPONSIBLE NOR HELD LIABLE FOR ANY DESIGN OR CONSTRUCTION RELATED PROBLEMS THAT ARISE OUT OF THIRD PARTY USAGE OF THIS MAP (IN AUTOCAD OR OTHER FORMAT) FOR ANY PURPOSE OTHER THAN SPECIFICALLY STATED HEREIN. THIS STATEMENT IS AN OFFICIAL PART OF THIS MAP.



Scale: 1" = 20'



TOPOGRAPHIC SITE MAP

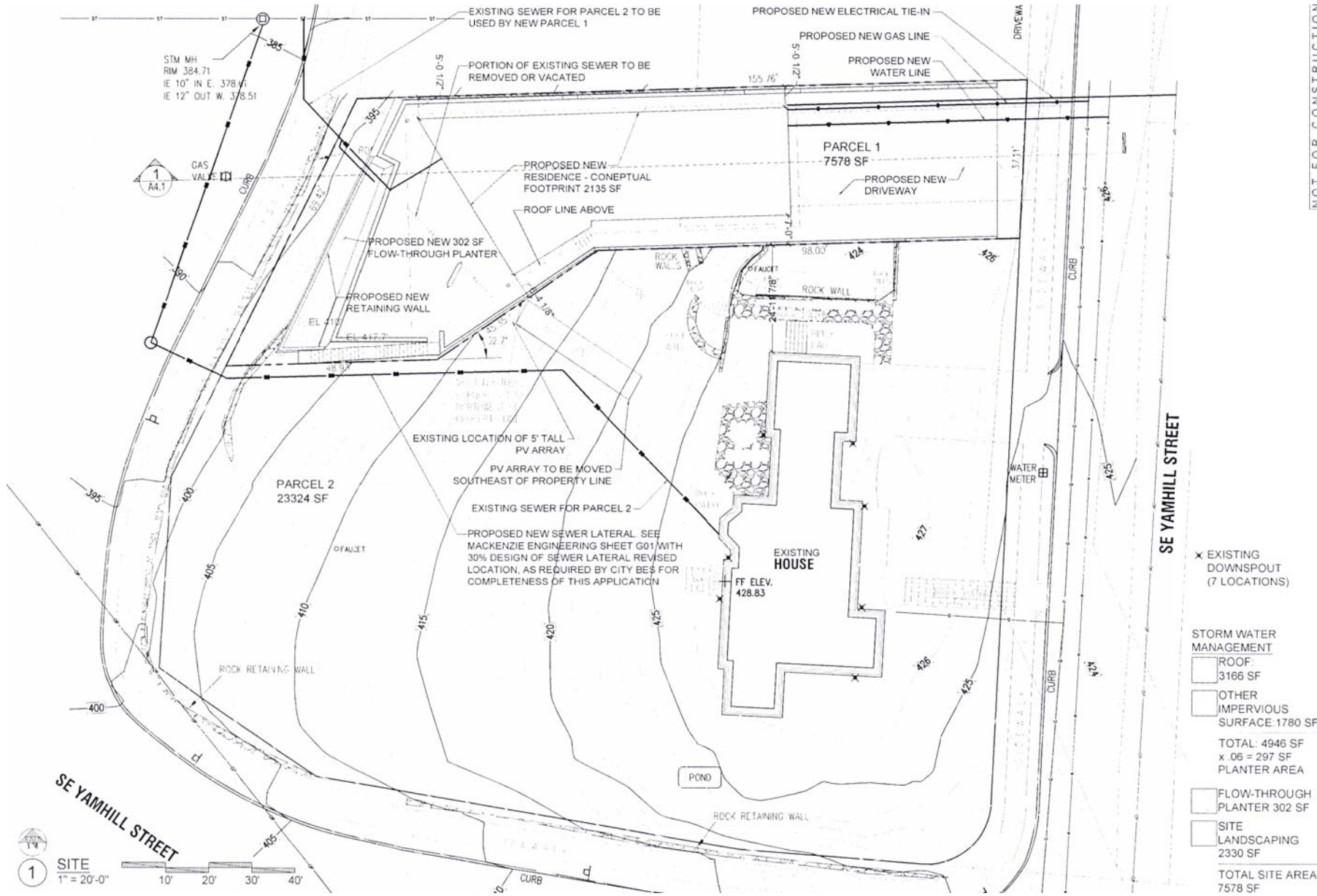
DRAWN	MMM	DESIGNED	CHECKED	DD
SCALE	1" = 20'	DATE	APRIL, 2013	
REVISIONS	BY	DATE	7176 Topo.dwg	



engineering surveying planning
COMPASS ENGINEERING
 4107 SE International Way, Suite 705 503.653.9093
 Milwaukie, Oregon 97222 www.compass-engineering.com

WALTER MOBERG, JR.
 3420 SE 36th Avenue
 Portland, Oregon 97202

TAX LOT 300, MAP 1S-2E-5BC
 CITY OF PORTLAND
 MULTNOMAH COUNTY, OREGON

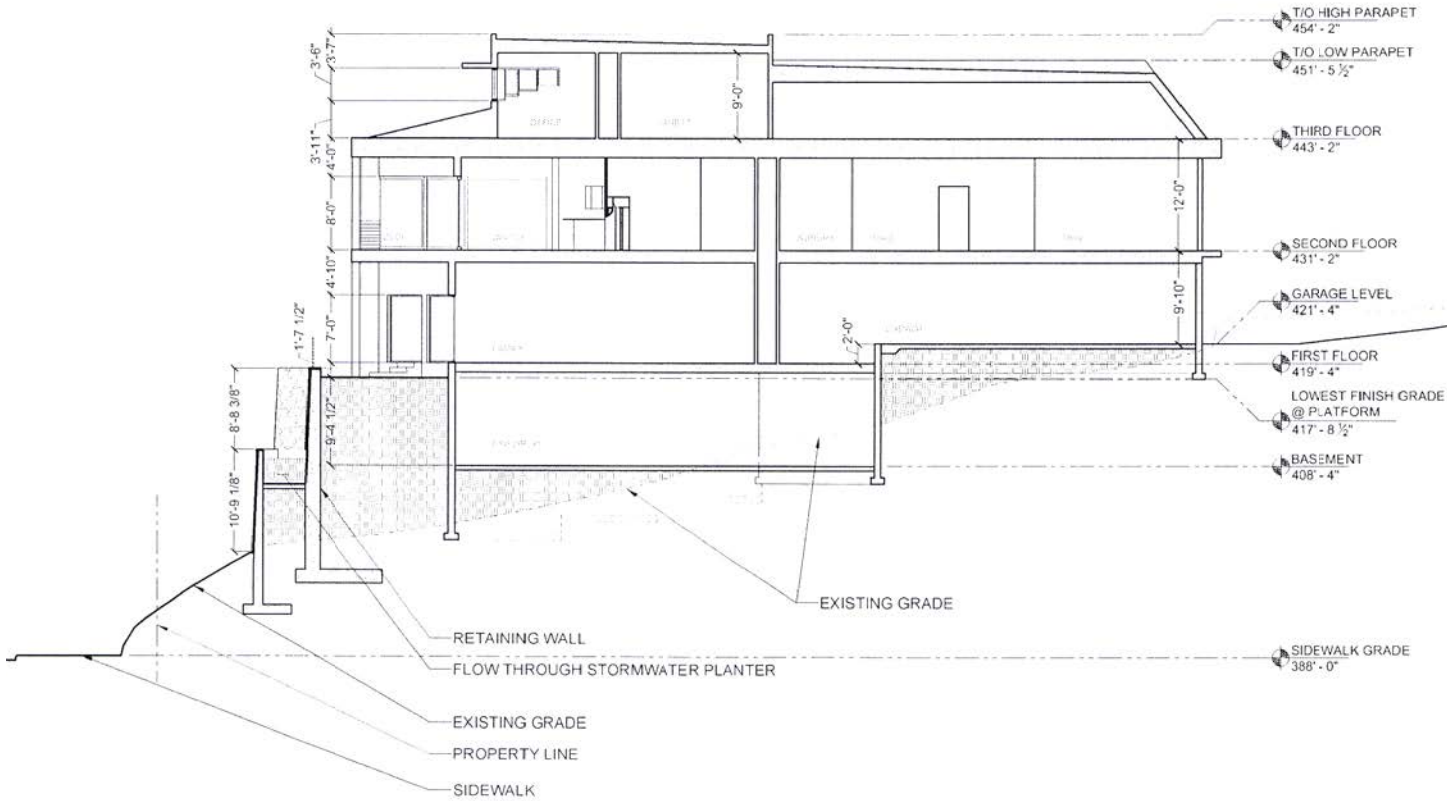


NOT FOR CONSTRUCTION
 1. LAND DIVISION APPLICATION 08-27-13
 2. REVISIONS PER PLANNING 12-03-13
 LETTER 09-20-2013
 SE YAMHILL 07/20/2013
 A1.1

RESIDENCE FOR PROPOSED IMPROVEMENTS PLAN
 WALTER & VONDA
MOBERG
 (PARCEL 1)

6347 SE YAMHILL CT, PORTLAND, OR 97215 (PARENT PARCEL) P 503.227.0547 F 503.227.0548

- x EXISTING DOWNSPOUT (7 LOCATIONS)
- STORM WATER MANAGEMENT**
 - ROOF
 3166 SF
 - OTHER IMPERVIOUS SURFACE 1780 SF
 - TOTAL: 4946 SF
 x .06 = 297 SF PLANTER AREA
 - FLOW-THROUGH PLANTER 302 SF
 - SITE LANDSCAPING 2330 SF
 - TOTAL SITE AREA 7578 SF



1 EAST-WEST SECTION
N.T.S.

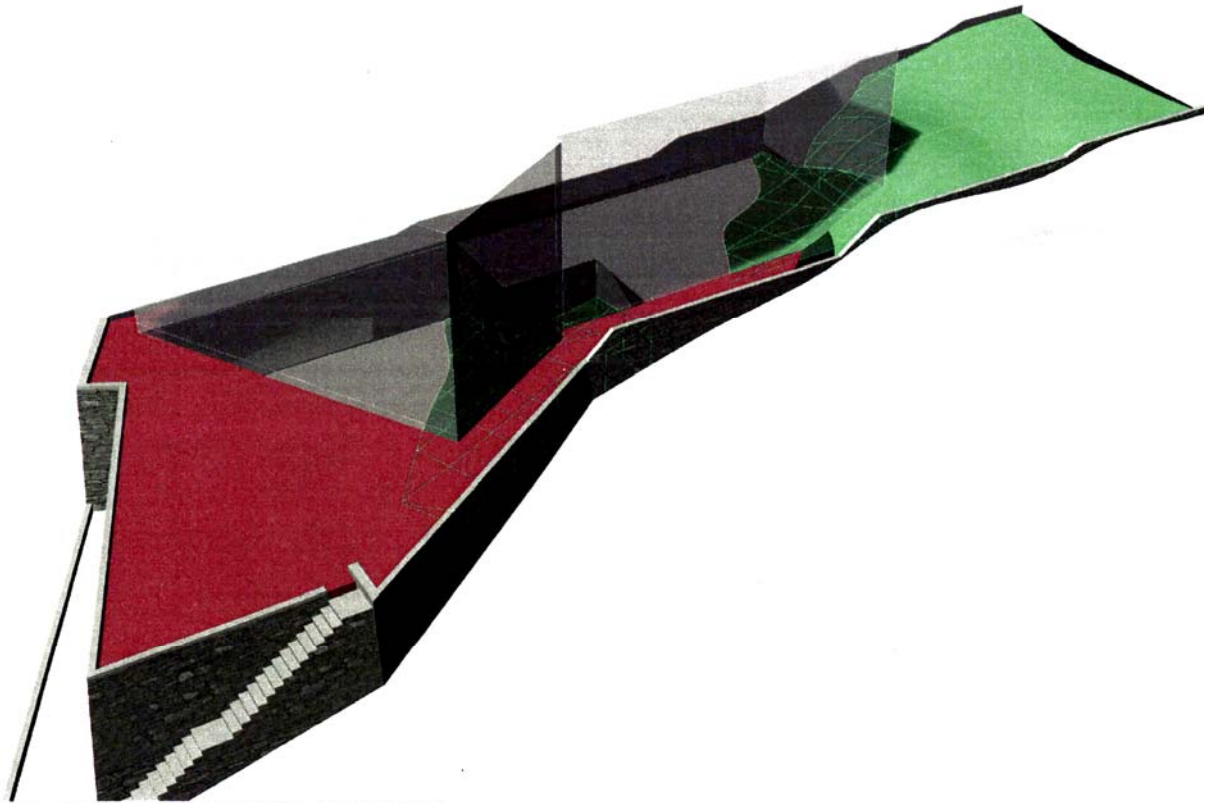
NOTE: RETAINING WALL IS DIAGRAMMATIC. FINAL DESIGN OF RETAINING WALL AND BACKFILL MATERIALS WILL BE PROVIDED IN BUILDING PERMIT BY KPFF STRUCTURAL ENGINEERS USING INFORMATION FROM THE GEOTECHNICAL STUDY AND CONSULTATION WITH THE GEOTECHNICAL ENGINEER.

NOT FOR CONSTRUCTION

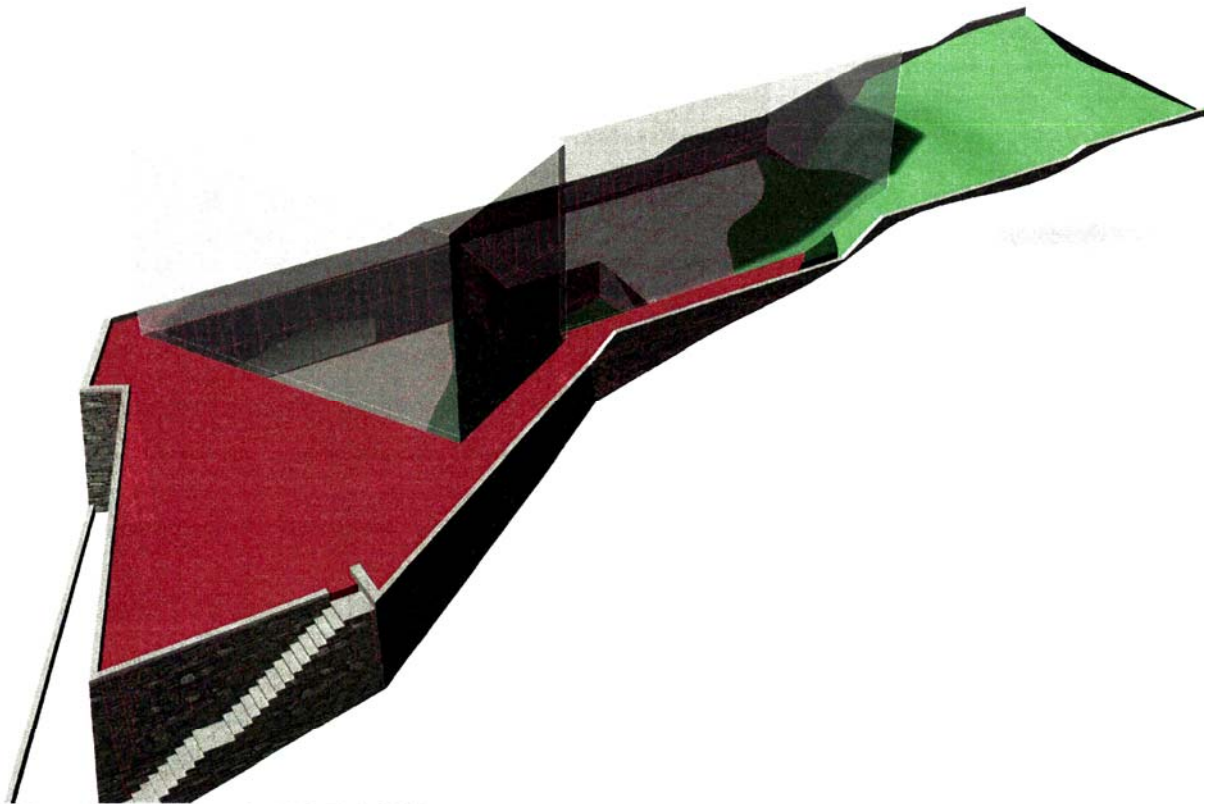
RESIDENCE FOR SECTION
WALTER & VONDA
MOBERG
(PARCEL 1)

SE YAMHILL
12/03/2013
A4.1

6347 SE YAMHILL ST, PORTLAND, OR 97215 (PARENT PARCEL P 503.227.0547 F 503.227.0546)



① ESTIMATED 180 CU YDS CUT (GREEN)
N.T.S.



② ESTIMATED 1005 CU YDS FILL (RED)
N.T.S.

NOT FOR CONSTRUCTION

RESIDENCE FOR
WALTER & VONDA
MOBERG
(PARCEL 1)

ESTIMATED GRADING CUT / FILL

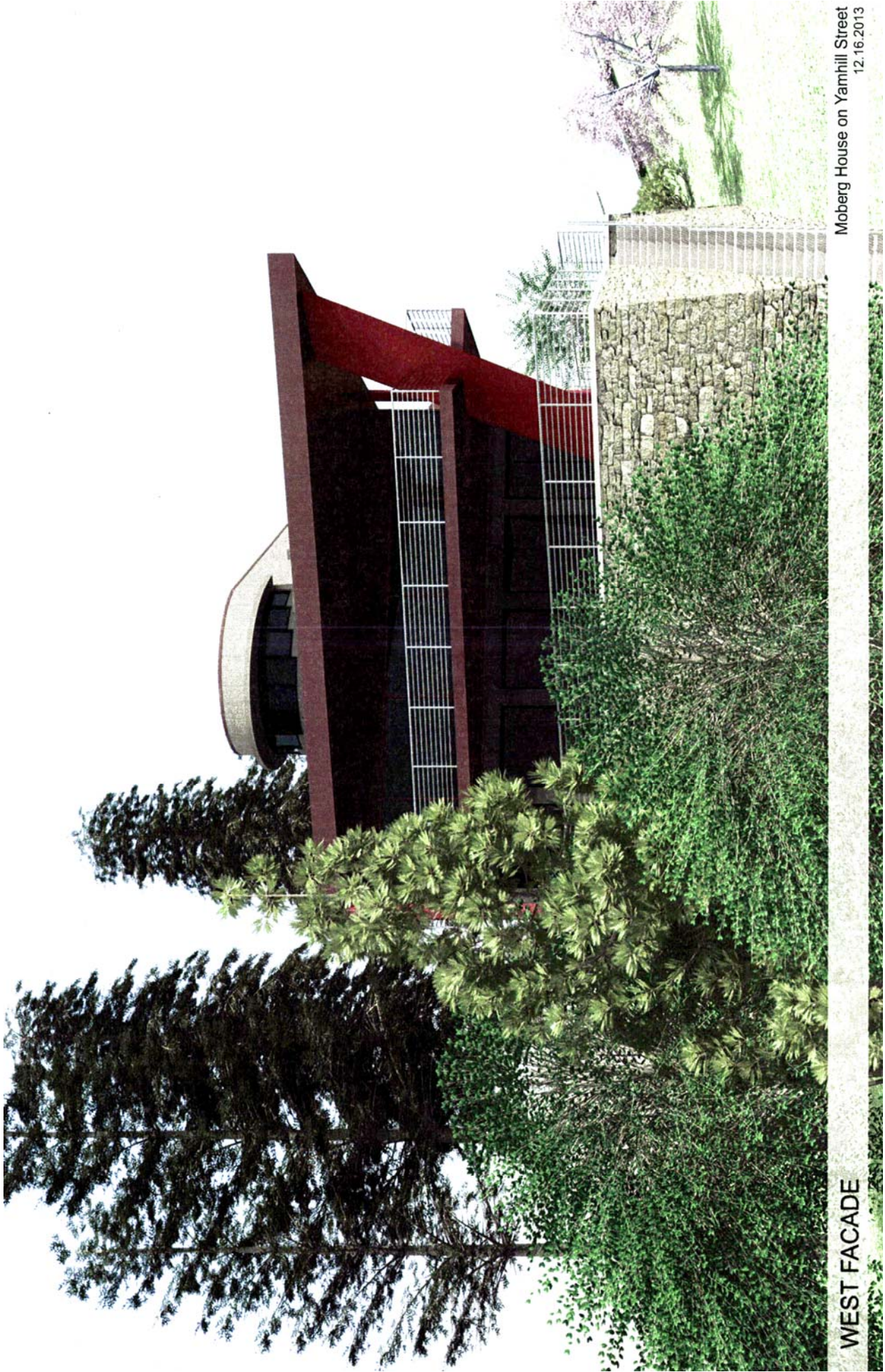
6347 SE YAMHILL ST. PORTLAND, OR 97215 (PARENT PARCEL) P 503.227.0547 F 503.227.0548

SE YAMHILL
12/04/2013
SK1.02



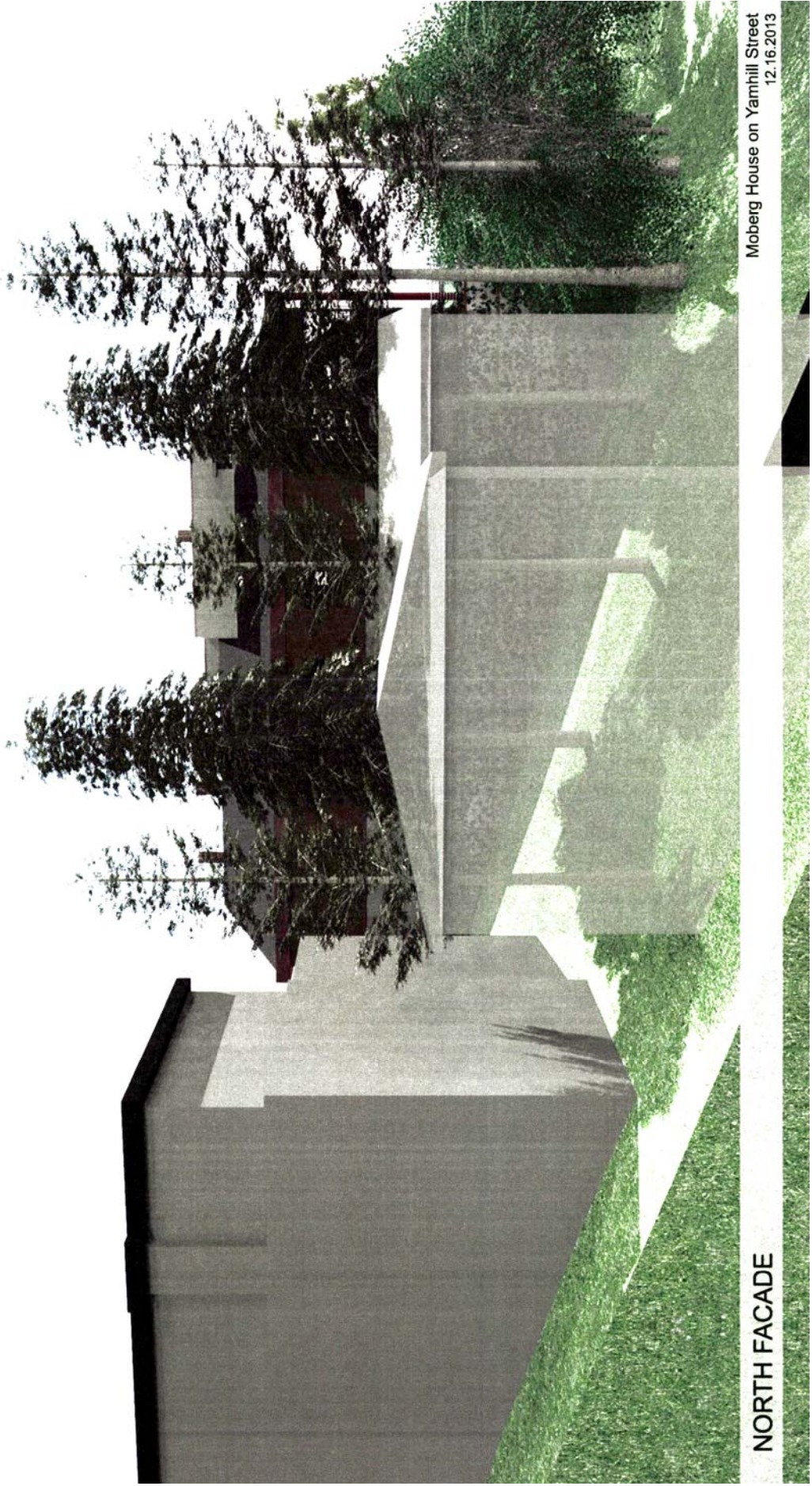
Moberg House on Yamhill Street
12.16.2013

SOUTH FACADE



WEST FACADE

Moberg House on Yamhill Street
12.16.2013



Moberg House on Yamhill Street
12.16.2013

NORTH FACADE



EAST FACADE

Moberg House on Yamhill Street
12.16.2013



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: April 15, 2015
To: Interested Person
From: Sean Williams, Land Use Services
503-823-7612 / Sean.Williams@portlandoregon.gov

NOTICE OF A TYPE II_x 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 13-199206 LDP AD

GENERAL INFORMATION

Applicant: Aron Faegre / Aron Faegre & Associates
520 SW Yamhill Street PH1 / Portland, OR 97204

Owner: Stephen Slusarski & Nancy Lapaglia
6347 SE Yamhill Street / Portland, OR 97215

Contract Purchaser: Walter And Vonda Moberg
3420 SE 36th Avenue / Portland, OR 97202

Site Address: 6347 SE Yamhill Street

Legal Description: LOT H&I TL 300, BELMONT VILLA **Tax Account No.:** R067900130
State ID No.: 1S2E05BC 00300 **Quarter Section:** 3136, 3137
Neighborhood: Mt. Tabor, contact Stephanie Stewart at 503-230-9364.
Business District: 82nd Ave of Roses BA, contact Frank Harris at 503-774-2832.
District Coalition: Southeast Uplift, contact Bob Kellett at 503-232-0010.
Other Designations: Potential Landslide Hazard
Zoning: Residential 5,000 (R5)
Case Type: Land Division Partition (LDP) w/ Adjustment (AD)
Procedure: Type IIX, an administrative decision with appeal to the Hearings Officer.

Proposal:

The applicant is requesting to partition the subject property into two parcels of approximately 7,578 (Parcel 1) and 23,324 (Parcel 2) square feet in size. A concurrent Adjustment review is requested to allow Parcel 2 to exceed the maximum lot area standard of 8,500 square feet for the R5 zone.

Relevant Approval Criteria:

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

- **33.805.040 A.-F., Approval Criteria for Adjustments.**
- **Section 33.660.120, Approval Criteria for Land Divisions in Open Space and Residential Zones.**

FACTS

Site and Vicinity: The subject property is approximately 3/4 of an acre in size and is bound by SE Yamhill Street to the east, south and west. Existing development consists of a single family home, designated as a historic landmark (Holden, William B., Residence), that will be retained within Parcel 2. Site topography consists of a benched area on the eastern side of the property, in the location of the existing residence, which then slopes moderately (10 to 20 degrees) down to the west. Mt. Tabor Park is located directly east of the site.

Infrastructure:

- **Streets** – The site has approximately 535-feet of frontage on SE Yamhill Street. There is one driveway entering the eastern, upslope side of the site that serves the existing house. At this location, SE Yamhill Street is classified as a Local Service Street for all modes in the Transportation System Plan (TSP). Tri-Met provides transit service approximately 0.3 miles northwest of the site at SE Belmont Street and 60th Avenue via bus #15.

At this location, SE Yamhill Street is improved with a variable width roadway surface with 11 and 12-foot sidewalk corridors that do not meet current City standards. The applicant was granted approval of a public works appeal (14-112261 PW) to leave the existing sidewalk because it matches the corridor in the area.

- **Water Service** – There is an existing 6-inch CI water main in SE Yamhill Street. The existing house is served by a 5/8-inch metered service and a 1.5-inch metered irrigation service from this main.
- **Sanitary Service** - There is an existing manhole in SE Yamhill Street just northwest of the land division site that is associated with an 8-inch combination sewer main that runs west to SE Taylor Court. The existing house is served by a lateral connected to this main.

Zoning: The R5 designation is one of the City’s single-dwelling zones which is intended to preserve land for housing and to promote housing opportunities for individual households. The zone implements the comprehensive plan policies and designations for single-dwelling housing.

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

Agency Review: Several Bureaus have responded to this proposal and relevant comments are addressed under the applicable approval criteria. Exhibits “E” contain the complete responses.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **January 24, 2014**. Seven written responses have been received from notified property owners in favor of the proposal.

ZONING CODE APPROVAL CRITERIA

APPROVAL CRITERIA FOR LAND DIVISIONS IN OPEN SPACE AND RESIDENTIAL ZONES

33.660.120 *The Preliminary Plan for a land division will be approved if the review body finds that the applicant has shown that all of the following approval criteria have been met.*

Due to the specific location of this site, and the nature of the proposal, some of the criteria are not applicable. The following table summarizes the criteria that are not applicable. Applicable criteria are addressed below the table.

Criterion	Code Chapter/Section and Topic	Findings: Not applicable because:
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C	33.631 - Flood Hazard Area	The site is not within the flood hazard area.
E	33.633 - Phased Land Division or Staged Final Plat	A phased land division or staged final plat has not been proposed.
F	33.634 - Recreation Area	The proposed density is less than 40 units.
H	33.636 - Tracts and Easements	No tracts or easements have been proposed or will be required.
I	33.639 - Solar Access	Maintaining existing development on the site limits new parcel configuration (33.610.200 supercedes 33.639).
J	33.640 - Streams, Springs, and Seeps	No streams, springs, or seeps are evident on the site outside of environmental zones.
L	33.654.110.B.2 - Dead end streets	No dead end streets are proposed.
	33.654.110.B.3 - Pedestrian connections in the I zones	The site is not located within an I zone.
	33.654.110.B.4 - Alleys in all zones	No alleys are proposed or required.
	33.654.120.C.3.c - Turnarounds	No turnarounds are proposed or required.
	33.654.120.D - Common Greens	No common greens are proposed or required.
	33.654.120.E - Pedestrian Connections	There are no pedestrian connections proposed or required.
	33.654.120.F - Alleys	No alleys are proposed or required.
	33.654.120.G - Shared Courts	No shared courts are proposed or required.
	33.654.130.B - Existing public dead-end streets and pedestrian connections	No public dead-end streets or pedestrian connections exist that must be extended onto the site.
	33.654.130.C - Future extension of dead-end streets and pedestrian connections	No dead-end street or pedestrian connections are proposed or required.
	33.654.130.D - Partial rights-of-way	No partial public streets are proposed or required.

Applicable Approval Criteria are:

A. Lots. The standards and approval criteria of Chapters 33.605 through 33.612 must be met.

Findings: Chapter 33.610 contains the density and lot dimension requirements applicable in the RF through R5 zones. The applicant is proposing to create two standard lots for detached houses. The minimum and maximum density for the site is as follows:

Minimum = 0 (There is no minimum density where any portion of the site is located within the Landslide Hazard Area)

Maximum = $30,902 \div 5,000$ square feet = 6.18 (which rounds down to a maximum of 6 lots, per 33.930.020.B)

The required and proposed lot dimensions are shown in the following table:

	Min. Lot	Max. Lot	Min. Lot	Min.	Min.
--	----------	----------	----------	------	------

	Area (square feet)	Area (square feet)	Width* (feet)	Depth (feet)	Front Lot Line (feet)
R5 Zone	3,000	8,500	36	50	30
Parcel 1	7,578		37	172	37
Parcel 2	23,324**		141	195	145

* Width is measured by placing a rectangle along the minimum front building setback line specified for the zone. The rectangle must have a minimum depth of 40 feet, or extend to the rear of the property line, whichever is less.

** An adjustment to the maximum lot area standard is addressed later in this report.

The findings above show that the applicable density and lot dimension standards are met. Subject to approval of the Adjustment to maximum lot area for Parcel 2, this criterion is met.

B. Trees. The standards and approval criteria of Chapter 33.630, Tree Preservation, must be met.

Findings: The regulations of Chapter 33.630 preserve trees and mitigate for the loss of trees. Certain trees are exempt from the requirements of this chapter.

The applicant has submitted an arborist report that inventories the trees within the land division site, evaluates their condition and specifies root protection zones (Exhibit A.2). The arborist report identifies 18 trees, of which 2 trees have been exempted as one is located within 10-feet of an existing structure to remain (12" Japanese Maple) and one is considered a nuisance species (10" Portugal Laurel). Thus, 16 trees are subject to the preservation requirements of this chapter. These non-exempt trees comprise 228-inches in total diameter.

The applicant proposes to preserve trees #2 (15" Japanese Maple), #3 (6" Hinoki Cypress), #5 (28" Red Pine), and #13 (22" Shore Pine), which comprise of 71 inches of diameter, or 31 percent of the total non-exempt tree diameter. This proposal complies with Option 2 of the tree preservation standards, which requires at least 50 percent of the significant trees on the site and at least 30 percent of the total tree diameter on the site to be preserved. The trees to be preserved and the required root protection zones are shown on the applicant's Tree Preservation Plan (Exhibit C.4).

In order to ensure that future owners of the lots are aware of the tree preservation requirements, the applicant must record an Acknowledgement of Tree Preservation Requirements at the time of final plat.

This criterion is met, subject to the condition that development on Parcel 2 be carried out in conformance with the Tree Preservation Plan (Exhibit C.4) and the applicant's arborist report (Exhibit A.2) and an Acknowledgement of Tree Preservation Requirements is recorded with the final plat.

D. Potential Landslide Hazard Area. If any portion of the site is in a Potential Landslide Hazard Area, the approval criteria of Chapter 33.632, Sites in Potential Landslide Hazard Areas, must be met.

Findings: A portion of the site is located within the Potential Landslide Hazard Area. The approval criteria state that the lots, buildings, services, and utilities must be located on the safest part of the site so that the risk of a landslide affecting the site, adjacent sites, and sites directly across a street or alley from the site is reasonably limited.

In order to evaluate the proposal against this criteria, the applicant has submitted a geotechnical evaluation of the site and proposed land division, prepared by a Certified Engineering Geologist and a Geotechnical Engineer (Exhibit A.4). That report was evaluated by the Site Development Division of the Bureau of Development Services, the City agency that makes determinations regarding soil stability.

The applicant's geotechnical evaluation indicates that the risk of potential landslide hazard at the site is relatively low, given the soil composition, topography, and other risk factors. The proposed land division will result in lots, buildings, services, and utilities that will not significantly increase the risk of landslide potential on the site or other properties in the vicinity of the site. In addition, the geotechnical evaluation has concurred that the applicant's proposed method of stormwater disposal will not have a significant detrimental impact on the slope stability on or around the site. This conclusion was reached because stormwater will not be disposed on the site itself, it will be treated and discharged into a public storm sewer.

Site Development has concurred with the findings of the applicant's geotechnical report, but notes that further geotechnical evaluation may be required for specific building plans at the time of construction plan review. This criterion is met.

G. Clearing, Grading and Land Suitability. The approval criteria of Chapter 33.635, Clearing, Grading and Land Suitability must be met.

Findings:

Clearing and Grading

The regulations of Chapter 33.635 ensure that the proposed clearing and grading is reasonable given the infrastructure needs, site conditions, tree preservation requirements, and limit the impacts of erosion and sedimentation to help protect water quality and aquatic habitat. In this case, the site is located in the Potential Landslide Hazard area. Therefore, the clearing and grading associated with preparation of the lots must occur in a way that will limit erosion concerns and assure that the preserved trees on the site will not be disturbed.

The applicant submitted a Preliminary Clearing and Grading Plan (Exhibit C.5) and Landslide Hazard Study (Exhibit A.4) that indicates how clearing and grading should occur on the site to minimize erosion risks. The applicant also provided a Tree Preservation Plan (Exhibit C.4) that designates areas on the site where grading should not occur in order to protect the roots of the trees on the site that will be preserved, and an arborist report (Exhibit A.2) that further discusses grading on the site. The applicant's response to the approval criteria (Exhibit A.1) is quoted, in part, as follows:

The site in this proposal consists of 30,902 sf area. This proposal will disturb only 23% of the site while leaving 77% of the site with no changes to existing contours and drainage patterns. The changes in topography are made only where it is required from a practical engineering standpoint based on the highest and best use of the lot being for a reasonably large modern designed house.

The project can be accomplished with normal site engineering means and methods as has been verified by the project architect/engineer, KPFF engineers, and Foster Gambee Geotechnical engineers. There is no increased runoff or erosion to the neighboring properties.

The proposal leaves existing contours and drainage patterns of the site intact where "practicable", consistent with the meaning of the word as defined in the zoning code: "Capable of being done after taking into consideration cost, existing technology, and logistics in light of overall project purposes".

Finally, the proposed development on Parcel 1 would change drainage patterns, but instead of increasing runoff and erosion, the new development

would contain both and reduce the current impact of the site on adjacent properties. Currently the lot drains onto two adjacent properties on the north and to the street on the west side. In the new development, 86% (6525 SF) of the lot would be contained and 69% (5264 SF) drained through a city-required filtration basin. Along the 155 foot north property line, only 15 feet of the western portion of the northern property line would still drain onto the adjacent property. For the majority of the remaining undisturbed 1053 SF, the current drainage pattern would remain, and runoff would continue to drain along the 98 foot western property line to the sidewalk and the street. Given that the end of the property currently drains from a much larger area, the existing stone retaining wall and city sidewalk should be more protected from erosion as a result of the proposed development. There should be negligible impact on the existing property (Parcel 2) to the south, and no impact to the uphill eastern street-side of the proposed Parcel 1.

As shown above the clearing and grading anticipated to occur on the site can meet the approval criteria. At the time of building permit submittal on the individual lots a clearing, grading and erosion control plan will be submitted to the Site Development Section of the Bureau of Development Services. Site Development will review the grading plan against the applicant's Landslide Hazard Study as well as any additional geotechnical information required at the time of permit submittal to assure that the grading will not create any erosion risks. In addition the plans will be reviewed for compliance with the applicant's tree preservation plan and arborist report. Subject to the conditions noted above, this criteria is met.

Land Suitability

The site is currently in residential use, and there is no record of any other use in the past. As indicated above, the site contains no known geological hazards. Therefore, there are no anticipated land suitability issues and the new lots can be considered suitable for new development. This criterion is met.

K. Transportation impacts. The approval criteria of Chapter 33.641, Transportation Impacts, must be met; and,

Findings: The transportation system must be capable of safely supporting the proposed development in addition to the existing uses in the area. The Development Review Section of the Portland Bureau of Transportation has reviewed the application for its potential impacts regarding the public right-of-way, traffic impacts and conformance with adopted policies, street designations, and for potential impacts upon transportation services. The applicant has submitted a letter prepared by a registered traffic engineer to address the evaluation factors of this approval criterion (Exhibit A.5). PBOT's Analysis (Exhibit E.2) is quoted, in part, as follows:

Street Capacity and Levels of Service

The proposal will result in a net increase of 1 single-family residence. This residence can be expected to generate 10 daily vehicle trips with 1 trip occurring in each of the AM and PM Peak Hours. This small increase in peak hour vehicles will not have significant impact on intersection levels of service or street capacity. No mitigation is needed.

Vehicle Access/Loading

The new lot will have a driveway to provide access to parking and loading.

On-Street Parking Impacts

The new lot will have at least one on-site parking space with an additional space between the garage and the front property line. Impacts to the on-street parking supply should be minimal.

Availability of Transit

Tri Met Bus Line #15 is available to serve the site 0.3 miles to the northwest at SE Belmont and SE 60th Avenue.

Neighborhood Impacts

The site is being developed with a new single-family residence in compliance with the existing R5 zoning. In addition, existing frontage improvements including sidewalks will reduce the potential for conflicts between pedestrians and vehicles.

Safety for All Modes

Sidewalks on the area streets provide adequate pedestrian facilities. Given the low vehicle speeds and volumes on SE Yamhill Street, cyclists can safely share the roadway.

In reviewing this land division, Portland Transportation relies on accepted civil and traffic engineering standards and specifications to determine if existing street improvements for motor vehicles, pedestrians and bicyclists can safely and efficiently serve the proposed new development. Portland Transportation has not identified or been made aware of any factors related to this proposal that lead to a conclusion other than that one additional dwelling can be safely served by this existing street without having any significant impact on the level of service provided. This criterion is met.

L. Services and utilities. The regulations and criteria of Chapters 33.651 through 33.654, which address services and utilities, must be met.

Findings: The regulations of Chapter 33.641 allow the traffic impacts caused by dividing and then developing land to be identified, evaluated, and mitigated for if necessary. Chapters 33.651 through 33.654 address water service standards, sanitary sewer disposal standards, stormwater management, utilities and rights of way. The criteria and standards are met as shown in the following table:

<p>33.651 Water Service standard – See Exhibit E.3</p> <p>The Water Bureau has indicated that service is available to the site from the 6-inch CI water main in SE Yamhill Street, as noted on page 2 of this report. The water service standards of 33.651 have been verified. This criteria is met.</p>
<p>33.652 Sanitary Sewer Disposal Service standards – See Exhibit E.1</p> <p>There is no public sanitary sewer available in SE Yamhill Street along the site's frontage. There is an existing manhole in SE Yamhill Street just northwest of the site that is associated with an 8-inch combination sewer main that runs west to SE Taylor Court. The existing sewer connection that serves the house on Parcel 2 will cross over Parcel 1 to reach this sewer main. As a result, the applicant must extend the public combination sewer main in SE Yamhill Street to this site, prior to final plat approval. Additionally, the existing house on Parcel 2 will need to be connected to the new sanitary main, with plumbing and connection permits finalized, prior to final plat approval. Subject to the conditions noted above, this criterion is met.</p>
<p>33.653.020 & .030 Stormwater Management criteria and standards – See Exhibits E.1 & E.5</p> <p>No stormwater tract is proposed or required. Therefore, criterion A is not applicable. The applicant has submitted a Landslide Hazard Study (Exhibit A.4) and Presumptive Approach stormwater report (Exhibit A.6) to address this approval criteria. The following stormwater management methods are proposed:</p> <ul style="list-style-type: none"> <p>Parcel 1: The Landslide Hazard Study recommends against infiltrating stormwater on-site due to potential destabilizing effects. Therefore, stormwater from this lot will be directed into a flow-through planter that will remove pollutants and suspended solids. The water will drain from the planter to the proposed combination sewer main to be extended in SE Yamhill Street (previously identified in this report). The proposed parcel has sufficient size for an individual planter box, and the Bureau of Environmental Services has indicated that the treated water can be directed to the combination sewer</p>

main.

- **Parcel 2 (the lot with the existing house):** The applicant provided a scope and locate report (Exhibit A.6), which demonstrates that stormwater from the existing house discharges to the combination sewer main in SE Yamhill Street. The Bureau of Environmental Services has indicated that this method of stormwater management may remain without meeting Stormwater Management Manual requirements since the house has an existing connection and no redevelopment on Parcel 2 is proposed.

33.654.110.B.1 Through streets and pedestrian connections

33.654.130.B Extension of existing public dead-end streets & pedestrian connections

33.654.130.C Future extension of proposed dead-end streets & pedestrian connections

Generally, through streets should be provided no more than 530 feet apart and at least 200 feet apart. The Portland Bureau of Transportation has provided the following evaluation of connectivity for this proposal (Exhibit E.2):

The site is a corner lot. Connectivity requirements do not apply.

For the reasons described above, this criterion is met.

33.654.130.A - Utilities (defined as telephone, cable, natural gas, electric, etc.)

Any easements that may be needed for private utilities that cannot be accommodated within the adjacent right-of-ways can be provided on the final plat. At this time no specific utility easements adjacent to the right-of-way have been identified as being necessary. Therefore, this criterion is met.

APPROVAL CRITERIA FOR ADJUSTMENTS

33.805.010 Purpose

The regulations of the zoning code are designed to implement the goals and policies of the Comprehensive Plan. These regulations apply city-wide, but because of the city's diversity, some sites are difficult to develop in compliance with the regulations. The adjustment review process provides a mechanism by which the regulations in the zoning code may be modified if the proposed development continues to meet the intended purpose of those regulations. Adjustments may also be used when strict application of the zoning code's regulations would preclude all use of a site. Adjustment reviews provide flexibility for unusual situations and allow for alternative ways to meet the purposes of the code, while allowing the zoning code to continue to provide certainty and rapid processing for land use applications.

33.805.040 Adjustment Approval Criteria

Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F. stated below, have been met.

A. Granting the adjustment will equally or better meet the purpose of the regulation to be modified; and

Findings: The applicant is requesting an adjustment to the maximum lot area standard of the R5 zone from 8,500 to 23,324 square feet for Parcel 2. The purpose of Lot Dimension Regulations in RF through R5 Zones (33.610.200) is as follows:

- Each lot has enough room for a reasonably-sized house and garage;
- Lots are of a size and shape that development on each lot can meet the development standards of the zoning code;
- Lots are not so large that they seem to be able to be further divided to exceed the maximum allowed density of the site in the future;
- Each lot has room for at least a small, private outdoor area;
- Lots are compatible with existing lots;
- Lots are wide enough to allow development to orient toward the street;

- Lots don't narrow to an unbuildable width close to the street
- Each lot has adequate access from the street;
- Each lot has access for utilities and services; and
- Lots are not landlocked.

The parcel that the applicant has requested an adjustment to the maximum lot area standard will retain the existing single family home, which is designated as a historic landmark (Holden, William B., Residence). The applicant has submitted a Partition Plat Map (Exhibits C.2) that demonstrates Proposed Parcel 2 contains more than enough room to accommodate the existing dwelling, meet all applicable development standards and maintain an orientation towards the street. A Proposed Improvement Plan (Exhibit C.3) was additionally provided that demonstrates this parcel has access for utilities and services. The proposed parcel will maintain the current driveway access, is not landlocked, nor does it narrow to an unbuildable width close to the street. The land division site is approximately 30,902 square feet in size, which would yield a maximum density of 6 lots. After the land division, the maximum density of Parcel 2 would be 4 lots. Therefore, Parcel 2 is not so large so as to appear further dividable to exceed the maximum allowed density in the future. Based on the preceding findings, the proposed adjustment to the maximum lot area for Parcel 2 will equally or better meets the Lot Dimension Regulations in RF through R5 Zones. This criterion is therefore met.

B. If in a residential zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, or I zone, the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area; and

Findings: The site is in a residential zone and is located within the Mt. Tabor Neighborhood. The residential area considered is defined as shown on the Zone Map (Exhibit B). The appearance of this area may be defined by lots closer in to Mt. Tabor Park that are generally larger in size than other areas of the neighborhood. Additionally, retention of the existing residence will allow Parcel 2 to largely maintain the same appearance. For these reasons, the proposed adjustment will not detract from the livability or appearance of the residential area. Therefore, this criterion is met.

C. If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zone; and

Findings: Only one adjustment is being requested. Therefore, this criterion is not applicable.

D. City-designated scenic resources and historic resources are preserved; and

Findings: The site is not located within a scenic ("s") overlay zone. The existing single family home is designated as a historic landmark and will be preserved within Parcel 2. Therefore, this criterion is met.

E. Any impacts resulting from the adjustments are mitigated to the extent practical;

Findings: There are no discernable impacts that will result from the proposed adjustment. Therefore, no mitigation is necessary.

F. If in an environmental zone, the proposal has as few significant detrimental environmental impacts on the resource and resource values as is practicable;

Findings: The site is not located within an environmental overlay ("c" or "p") zone. Therefore, this criterion is not applicable.

DEVELOPMENT STANDARDS

Development standards that are not relevant to the land division review, have not been addressed in the review, but will have to be met at the time that each of the proposed lots is developed.

Future Development

Among the various development standards that will be applicable to this lot, the applicant should take note of:

- **Historic Resource:** The land division site is designated as a historic landmark. Such designations are typically applied to the boundaries of the property in which the historic landmark resides. A division of the site to create a new parcel of land does not result in the alteration of the historic landmark boundary designation. Therefore, new development on proposed Parcel 1 would be subject to historic resource review or the historic landmark boundary designation would need to be altered with the appropriate jurisdiction.

Existing development that will remain after the land division. The existing development on the site will remain and be located on Parcel 2. The division of the property may not cause the structures to move out of conformance or further out of conformance to any development standard applicable in the R5 zone. Per 33.700.015, if a proposed land division will cause conforming development to move out of conformance with any regulation of the zoning code, and if the regulation may be adjusted, the land division request must include a request for an adjustment (Please see section on Other Technical Standards for Building Code standards.)

In this case, there are several Zoning Code standards that relate to existing development on the site:

- Minimum Setbacks – The existing house identified to remain on the site must meet the required Zoning Code setbacks from the proposed new lot lines. Alternatively, existing buildings must be set back from the new lot lines in conformance with an approved Adjustment or other Land Use Review decision that specifically approves alternative setbacks. The existing house will be approximately 25-feet from the new property line. Therefore, the required setbacks are being met. To ensure this standard continues to be met at the final plat stage, the final plat must be accompanied by a supplemental survey showing the location of the existing building relative to the adjacent new lot lines.
- Accessory Structure – Structures are not allowed to remain on a proposed lot line. Therefore, in order for the proposed new lots to be approved, the solar panels that straddle the line between proposed Parcels 1 and 2 must be removed and or relocated prior to final plat. The applicant must submit before and after photos to document removal or relocation of the solar panels. To ensure that this standard is met, a condition of approval is necessary.

With the conditions noted above, this land division proposal can meet the requirements of 33.700.015.

OTHER TECHNICAL REQUIREMENTS

Technical decisions have been made as part of this review process. These decisions have been made based on other City Titles, adopted technical manuals, and the technical expertise of appropriate service agencies. These related technical decisions are not considered land use actions. If future technical decisions result in changes that bring the project out of conformance with this land use decision, a new land use review may be required. The following is a summary of technical service standards applicable to this preliminary partition proposal.

Bureau	Code Authority and Topic
Development Services/503-823-7300	Title 24 – Building Code, Flood plain

www.portlandonline.com/bds	Title 10 – Erosion Control, Site Development Administrative Rules for Private Rights-of-Way
Environmental Services/503-823-7740 www.portlandonline.com/bes	Title 17 – Sewer Improvements 2008 Stormwater Management Manual
Fire Bureau/503-823-3700 www.portlandonline.com/fire	Title 31 Policy B-1 – Emergency Access
Transportation/503-823-5185 www.portlandonline.com/transportation	Title 17 – Public Right-of-Way Improvements Transportation System Plan
Urban Forestry (Parks)/503-823-4489 www.portlandonline.com/parks	Title 20 – Street Trees and other Public Trees
Water Bureau/503-823-7404 www.portlandonline.com/water	Title 21 – Water availability

As authorized in Section 33.800.070 of the Zoning Code conditions of approval related to these technical standards have been included in the Administrative Decision on this proposal.

- The applicant must meet the requirements of the Fire Bureau in regards to fire apparatus access, fire flow/water supply, fire hydrant spacing, grade, addressing of structures, and aerial Fire Department access roads. These requirements are based on the technical standards of Title 31 and Oregon Fire Code (Exhibit E.4).

CONCLUSIONS

The applicant has proposed a 2-parcel partition in conjunction with an adjustment to maximum lot area for Parcel 2, as shown on the attached preliminary plans (Exhibits C.1-C.5). As discussed in this report, the relevant standards and approval criteria have been met, or can be met with conditions. The primary issues identified with this proposal are: adjustment to maximum lot area, clearing/grading, and services/utilities. With conditions of approval that address these requirements this proposal can be approved.

ADMINISTRATIVE DECISION

Approval of an Adjustment to the maximum lot area standard of the R5 zone from 8,500 to 23,324 square feet for Parcel 2; and

Approval of a Preliminary Plan for a 2-parcel partition that will result in two standard lots, as illustrated with Exhibits C.1-C.5, subject to the following conditions:

A. Supplemental Plan. Three copies of an additional supplemental plan shall be submitted with the final plat survey for Fire Bureau review and approval. That plan must portray how the conditions of approval listed below are met. In addition, the supplemental plan must show the surveyed location of the following:

- Any buildings or accessory structures on the site at the time of the final plat application;
- Any driveways and off-street vehicle parking areas on the site at the time of the final plat application;
- Nearest fire hydrant(s);
- Grade of SE Yamhill Street; and
- Any other information specifically noted in the conditions listed below.

B. The final plat must show the following:

1. A recording block for each of the legal documents such as maintenance agreement(s), acknowledgement of special land use conditions, or Declarations of Covenants, Conditions, and Restrictions (CC&Rs) as required by Condition C.7 below. The recording block(s) shall, at a minimum, include language substantially similar to the following example: “A

Declaration of Maintenance Agreement for (name of feature) has been recorded as document no. _____, Multnomah County Deed Records.”

C. The following must occur prior to Final Plat approval:

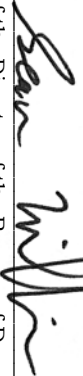
1. The applicant shall meet the requirements of the Bureau of Environmental Services (BES) for extending a public combination sewer main in SE Yamhill Street. The applicant shall receive final inspection approval of permits to construct the sewer main extension.
2. The solar panels that straddle the line between proposed Parcels 1 and 2 shall be removed and/or relocated. The applicant must submit before and after photos to document removal or relocation of the solar panels.
3. The applicant shall meet the requirements of the Fire Bureau for fire hydrant spacing. If the spacing requirements are not met, the applicant shall install a new fire hydrant by contacting the Water Bureau, Development Services Department at 503-823-7368, for fee installation information related to the purchase and installation of fire hydrants. The applicant must purchase the hydrant and provide verification to the Fire Bureau that the Water Bureau will be installing the required fire hydrant, with the required fire flow and pressure.
4. The applicant shall meet the requirements of the Fire Bureau for ensuring adequate hydrant flow from the nearest hydrant. The applicant must provide verification to the Fire Bureau that Appendix B of the Fire Code is met, the exception is used, or provide an approved Fire Code Appeal prior final plat approval.
5. The applicant must meet the requirements of the Fire Bureau for providing an adequate fire access way for Parcel 2, as required in Chapter 5 of the Oregon Fire Code. Alternately, the applicant will be required to install residential sprinklers in the new house on Parcel 2, if applying the exception. An Acknowledgement of Special Land Use Conditions describing the sprinkler requirement must be referenced on and recorded with the final plat.
6. The applicant must meet the requirements of BES regarding sanitary and stormwater service for the existing house to remain on Parcel 2. Specifically, the applicant must receive final inspection approval of plumbing and connection permits to connect the existing house to the new combination sewer main identified in Condition C.1, above.
7. The applicant shall execute an Acknowledgement of Tree Preservation Requirements that notes tree preservation requirements that apply to Parcel 2. A copy of the approved Tree Preservation Plan must be included as an Exhibit to the Acknowledgement. The acknowledgment shall be recorded with Multnomah County and referenced on the final plat.

D. The following conditions are applicable to site preparation and the development of individual lots:

1. Development on Parcel 2 shall be in conformance with the Tree Preservation Plan (Exhibit C.4) and the applicant's arborist report (Exhibit A.2). Specifically, trees #2 (15" Japanese Maple), #3 (6" Hinoki Cypress), #5 (28" Red Pine), and #13 (22" Shore Pine) are required to be preserved, with the root protection zones indicated on Exhibit C.4. Tree protection fencing is required along the root protection zone of each tree to be preserved. The fence must be 6-foot high chain link and be secured to the ground with 8-foot metal posts driven into the ground. Encroachment into the specified root protection zones may only occur under the supervision of a certified arborist. Planning and Zoning approval of development in the root protection zones is subject to receipt of a report from an arborist, explaining that the arborist has approved of the specified methods of construction, and that the activities will be performed under his supervision.

2. Development on Parcel 2 is subject to the regulations of the Historic Resource Overlay Zone (33.445) or the historic landmark boundary designation would need to be altered with the appropriate jurisdiction to remove the property from the designation boundary.
3. The applicant must meet the addressing requirements of the Fire Bureau for Parcel 2. The location of the sign must be shown on the building permit.
4. If required, the applicant shall install residential sprinklers in the new dwelling unit on Parcel 2. Please refer to the final plat approval report for details on whether or not this requirement applies.
5. The applicant must provide a fire access way that meets the Fire Bureau requirements related to aerial fire department access. Aerial access applies to buildings that exceed 30 feet in height as measure to the bottom of the eave of the structure or the top of the parapet for a flat roof.
6. The Landslide Hazard Study dated August 13, 2013 prepared by Foster Gambee Geotechnical, PC, must be re-submitted for review with the residential building plans. Special inspections will be required by Foster Gambee Geotechnical, PC.

Staff Planner: Sean Williams

Decision rendered by:  **on April 11, 2014**
By authority of the Director of the Bureau of Development Services

Decision mailed: April 15, 2014

About this Decision. This land use decision is **not a permit** for development. A Final Plat must be completed and recorded before the proposed lots can be sold or developed. 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 August 29, 2013, and was determined to be complete on December 16, 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 August 29, 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 requested that the 120-day review period be extended, as stated with Exhibit A.8. Unless further extended by the applicant, **the 120 days will expire on: May 2, 2014.**

Note: 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 Hearings Officer, which will hold a public hearing. Appeals must be filed **by 4:30 PM on April 29, 2014** at 1900 SW Fourth Ave. Appeals may be filed Tuesday through Friday on the first floor in the Development Services Center until 3 p.m. After 3 p.m. and on 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 contact the receptionist at 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.ci.portland.or.us .

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 Hearings Officer 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 Hearings Officer an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the land division. The final land division plat **must** be submitted to the City **within three years** of the date of the City’s final approval of the preliminary plan. This final plat must be recorded with the County Recorder and Assessors Office after it is signed by the Planning Director or delegate, the City Engineer, and the City Land Use Hearings Officer, and approved by the County Surveyor. **The approved preliminary plan will expire unless a final plat is submitted within three years of the date of the City’s approval of the preliminary plan.**

Recording concurrent approvals. The preliminary land division approval also includes concurrent approval of an Adjustment. This other concurrent approval must be recorded by the Multnomah County Recorder before any building or zoning permits can be issued.

A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with these concurrent land use reviews. The applicant, builder, or their representative may record the final decisions on these concurrent land use decisions 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.

Expiration of concurrent approvals. The preliminary land division approval also includes concurrent approval of an Adjustment. For purposes of determining the expiration date, there are two kinds of concurrent approvals: 1) concurrent approvals that were necessary in order for the land division to be approved; and 2) other approvals that were voluntarily included with the land division application. The following approvals were necessary for the land division to be approved: Adjustment to maximum lot area for Parcel 2. This approval expires if:

- The final plat is not approved and recorded within the time specified above, or
- Three years after the final plat is recorded, none of the approved development or other improvements (buildings, streets, utilities, grading, and mitigation enhancements) have been made to the site.

All other concurrent approvals expire three years from the date rendered, unless a building permit has been issued, or the approved activity has begun. Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

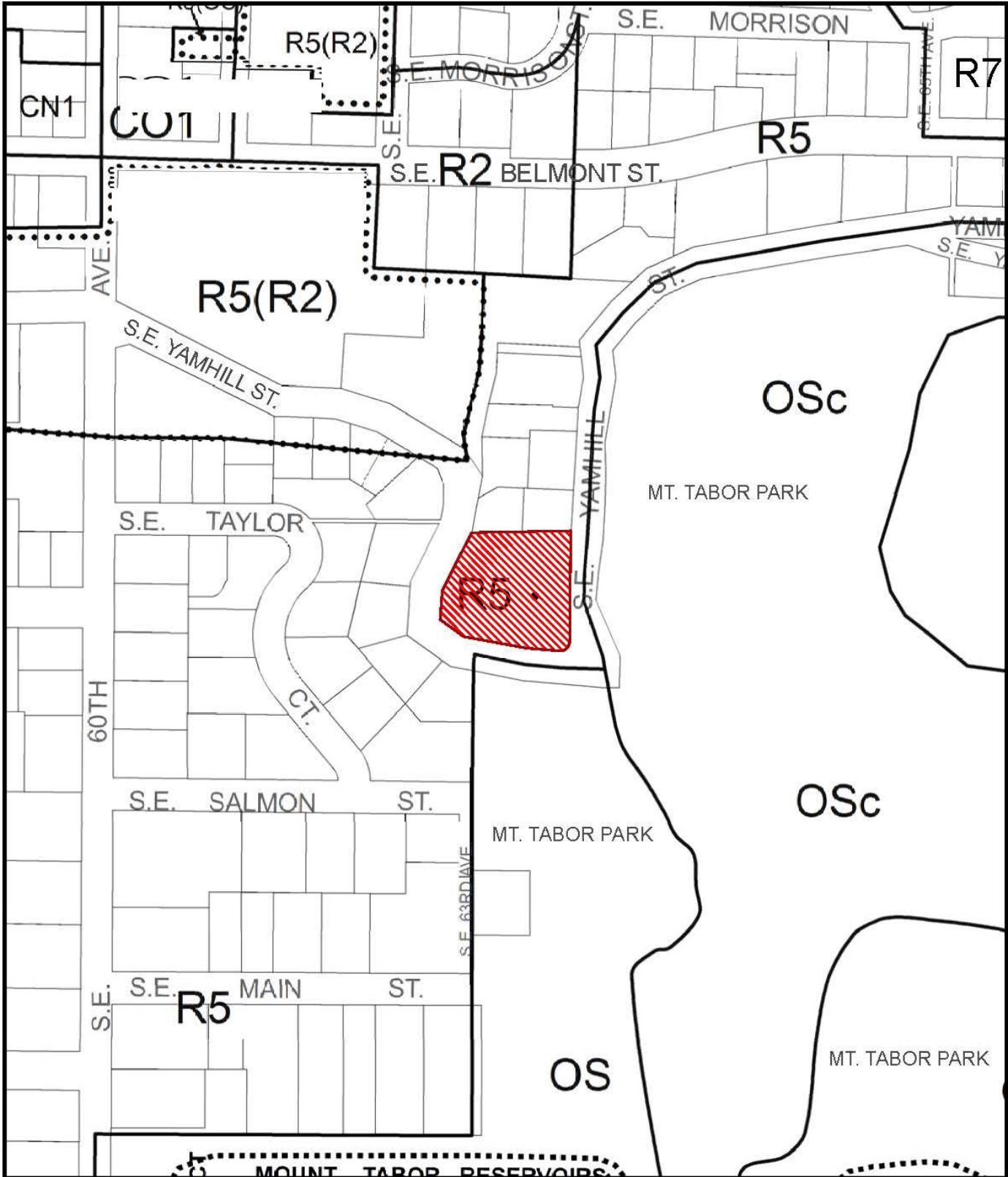
- A. Applicant's Statement
 1. Approval Criteria Narrative
 2. Arborist Report
 3. Stormwater Report
 4. Landslide Hazard Study
 5. Traffic Engineer Letter
 6. Scope & Locate Report
 7. Neighborhood Contact Letter
 8. Request for Extension of 120-day Review Period
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Topographic Site Map
 2. Partition Plat (attached)
 3. Proposed Improvements Plan (attached)
 4. Tree Preservation Plan (attached)
 5. Preliminary Clearing and Grading Plan
- D. Notification information:
 1. Mailing list
 2. Mailed notice
- E. Agency Responses:
 1. Bureau of Environmental Services w/ Addendum
 2. Bureau of Transportation Engineering and Development Review
 3. Water Bureau
 4. Fire Bureau
 5. Site Development Review Section of BDS
 6. Life Safety Plans Examiner
 7. Bureau of Parks, Forestry Division
- F. Correspondence:
 1. Margaret Joan Janin (1/27/14)
 2. Patricia Morgan (1/28/14)

3. Mark Wilde (1/31/14)
4. Alice and Michael Powell (1/29/14)
5. Dee Reddy and Brent Carpenter (2/10/14)
6. Bruce Anderson (2/22/14)
7. Lynette & Dennis Doht (2/24/14)

G. Other:

1. Original LU Application
2. Incomplete Letter w/ RFC responses

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



File No. LU 13-199206 LDP, AD
 1/4 Section 3136, 3137
 Scale 1 inch = 200 feet
 State_Id 1S2E05BC 300
 Exhibit B (Sep 03, 2013)

**SUPPLEMENTAL MAP TO
PARTITION PLAT NO. 2013-**

**A REPLAT OF LOT I AND A PORTION OF LOT H, "BELMONT VILLA"
LOCATED IN THE SW 1/4 OF THE NW 1/4 SECTION 5,
TOWNSHIP 1 SOUTH, RANGE 2 EAST, W.M.
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON**

**CITY OF PORTLAND CASE FILE NO.
DATE: APRIL, 2013**



SCALE: 1" = 20'

CLIENT: Mr. Walter Moburg

**SITE ADDRESS: 6347 SE Yamhill Street
Portland, Oregon 97215**

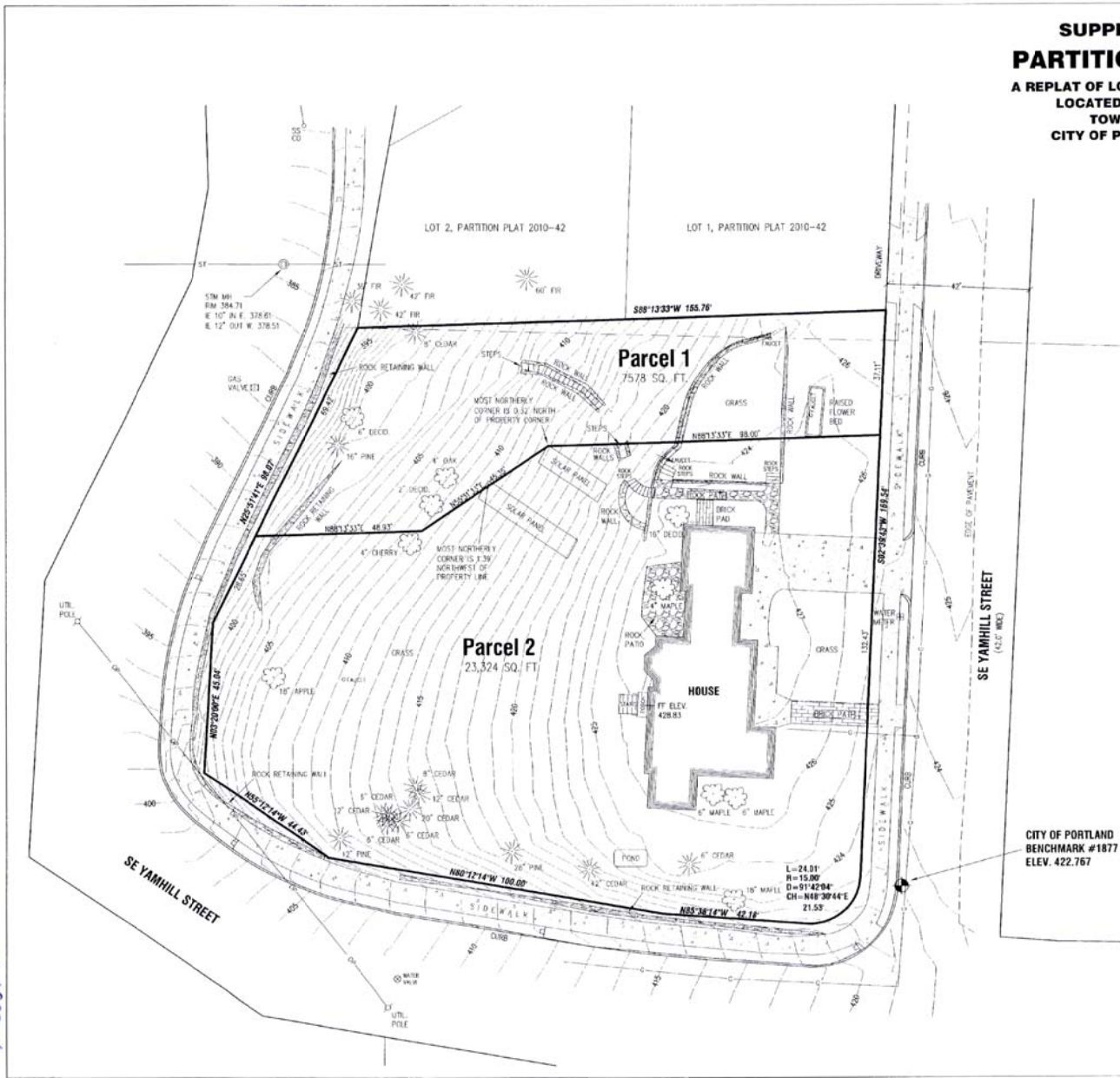
**CITY OF PORTLAND
BENCHMARK #1877
ELEV. 422.767**

REGISTERED
PROFESSIONAL
LAND SURVEYOR

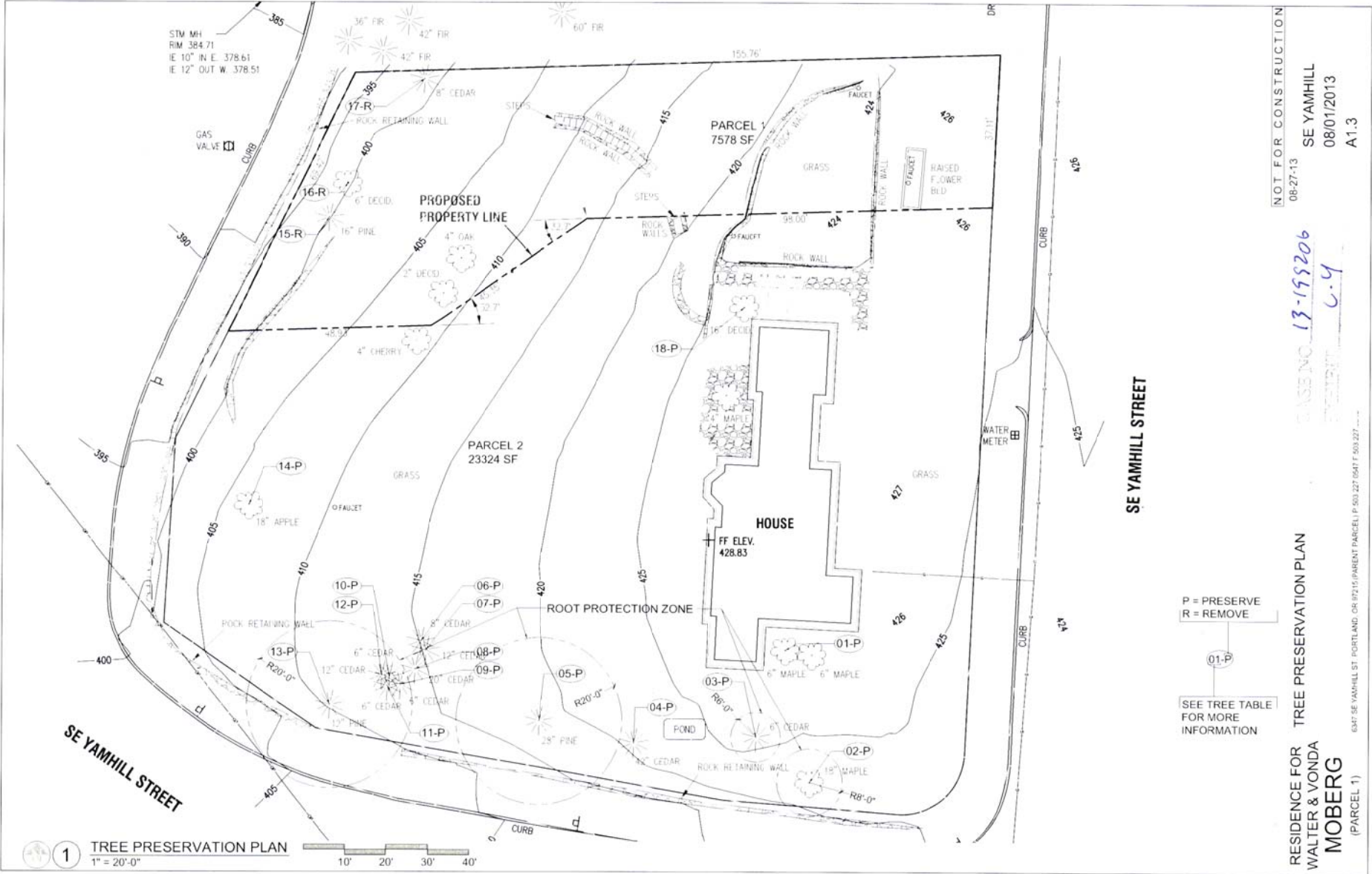
Joseph C. McAllister
OREGON
FEBRUARY 8, 2000
JOSEPH C. McALLISTER
45695

SURVEYED BY:
COMPASS ENGINEERING
4107 INTERNATIONAL WAY, SUITE 705
MILWAUKEE, OREGON 97222
PHONE: (503) 653-9993
7176 Supp.cwg

DATE OF SIGNATURE: *5/2/13*
EXPRES: 12/31/2014



CASE NO. 13-197206
L.C.



1

TREE PRESERVATION PLAN
1" = 20'-0"



NOT FOR CONSTRUCTION
08-27-13
SE YAMHILL
08/01/2013
A1.3

PLANS NO. 13-155206
PROJECT: C-4

P = PRESERVE
R = REMOVE

01-P
SEE TREE TABLE
FOR MORE
INFORMATION

RESIDENCE FOR
WALTER & VONDA
MOBERG
(PARCEL 1)

6347 SE YAMHILL ST. PORTLAND, OR 97215 (PARENT PARCEL) P. 503.227.0547 F. 503.227.0547



City of Portland
Historic Landmarks Commission

1900 SW Fourth Ave., Suite 5000 / 16
Portland, Oregon 97201
Telephone: (503) 823-7300
TDD: (503) 823-6868
FAX: (503) 823-5630
www.portlandonline.com/bds

June 6, 2016

Diana Painter
State Historic Preservation Office
725 Summer St NE, Suite C
Salem, OR 97301

RE: William B. Holden House National Register Boundary Decrease Recommendation

Hello Diana,

On May 23, 2016, the Portland Historic Landmarks Commission reviewed the proposed reduction of 7,578 square feet of site area from the William B. Holden House (6347 SE Yamhill Street) National Register of Historic Places boundary.

In order for a boundary decrease to occur, the new nomination must meet at least one of the four justifications for altering the boundary of a National Register property under 36 CFR 60.14.a(2). These justifications are: professional error in the initial nomination, loss of historic integrity, recognition of additional significance, additional research documenting that a larger or smaller area should be listed.

There was not unanimity amongst Commission members as to the suitability of the boundary decrease for this property. The following is a list of concerns expressed by some Commission members regarding the boundary decrease:

- 1) The proposed nomination fails to establish how the condition of the property has changed since the original nomination. It only claims that the historic landscape component of the property to be excised does not retain integrity even though the integrity is substantially similar as it was in 1999 when it was originally listed. With the exception of solar panels in the front yard (not on the subject property) and a frame patio (on the property) no other changes to the landscape are presented. In order for the SACHP to recommend and the NPS to approve the property reduction, it would essentially have to find that the previous preparer, the SHPO National Register Coordinator, the SACHP, and the NPS fundamentally erred in its original judgement in 1999.
- 2) A 2013 plat of the property and aerial views that are currently matter of public record (see <http://www.portlandoregon.gov/bds/article/479150>) and <https://www.portlandoregon.gov/bds/article/487508>) appears to show rock walls, stone stairs, retaining walls, and a planter box in the area to be excised from the original boundary. The existing nomination does not mention this information other than to say that the rose garden is "non-original" but does not assess the actual fabric to make a firm case one way or the other. No observations of the physical fabric made in the nomination or photographs can confirm that these features were or were not a part of the historic landscape design.
- 3) The nomination fails to assess the existing landscape features in a manner consistent with National Register Bulletin 18, "How to Evaluate and Nominate Designed Historic Landscapes". Merely saying that the existing vegetation is not fifty years old is not a sufficient statement concerning other aspects of the designed landscape such as the stone walls, stone steps, stone stairs, stone retaining walls, and other evidence of the garden's original design. The evaluation of the vegetation in the excised portion of the lot is non-specific and does not address whether or not the vegetation in the property to be removed is or is not mentioned in the nomination.
- 4) There is minimal photography of the rose garden looking north. There are no photographs of other rock features (stairs, walls, etc.) on the property to be removed from the nomination.

- 5) The property that is to be excised was historically associated with the William Holden House when the house was erected. It was also a part of the lot when the house was listed in the National Register in 1999.
- 6) Even if the integrity of the overall landscape is called into question, the reduction in the National Register boundary has the potential to substantially harm the historic setting, feeling, and association of the historic property. While the nomination for the adjusted property boundary currently claims that the new parcel boundary was sensitively drawn to “protect the architectural and historic values associated with the remaining parcel”, a proposed new two story house for this new parcel (see <http://www.portlandoregon.gov/bds/article/479150>) would have a substantial retaining wall and a two story height that would effectively remove the view shed from the house to the north and northwest and create an entirely new, much more urban feeling with an adjoining house that is out of character with the originally nominated property and would be highly visible. Furthermore, the views from the house, which is a character-defining feature of the property, would be significantly reduced.

The boundary reduction does call into question the City’s current procedures and protections for historic landscapes. As a Commission, we are concerned that those protections are inadequate. Further, we acknowledge that our land use regulations currently allow property line changes without triggers to Historic Resource Review. In light of these internal issues, we will begin the work of recommending changes to align City regulatory code and processes with preservation best practices.

Please let Brandon Spencer-Hartle in the Bureau of Planning and Sustainability (503.823.4641) know if you have any further questions.

Thank you for considering the Commission’s recommendation on this matter.

Sincerely,



Kirk Ranzetta
Chair



Paul Solimano
Vice Chair

CC: Brandon Spencer-Hartle, Portland Bureau of Planning & Sustainability

March 16, 2016

John M. Tess
President, Heritage Consulting Group
1120 NW Northrup Street
Portland, OR 97209

RE: William B. Holden House (6347 SE Yahmill Street, Portland, OR)
Landscape Inventory

Dear Mr. John M. Tess,

I was contacted by the current owners of the above referenced property to determine the age of the trees on the property. I've worked with natural and developed landscapes for the past 20 years and am a certified arborist with the International Society of Arboriculture. Based on my knowledge of trees and their growth habits in developed and natural landscapes I would estimate the age of the oldest trees on the property to be less than 50 years.

Sincerely,

A handwritten signature in black ink, appearing to read "D. P. Moeller". The signature is fluid and cursive, with a large initial "D" and a long horizontal stroke at the end.

Dan Moeller
Certified Arborist IL-1156

William Willingham
2451 NW 28th Ave.
Portland, OR 97212

May 12, 2016

John Tess
Heritage Consulting Group
1120 NW Northrup St.
Portland, OR 97209

Dear John,

At the request of heritage Consulting Group, I have reviewed the National Register nomination for the William Holden House and the Boundary Decrease Nomination and have conducted a site visit of the property. From my analysis of the William Holden House and its setting, I do not believe that the deleted section of the property will have a negative effect on the architectural character of the modern, Tudor Revival style William Holden House. The section of land proposed for deletion from the nomination contains no buildings, structures, or historical landscape. Currently, the landscape surrounding the William Holden House is best characterized as mostly scruffy lawn and overgrown shrubs, and as such does nothing to contribute to the historic integrity of the William Holden House.

Based on my onsite observations and reviews of the relevant documents, I believe that there will be a sufficient buffer of land separating the William Holden House from the parceled piece of the property, thus helping preserve the historical integrity of the house.

If you have any questions, feel free to contact me.

Sincerely,



William F. Willingham, Ph. D.
Consulting Historian
w.willingham@comcast.net
503-296-7463

HUNTINGTON & KIEST LANDSCAPE ARCHITECTS

March 21, 2016

Ms. Diana Painter
National Register Program Coordinator
Oregon State Historic Preservation Office
725 Summer Street NE, Suite C
Salem, Oregon 97301

Re: William B. Holden Residence

Dear Ms. Painter,

My firm was recently asked to inspect the landscaping at the historic Holden Residence in Portland (HR @ 6347 SE Yamhill), and comment on the purportedly still-existing landscape designed by John A. Grant when the home was built in 1929. I am very familiar with the work John A. Grant and Caroline L. Grant. In the 1999 HR nomination for the Holden Residence there is reference to Wallace Kay Huntington, Landscape Architect, who described Grant's design philosophy in an article written in 1974. I was in partnership with Mr. Huntington for 35 years until he passed away in 2015. I am a proponent of his work, and the philosophy he published in "Space, Style and Structure". While we never worked on Grant's landscape for the Holden Residence, I had the privilege of maintaining and honoring Grant's design throughout the years when we worked on the Edmund Hayes property (also referenced in the 1999 Holden nomination). I remember visiting the garden back in 1982 when Mrs. Edmund Hayes still lived in the house. Subsequently we worked with owners John and Ginnie Wheeler and Jeannie Coleman, now Jeannie McGuire.

5511-A SW HOOD AVENUE / PORTLAND, OREGON 97239 / 503-222-3383
WWW.HUNTINGTONANDKIEST.COM
AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS

I am also familiar with the David Lloyd Davies estate landscape that has been greatly modified since John Grant's original production. Mr. Huntington's quote about John Grant in the 1999 Holden nomination is from Space, Style and Structure: "As a dedicated plantsman, he believed in the romantic tradition and strove for pictorial effects, skillful plant composition and sensitive grading of sloping lawns minimized by the use of straight lines. He was able to juxtapose natural forms of trees, shrubs and rocks with the seemingly artless landscape that belies the careful calculation behind the creative effort, the idea being to have naturalistic plantings." This is accurate.

As exemplified in the two gardens that I am acquainted with, the Grants did minimal grading of the land.

One can imagine that at the Holden House minimal grading would have been done and wonderful plantings would have been installed. However, whatever the Grant's proposed during the historical period from 1929 to 1949 is no longer in existence. None of the current plantings are over 50 years old. Also, existing planting composition does not match the philosophy or example of John A. Grant. The northern portion of the property has the look of a side yard and was probably not originally landscaped. Undoubtedly Grant's work was not maintained and then over the years planted over by later homeowners. The rose garden in particular is not congruent with Grant's design philosophy.

Unfortunately, there is no longer a John A. Grant garden at the Holden Residence. It clearly has been abandoned and done over or grown over in the ensuing decades.

Sincerely,



Craig S. Kiest



Oregon

Kate Brown, Governor

Parks and Recreation Department

State Historic Preservation Office

725 Summer St NE Ste C

Salem, OR 97301-1266

Phone (503) 986-0690

Fax (503) 986-0793

www.oregonheritage.org



September 12, 2016

J. Paul Loether
National Register of Historic Places
USDOI National Park Service - Cultural Resources
1201 Eye Street NW, 8th Floor
Washington, D.C. 20005

Re: National Register Nomination Boundary Decrease

Dear Mr. Loether:

With the concurrence of the Oregon State Advisory Committee on Historic Preservation (SACHP), I hereby recommend a boundary decrease as defined in the attached documentation for the following National Register listed property:

HOLDEN, WILLIAM B, HOUSE
6347 SE YAMHILL ST
PORTLAND, MULTNOMAH COUNTY

The SACHP reviewed the proposed boundary decrease at their meeting on June 17, 2016. They made a positive recommendation on the following basis:

Professional error. The original nomination implied by its detailed discussion that the original landscape design by landscape architect John Grant was intact. Additional documentation (see below) reveals that it was not as intact as implied.

Loss of historic integrity. Current photographs of the property reveal that additional integrity of the landscape has been lost since the original nomination of 1999.

Additional research documentation. Historic photographs that have come to light since the original nomination in 1999 show that major character-defining features are missing.

The enclosed disk contains the true and correct copy of the revisions to the nomination.

We appreciate your consideration of this boundary decrease. If questions arise, please contact Diana Painter, National Register Program Coordinator, at (503) 986-0668.

Sincerely,

Christine Curran
Deputy State Historic Preservation Officer

