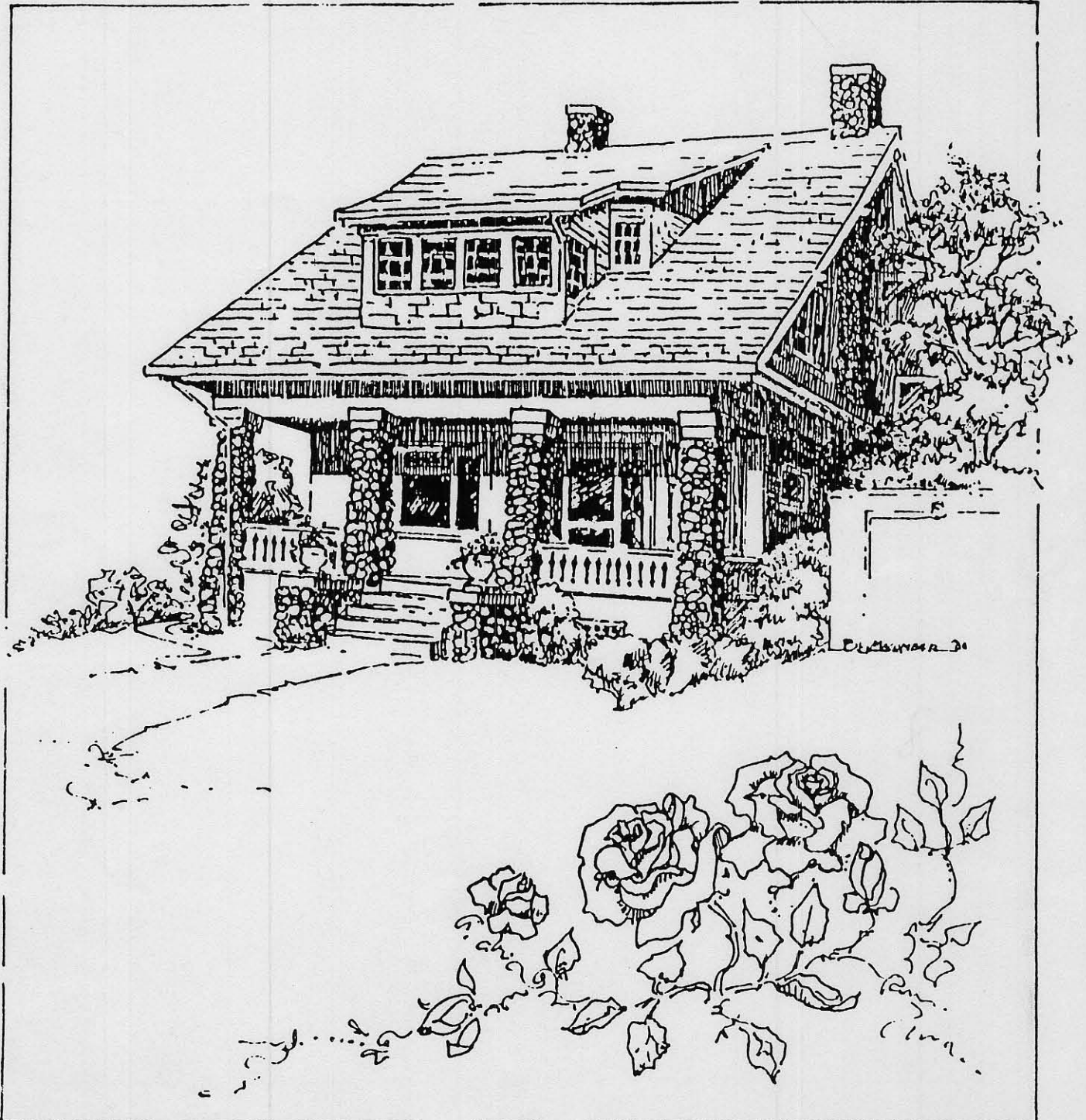




Ladd's Addition Conservation District Guidelines



Acknowledgements

The guidelines were written by a subcommittee of the Ladd's Addition Conservation District Advisory Council, composed of George Eighmey, Judith Rees, Richard Ross, James Hamrick, Lawretta Morris, and John Southgate. This handbook was prepared for the Historic Landmarks Program by Judith Rees and Fred Merchant with special assistance from the following individuals:

Richard Bellinger - Layout, Graphics & Maps

Barbara Macomber - Cover illustration, Tilley House (1911)

David Yamashita - Tree Sketches, pages 6 & 7

Contact Agencies

Ladd's Addition Conservation District Advisory Council:

Call 823-7700 for the telephone number of the current chairperson.

*For information on Design Review and Special Events:
walking tours, siding removal projects*

Portland Historical Landmarks Commission: 823-7700

For information on Design Review and Building Permits

Urban Forestry Commission: 823-4489

*For information on trees: pruning, spraying, removal,
and planting*

Portland Development Commission: 823-5300

*For information on low interest rehabilitation loans for
single-family and multi-family residences*

Oregon State Historic Preservation Office: 378-5001 (Salem)

*For information on state and federal tax incentives:
special assessment for historic properties and federal
investment tax credit*

Historic Preservation League of Oregon: 243-1923

*For information on federal tax incentives: preservation
easements*



Ladd's Addition Conservation District Guidelines

**Portland
Historical Landmarks
Commission**

George Sheldon, Chairman
Deborah Novack
Chet Orloff
Sharr Prohaska
Richard Ritz
Susan Seyl
John Warner

**Ladd's Addition
District**

Advisory Council

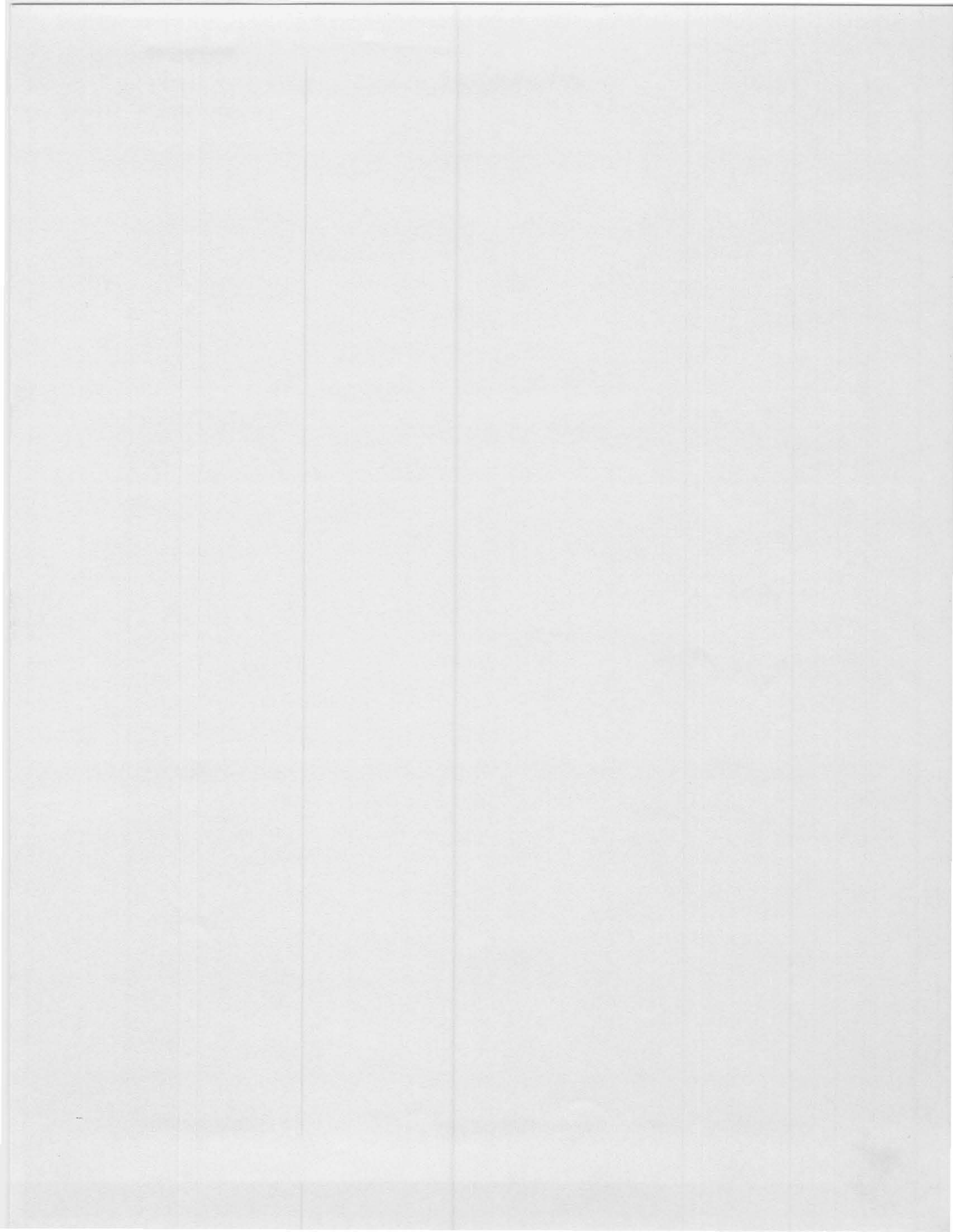
Fred Merchant, Chairman
James Hamrick
Carol McIntosh
Deborah Novack
David Yamashita

Bureau of Planning

John Southgate, Landmarks
Commission Staff

Adopted by the
Landmarks Commission:
February 26, 1986

Adopted by the City Council:
February 10, 1988





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**ADDENDUM TO DESIGN GUIDELINES:
DESIGN DISTRICT THRESHOLDS**

Section 33.825.030 of the Portland Zoning Code outlines the procedures for Major and Minor Design Review. Major Design Reviews are processed through the Type III procedure, which requires a public hearing. Minor Design Reviews are processed through the Type II procedure; they are approved by staff based on specific criteria. A hearing is held if the decision is appealed.

The level of Design Review is determined by the type of development, the value of the improvements, or the location of the project. There are three threshold levels for use throughout the City:

- Threshold 1: New buildings over 1,000 square feet in area or exterior alterations valued over \$200,000 (in 1990 dollars) require Major Design Review. Smaller projects require Minor Design Review.
- Threshold 2: New development or exterior alterations, valued over \$1,000,000 (in 1990 dollars), require Major Design Review. Smaller projects require Minor Design Review.
- Threshold 3: New, primary buildings require Major Design Review. New accessory buildings and expansions of existing primary buildings require Minor Design Review. Other projects do not require Design Review.

The thresholds are also applied to the Special District Design Zones, so designated for their particular character or historic value. In these cases, all projects within the Design Zone are subject to the thresholds as follows:

Districts assigned to Threshold 1:

- Downtown Design District
- Skidmore/Old Town Historic Design Subdistrict
- Yamhill Historic Design Subdistrict
- NW 13th Street Historic Design Subdistrict
- The blocks zoned CX in the NW Triangle Plan area which abut the North Park Blocks

Districts assigned to Threshold 2:

- Macadam Design District
- All areas in the Central City Plan District subject to design review that are not covered by Threshold 1
- All areas outside the Central City Plan District with a CXd or EXd designation

Districts assigned to Threshold 3:

- Lair Hill Design District
- Ladd's Addition Design District

Special Terwilliger Blvd. Design District Thresholds:

Major Design Review:

- New development that would be visible from Terwilliger Blvd., *except* for houses.

Minor Design Review:

- New houses visible from Terwilliger Blvd.
- Alterations to existing development that is visible from Terwilliger Blvd.

Exempt from Design Review:

- New development that will *not* be visible from Terwilliger Blvd.
- Alterations to existing development that will *not* be visible from Terwilliger Blvd.

The Planning Permit Center staff can answer any questions about the design review process or the assigned thresholds. The telephone number is 823-7526.

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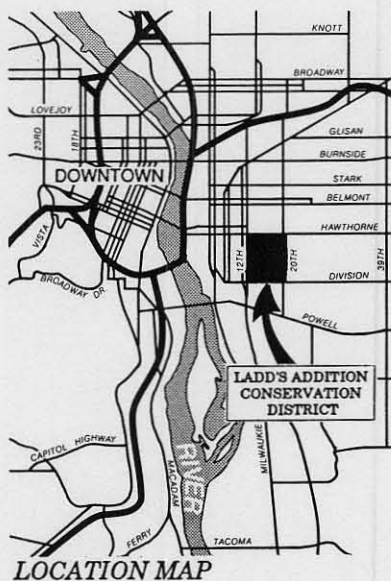
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INTRODUCTION



A conservation district is a special designation for areas where the conservation of an historic built environment is the declared City policy and the desire of district residents and owners. The conservation district designation is intended to provide the City and district residents with control over those architectural and community features which are essential to the preservation of the district character. Conservation district administration is shared by the Portland Historical Landmarks Commission and a District Advisory Council, composed of district residents. The Advisory Council is appointed by the Landmarks Commission, with City Council ratification.

Formal Landmarks Commission review and District Advisory Council recommendations are required for all new construction, demolition, signs, redevelopment and neighborhood improvement projects of the City. Although review of exterior rehabilitation is not required by the Conservation District ordinance, owners of older buildings are urged to follow the Secretary of Interior's Standards for Rehabilitation and to consult informally with the Advisory Council.

To protect the historic character of Ladd's Addition, the City has adopted guidelines and criteria for development and preservation, which apply to both private and public actions. The District Guidelines are intended to maintain and enhance those qualities which make Ladd's Addition a unique historic neighborhood. These qualities include:

- the community plan with its radial street system and service alleys
- street trees and formal gardens
- diverse collection of early 20th century homes, businesses and churches.

The District Guidelines promote the continued integrity and identity of Ladd's Addition in three broad areas:

- Community Design
- New Construction
- Exterior Rehabilitation

The preface to each set of guidelines identifies the historic qualities that specific guidelines seek to preserve. The guidelines are not intended to be strict, inflexible standards; rather they serve to direct development in a manner which best complements the special qualities of Ladd's Addition.

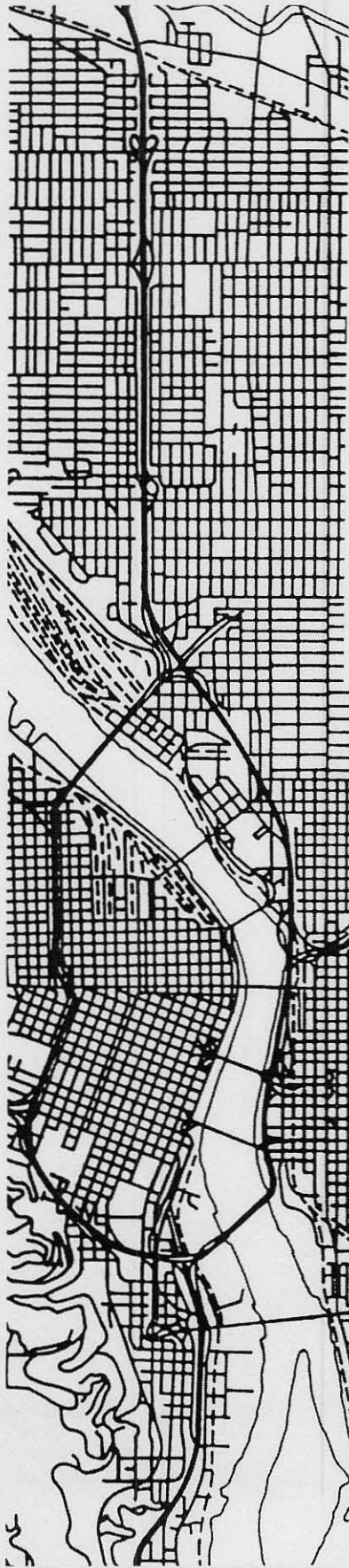
COMMUNITY DESIGN GUIDELINES

The Community Design Guidelines are intended to guide the City, district residents and property owners in actions which may affect the preservation of important community qualities, including street systems and open space.

*Aerial view of Ladd's Addition, looking northeast, circa 1920.
Oregon Historical Society, ORHI 39917*



STREET SYSTEM GUIDELINES



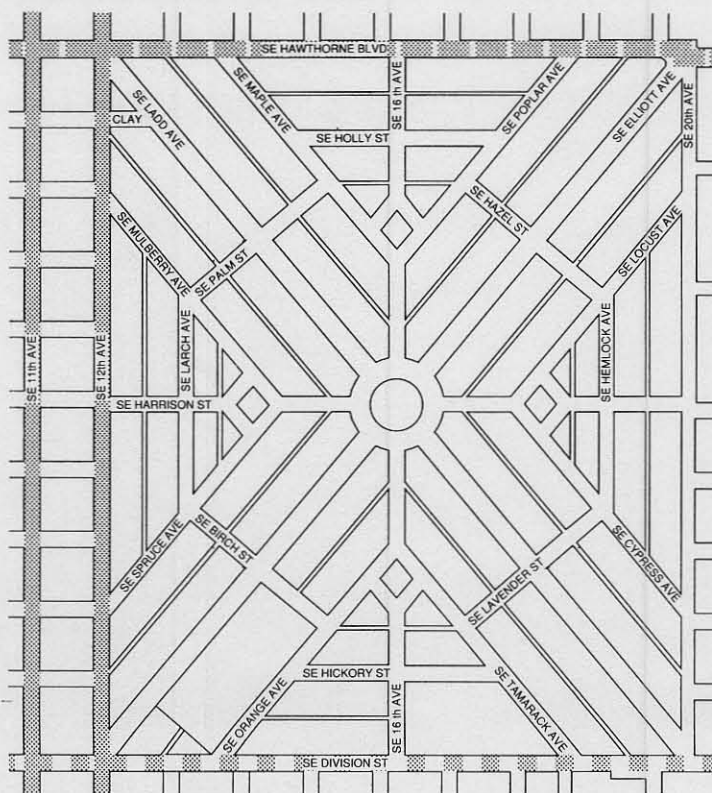
Ladd's Addition is Portland's oldest planned community (1891) and one of the oldest in the western United States. Ladd's radial street plan marked a dramatic break in Portland's typical grid street pattern. With a formal symmetry echoing Renaissance cities and gardens, the radial streets converge at five formal gardens, which are the showpieces of the community. Parking strips are lined with mature street trees, green archways of elms and maples. Service alleys complement the community plan by keeping parking and utilities behind homes and businesses.

The Addition's unique radial street plan is arranged in a hierarchy from two broad central boulevards, Ladd and Elliott, to narrower minor streets and service alleys, all with a central focus on Ladd Circle. Throughout the district, original street and sidewalk details reinforce the area's historic character. Most sidewalk corners are imprinted with the original date of construction and street names. Horse tethering rings line most curb fronts. Metal curb protectors for buggy wheels are still found on many street and alley corners.

Through traffic has been a chronic threat to livability in the district for over sixty years. The City's Arterial Streets Classification Policy for Ladd's Addition states: "Non-local traffic should be routed around rather than through Ladd's Addition on the appropriately classified streets."

1. **TRAFFIC CONTROL:** The city should employ specific controls to reduce traffic volume and speed on district streets. New construction should be designed so as to minimize traffic impacts on district streets.
2. **STREET FUNCTIONS:** Perimeter streets (Division, Hawthorne, and the 11th and 12th Avenue couplet) should serve through traffic. Ladd and Elliott were designed as primary "boulevards" to collect and distribute local Ladd's Addition traffic. All other streets within the district were designed to provide access to abutting properties.
3. **SERVICE ALLEYS:** Service alleys should provide primary routes for underground and overhead utilities, and access to parking, garages and garbage collection. Where alley routes exist, overhead utilities should not be routed above streets. Existing overhead utilities which cross streets, parks or parking strips should be consolidated and rerouted down alleys, placed underground or removed. Alley safety should be enhanced by lighting and visibility from abutting buildings. Alleys should be posted for "No Through Traffic."
4. **VEHICULAR AND PARKING ACCESS:** Access to off-street parking should be via service alleys. Off-street parking should be located in the rear yard or beneath/within buildings. Off-street parking should be visually screened from adjacent residences and streets by sight obscuring plants and fences. No lot within the district should be used solely for parking.

STREET SYSTEM MAP

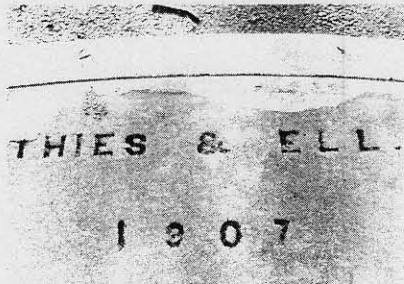


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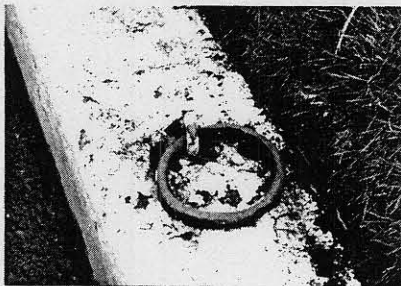
- Major City Traffic Street - ASCP*
- District Collector Street - ASCP*
- Neighborhood Collector Street - ASCP*
- Local Service Street - ASCP*
- Service Alley

* This classification is referenced in the Arterial Streets Classification Policy for the City of Portland,, adopted by City Council, June 30, 1977 and updated Oct. 27, 1983

5. SIDEWALK HISTORY: These guidelines were adopted by the Portland City Council, Resolution No. 33683, on May 16, 1984, as amended.



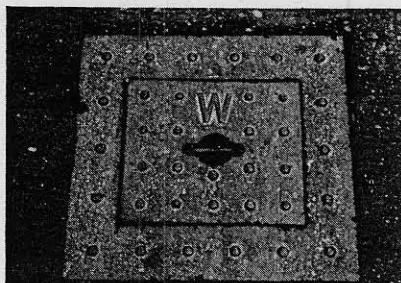
Sidewalk stamped with contractor's name and date.



Horse ring.

- a. When repairs are made in the vicinity of stamped sidewalk details and/or their stones, all intact details (including those with minor hairline cracks or flaws) should be preserved: street names, park names, dates and contractor names. This may necessitate the use of concrete saws and/or additional handwork.
- b. Wheelchair ramps should be located to avoid stamped details at sidewalk intersections, whenever possible.
- c. When a stone with details is badly damaged or hazardous (as defined in the Public Improvement City Code, Section 17.28.020) and the details are intact, the original dates, streets and park names should be removed and reset in new concrete. Contractors names should be reset, when possible.
- d. When stamped sidewalk details are damaged beyond repair or resetting (e.g. major cracks, raised or missing pieces), the sidewalk stone should be replaced and restamped with all original street and park names, and both the original and current date (year). Contractors' names should be restamped, when possible.
- e. When curb repairs are made, original horse rings should be reset in place. When original rings are badly damaged or missing, they should be replaced at their original spacing. Ring replacement will be limited to the supply available to the Bureau of Maintenance.
- f. The Sidewalk Repair Department of the Bureau of Maintenance will log all corner repairs made in Ladd's Addition following the adoption of these guidelines. This log of repairs will be available to the Ladd's Addition Conservation District Advisory Council upon request.

6. STREET LIGHTS AND STANDARDS: Existing wooden street light standards within the district should eventually be replaced with traditional early 20th century style standards.
7. PUBLIC UTILITY FEATURES: Original public utility features, such as water meter covers, manhole covers and hydrants should be retained, unless replacement is warranted for public health and safety.
8. HISTORIC PLAQUES AND SIGNS: Standardized historic plaques and signs marking buildings, streets or the district itself are encouraged and should be consistent in design with City and Federal standards for historic places. Note: As of June 1990, a standardized plaque had not been designed.



Water meter cover.

OPEN SPACE GUIDELINES



Western Rose Garden

Ladd's Addition's parks and open spaces work together with the radial street plan to create the district's special historic character. The parks were designed and planted in 1909-10. At the same time, continuous rows of street trees were planted on parking strips throughout the district. Although there has been a gradual loss of some original street trees, the remaining rows of mature American Elms and Norway Maples are a unique natural treasure and a significant part of the district's character. The Addition's streetscapes are characterized by large trees, broad unbroken parking strips, deep setbacks and open front yards.

1. **PARK SYSTEM DESIGN AND PLANTINGS:** The historic formal garden design and plantings in Ladd Circle and the rose gardens should be maintained and restored.
2. **PARK USE:** Ladd Circle is a formal garden and a central "village green," suitable for passive recreation and community gatherings. The rose gardens are formal gardens, suitable primarily for walking and flower appreciation. Pedestrian movement and safety should take priority over vehicle movement in the vicinity of Ladd Circle and the rose gardens.
3. **ABERNETHY COMMUNITY SCHOOL GROUNDS:** The Abernethy Community School grounds and facilities should be improved and maintained to provide a wide range of active recreational activities for district residents of all ages.
4. **PRIVATE OPEN SPACE, FRONT YARDS:** Front and side yards which abut a street should be visually open to the street. Hedges, retaining walls and fences which visually obscure front yards are discouraged. Fences should be kept behind the building lines, as viewed from the street. Original grade should be retained; berms and excavations are discouraged.
5. **USE OF PARKING STRIPS:** Parking strips should be planted with designated street trees and grass. Hedges, shrubs, ground covers, mulches and unapproved street trees are not recommended in parking strips. Overhead utility lines should not extend over parking strips, as such lines conflict with tree growth and the district's visual quality. Parking strips are not to be used for parking areas or for street and sidewalk widening.



Looking north on Ladd Avenue toward Ladd Circle



American Elm



Norway Maple



Little Leaf Linden



European White Birch



Globe Locust



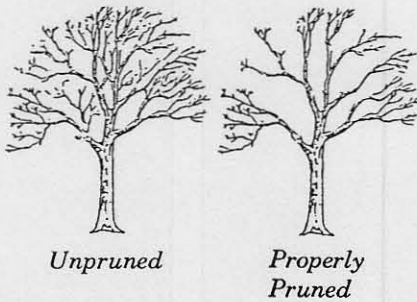
Single Seed Hawthorne



Scanlon Red Maple



Golden Desert Ash



Unpruned

Properly Pruned



Sheared



Pollarded

- 6. STREET TREE CONSERVATION, REMOVAL AND MAINTENANCE: All prudent measures should be taken by the City, utility companies and property owners to preserve original street trees, especially the American Elms and Norway Maples. The Street Tree Division will notify the Advisory Council of requests for removal permits. Removal is warranted only when an imminent danger to the public exists. Sidewalk repairs and other excavation or construction near trees should avoid cutting tree roots.

The City is responsible for disease prevention and tree spraying. The City Code makes normal maintenance and pruning the obligation of property owners. Pruning practices should respect natural growth habits; topping, shearing and pollarding of street trees is strongly discouraged. Permits from the Street Tree Division are required for the planting, removing, or pruning of all trees except those on private property. Street trees are on public property.

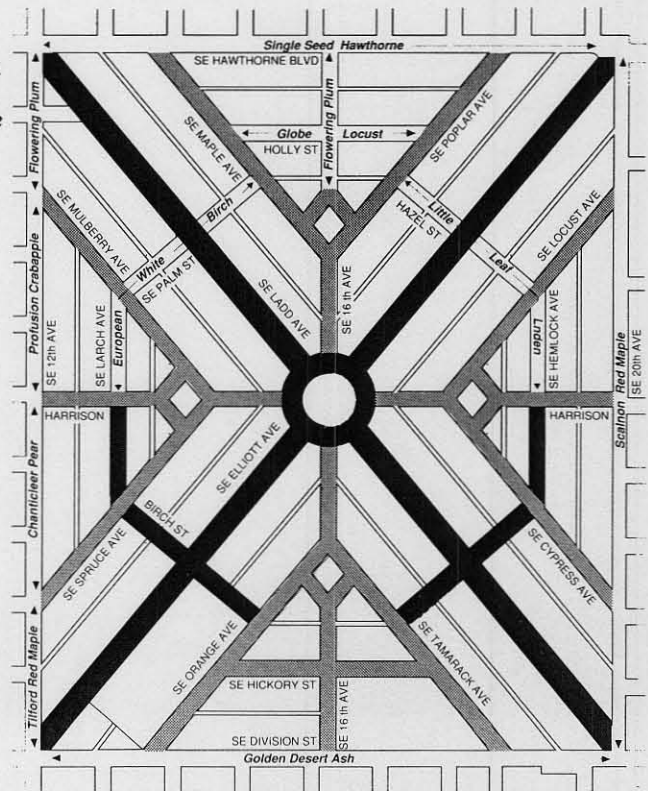
- 7. STREET TREE REPLANTING: On all frontages, replanting of missing street trees should be done in accordance with the Ladd's Addition Street Tree Plan. Replanting is required in obtaining tree removal permits.

- 8. STREET TREE PLAN: A Street Tree Plan adopted by the City for Ladd's Addition governs street tree selection and replacement on each street. Species designated in the plan should be consistent with the character, height, canopy and spacing of a street's original plantings, the width of the parking strip, and the scale and function of the street within the district.

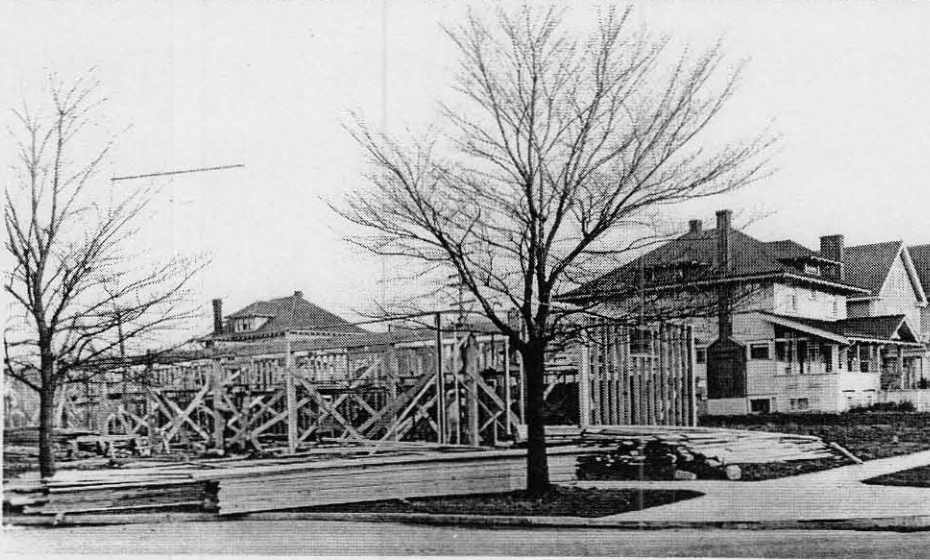
STREET TREE PLAN MAP

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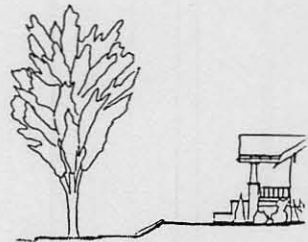
- American Elm
- Norway Maple
- Other species as labeled



NEW CONSTRUCTION GUIDELINES



*Ladd Circle store under construction in 1923.
Oregon Historical Society, ORHI 68576*



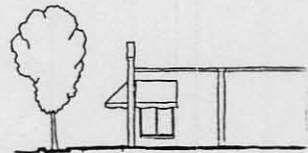
Typical relation of residen

EXAMPLES OF RESIDENTIAL BUILDING STYLES FOUND IN LADD'S ADDITION



*20th
Century
English
Cottage*

Bungalow



Typical relation of commer



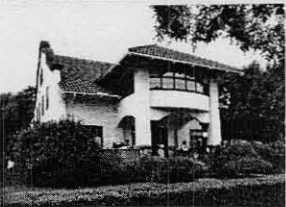
*20th
Century
Tudor
Revival*

Craftsman



*20th
Century
Colonial
Revival*

*Craftsman
Four Square*

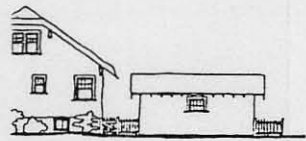


*20th
Century
Mission
Revival*

*American
Four Square*



Ladd's Addition, a residential real estate development, was primarily developed in the 25 year span between 1905 and 1930. Although the individual structures from this period represent a variety of styles, including Bungalow, Mission, Tudor, and Colonial Revival, they have a continuity of materials, scale, detailing, orientation and setback which creates a uniformity. Structures remaining from this era form the basis of the architectural character of the neighborhood and their features express an "architectural vocabulary" which can be used in designing new buildings which will be compatible within the district. The guidelines are intended to insure maximum compatibility of new buildings with historic buildings, not to build "new old buildings" or exact duplicates of older styles. New Construction Guidelines apply to all new detached structures and to building additions which require a foundation.



building to street.



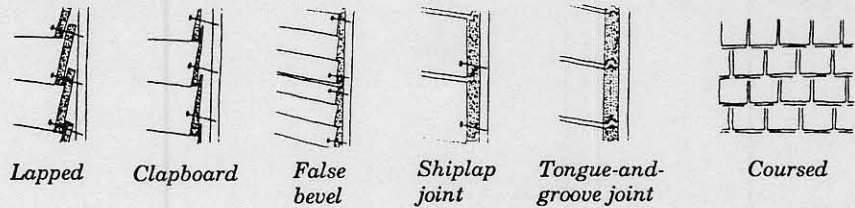
building to street.

1. **SITING:** All new buildings should face the street. Commercial buildings should be pedestrian oriented and have a zero front yard setback. All other buildings should maintain the historical front yard setback on the block, usually fifteen to twenty feet. The original topography and grade of building sites should be maintained.
2. **LANDSCAPING:** On the site of non-commercial structures, the retention of front lawns and mature trees is encouraged. The predominant use of ground covers, such as bark mulch and broadleaf evergreens, is discouraged. Plants popular in the 1910's and 1920's are encouraged.
3. **FENCES AND RETAINING WALLS:** Front and side yards which abut a street should be visually open to the street. Hedges, retaining walls and fences which visually obscure front yards are discouraged. Fences should be kept behind the building lines, as viewed from the street.
4. **PARKING:** Parking areas and driveways are discouraged in the front yard. Required on-site parking should be located in the rear yard or beneath new construction. Parking areas, providing space for three or more cars, should be screened from adjacent properties: hedges and canopy trees are recommended as screens. No lot within the district should be converted solely for parking use.
5. **BUILDING HEIGHT:** In areas zoned for single family residential use, new buildings should not be less than one and one-half stories or more than two and one-half stories or thirty five feet in height. In all other areas, new buildings should not exceed three stories or forty five feet in height.
6. **BUILDING FACADE PROPORTIONS:** The front facades of non-commercial buildings should be vertical, i.e., higher than they are wide.

7. FOUNDATIONS: Non-commercial structures should have foundations which are three or four feet in height and constructed of masonry materials, such as ornamental concrete block, poured concrete with a stucco wash, or stone. Commercial buildings should have foundations which are within six inches of the sidewalk elevation.
8. EXTERIOR SIDING MATERIALS: Materials used on new buildings should be consistent with predominant materials used on buildings of a similar use within the district. On single family residences and duplexes: stucco, horizontal wood siding, wood shingles, brick, or a combination of these materials. On commercial and multi-family residences: stucco or brick. The following materials are discouraged: plywood, used brick, shakes, exposed concrete block and metal.

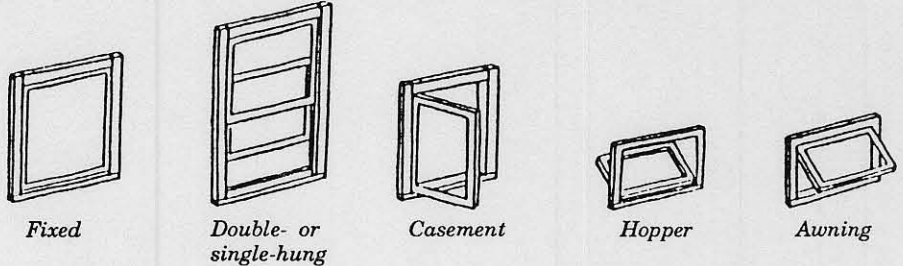
HORIZONTAL WOOD SIDING

WOOD SHINGLE



9. ROOF FORM: Non-commercial buildings should have gable or hip roofs with medium to steep pitch. Dormers and gable roofed projections are encouraged. Commercial buildings should have flat roofs with parapets or false fronts. Detailing of the parapets with cornices and stepping is encouraged.
10. BUILDING ADDITIONS: Building additions should be in keeping with the original architectural character, color, mass, scale, and materials. Additions should be designed to have the least impact upon character-defining features and should be located inconspicuously when viewed from the street.
11. DEVELOPMENT IMPACTS: All new development should be designed and operated to minimize potential adverse impacts upon surrounding residences and to reduce conflicts with residential uses. Factors to be considered are traffic generation, deliveries, parking, noise, lighting, crime prevention, hours of operation and activity, visual effects and buffering.
12. FRONT FACADE DETAILING: Primary entrances to buildings should be oriented to the street rather than to a rear yard or interior side yard. Front porches and projecting features such as balconies, bays and dormer windows are encouraged. Blank facades with no windows are discouraged.

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



14. **AWNINGS:** On commercial structures, retractable fabric awnings which are architecturally compatible with historic commercial structures are encouraged. Awnings should fit within window bays.

15. **COLOR:** Earth tones and muted colors which are derived from natural materials, such as stone, brick and soil are encouraged. Use of bright colors is discouraged.

16. **SIGNS:** For commercial buildings, freestanding signs are discouraged; wall signs, window signs, canopy and projecting signs attached to the building are encouraged. Sign materials appropriate to the 1910's and 1920's, such as painted wood and neon are encouraged. Plastic sign faces are discouraged. Signs should not be the dominant feature of a building or site.

17. **CRIME PREVENTION:** Crime prevention elements should be included in the design with specific attention to landscaping, parking areas, walkways, lighting, entries, and visibility. Windows and entries should not be obscured. Parking areas, walkways, and entries should be adequately illuminated for visibility.

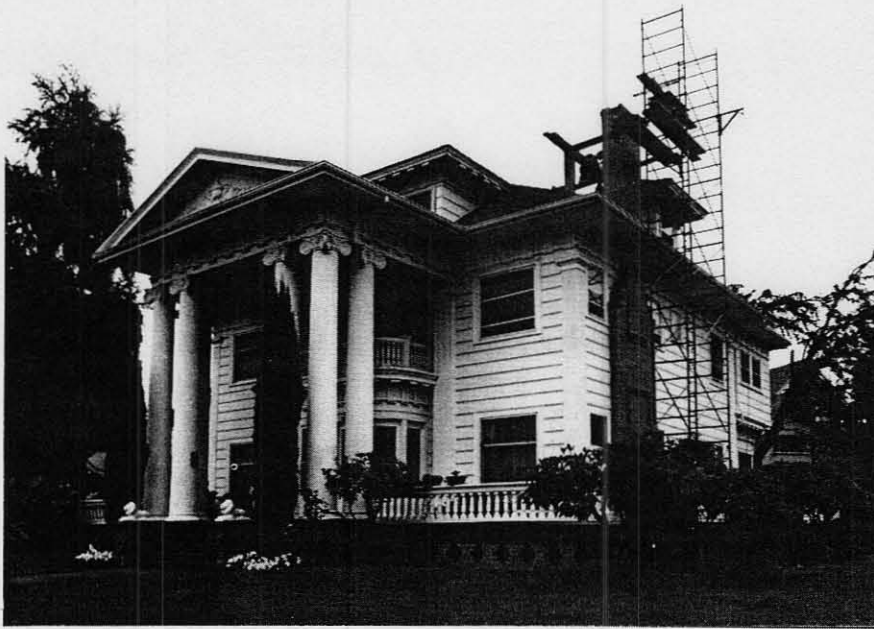


Example of modern neon sign.



The 7-11 store at SE 20th Avenue and SE Elliott Avenue, constructed in 1985, garnered a preservation award to the neighborhood and the store owner.

EXTERIOR REHABILITATION GUIDELINES



Preservation in action, tuck pointing of a chimney.

EXAMPLE OF INAPPROPRIATE EXTERIOR CHANGES



*Donahoe House, 1628 SE Ladd Avenue, c. 1915.
Oregon Historical Society, ORHI 80866*



Same structure in 1989

The architectural character of Ladd's Addition was established in the three decades following the turn of the century. The vast majority of district residences, churches, and commercial buildings built prior to 1930, contribute to a consistent early 20th Century neighborhood character. New construction is rare, since few vacant or redevelopable properties exist.

In recent years there has been widespread rehabilitation of older residences. Although this activity is essential to maintaining the district's vitality, exterior rehabilitation can unknowingly alter or remove a building's original architectural features. Original building facades, siding, porches, columns, windows and other architectural features have, in many cases, been changed by inappropriate rehabilitation, and the building's compatibility with its neighbors and the district is diminished. Each loss or change of original architectural features inevitably erodes the historic integrity and property values of the district. Where original features have been removed, their restoration is encouraged whenever they can be documented through plans, photographs, or other means.



Ladd neighbors assist in removing asbestos siding, an annual Historic Preservation Week project.

To protect the character of Ladd's Addition, exterior rehabilitation should conform to the following guidelines and the Secretary of Interior's Standards for Rehabilitation. The Secretary of Interior's Standards are a nationally recognized set of guidelines for historic buildings and buildings within historic districts (APPENDIX C). Exterior rehabilitation plans are not subject to formal review by the Landmarks Commission and Advisory Council. However, property owners are urged to informally review their plans for exterior rehabilitation with the Advisory Council.

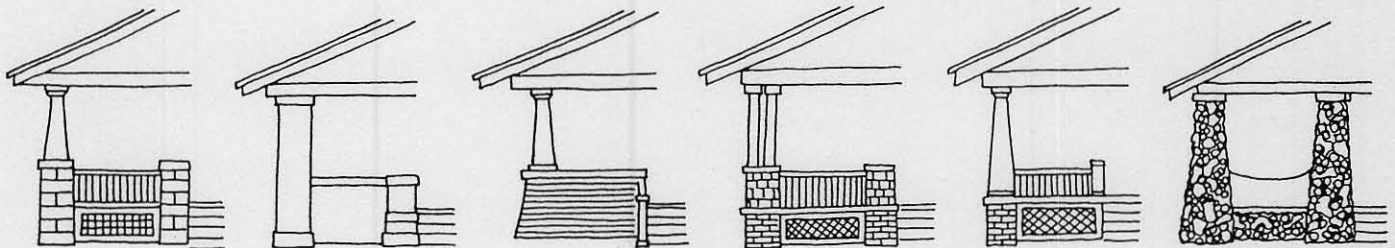
1. **FACADES ORIENTED TO A STREET:** In rehabilitating existing buildings, the architectural integrity of street-oriented facades should be maintained. Additions and structural alterations should be limited to the rear and side yard facades and be minimally visible from the street.
2. **FOUNDATIONS:** Changes to the foundation should match or be compatible with the original foundation in height and materials.
3. **EXTERIOR SIDING MATERIAL:** Restoration and maintenance of original siding materials is encouraged. Materials used on additions should match or be compatible with the predominant materials used on the original structure. Most single family residences and duplexes in Ladd's Addition feature stucco, horizontal wood siding, wood shingles, brick or a combination of these materials. Most commercial and multi-family structures feature stucco or brick. The following materials are discouraged: plywood, used brick, shakes, exposed concrete block and metal.



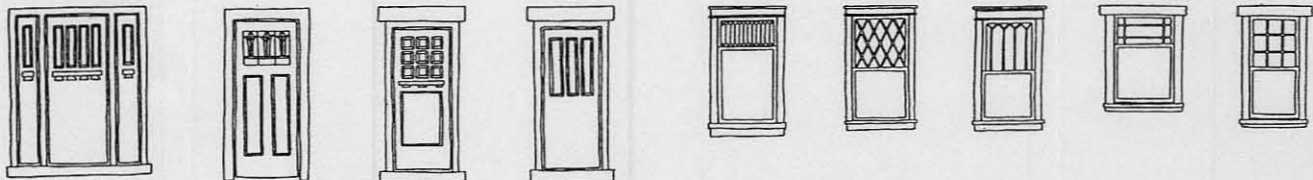
Holcomb House, 1990 SE
Mulberry Avenue, c. 1915, Oregon
Historical Society, ORHI 63002

4. ROOF FORM: Repair and alteration of roofs should retain:
 - a. The original roof shape and pitch;
 - b. Original structural and decorative features such as gables, dormers, chimneys, cornices, parapets, pediments, frieze boards, exposed rafters and other ornamental details; and,
 - c. Whenever possible the original type, size, color, and pattern of roofing materials. New roof features including roof additions and new dormers should be compatible in size, scale, materials and color with the original building. Skylights, solar, mechanical and service equipment, and new roof features should be inconspicuous from the street.

5. FRONT FACADE DETAILING: Original entrances to buildings, front porches and projecting features, such as balconies, bays and dormer windows should be retained or restored.



6. WINDOWS AND DOORS: Original windows and doors, including trim, should be retained or restored. If repair is not feasible, new windows or windows on additions should match or be compatible with original windows in form, materials, type, pattern and placement of openings. On residences, the removal of original wood sash windows and replacement with aluminum sash is especially discouraged. Restoration of commercial storefront windows with large fixed glass panes below and smaller glass panes above is especially encouraged.



7. AWNINGS: On commercial structures, retractable fabric awnings which are architecturally compatible with the historic integrity of the structure are encouraged. Awnings should fit within window bays. Existing traditional awnings should be rehabilitated.
8. COLOR: Restoration of original colors, or colors appropriate to the style and era of the building, is encouraged.



Typical streetcar era commercial building with vintage signs.

9. **SIGNS:** Whenever possible retention or restoration of original pre-1940 signs is encouraged. For commercial buildings, wall signs, window signs, canopy, and projecting signs attached to the building are encouraged; freestanding signs are discouraged. Sign materials and design and letters appropriate to pre-1940 buildings, such as painted wood and neon are encouraged. Plastic sign faces are discouraged. Signs should not be the dominant feature of a building or site.
10. **FRONT LAWN:** On sites of non-commercial structures, retention of front lawns, mature trees and older shrubs and perennials are encouraged. Plants popular in the 1910's and 1920's are encouraged. The predominant use of ground covers, such as bark mulch and broadleaf evergreens, is discouraged. Original grades should be retained; berms and excavations are discouraged.
11. **FENCES AND RETAINING WALLS:** Front and side yards which abut a street should be visually open to the street. Hedges, retaining walls and fences which visually obscure front yards are discouraged. Fences should be kept behind building lines, as viewed from the street.
12. **PARKING:** Required on-site parking should be located in the rear yard and within original garages, if possible. Original garages should be maintained for vehicle storage and parking and not converted to other uses. Parking areas, providing space for three or more cars, should be screened from adjacent properties; hedges and canopy trees are recommended for screening. Parking areas and driveways should not be placed in the front yard.
13. **CRIME PREVENTION:** Crime prevention elements should be included in the design, with specific attention to landscaping, parking areas, walkways, lighting, entries, and visibility. Windows and entries should not be obscured. Parking areas, walkways, and entries should be adequately illuminated for visibility.

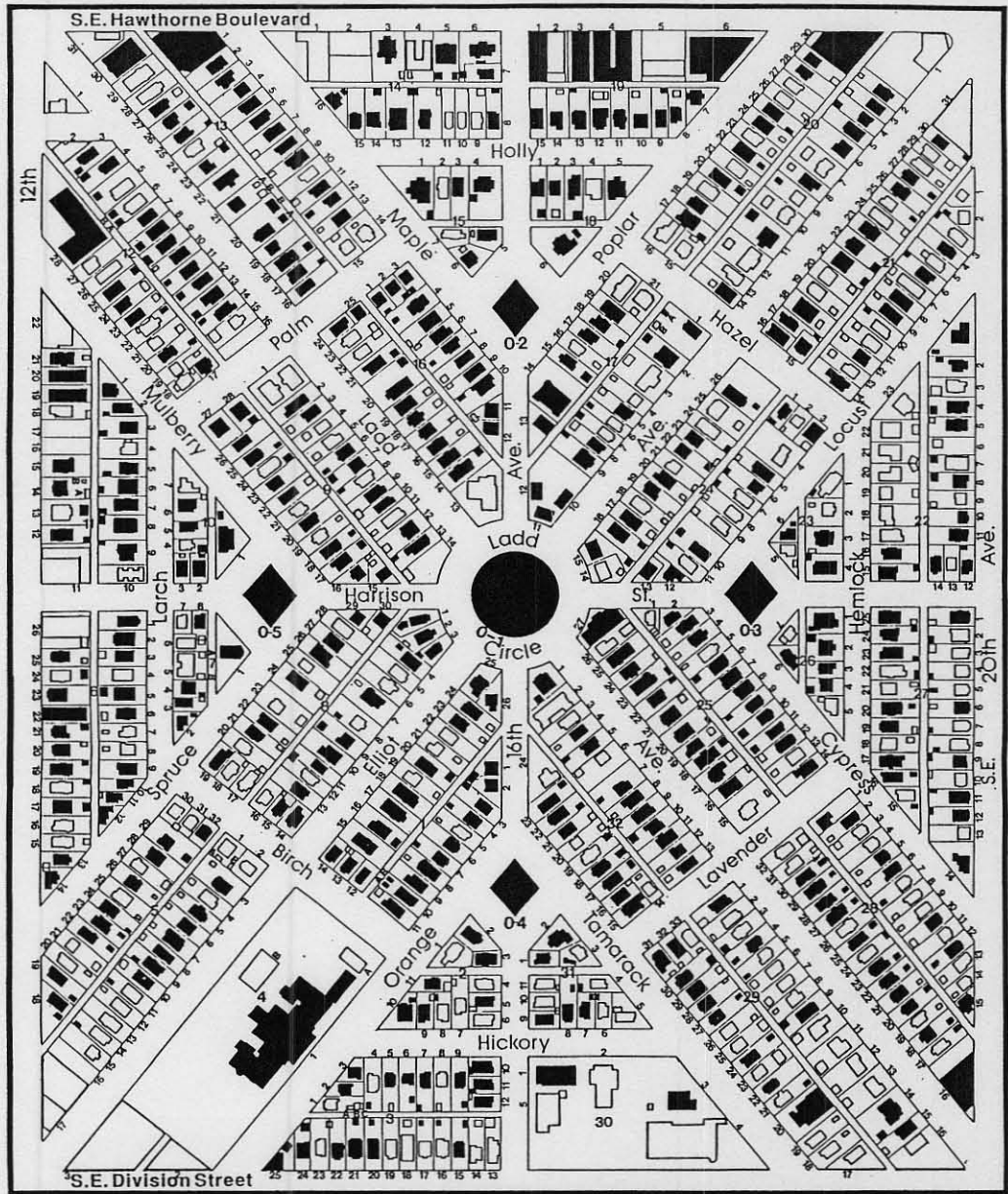
APPENDIX A
Information on the
National Register of
Historic Places

In 1989, Ladd's Addition was listed as a historic district on the National Register of Historic Places. This listing means that buildings in Ladd's Addition are potentially eligible for several financial benefits, including the State Special Assessment Program, whereby the true cash value of a property is frozen for fifteen years. Other benefits include investment tax credits (for major rehabilitation of income-producing properties) and charitable deductions for donations of conservation easements.

National Register listing does not mean any additional regulation of a building, unless one is taking advantage of one of the tax incentives. Properties placed on the Special Assessment Program are subject to review by the State Historic Preservation Office (SHPO) in consultation with the Ladd's Addition Conservation District Advisory Council. The SHPO reviews exterior or interior modifications to a building. The SHPO uses the Secretary of Interior's Standards (Appendix C) in its review. To qualify for the program, a building must be a contributing building in the district, as identified on the map in Appendix B. Some non-contributing buildings may also qualify if modifications required by SHPO are made to restore original architectural integrity.



Call the State Historic Preservation Office at (503) 378-5001 in Salem if you have any questions about the Special Assessment Program or other tax incentive programs.

APPENDIX B
 National Register
 Historic District
 Classification Map
 as of 1989



LADD'S ADDITION PORTLAND, OREGON

Contributing and Non-Contributing Resources

Contributing Resources  Non-Contributing Resources 

Note: Resource 00-06, Street Trees, is located on all streets and is not indicated on the map.



Map 8 **N** ↑



APPENDIX C
The Secretary of the
Interior's
Standards for
Rehabilitation

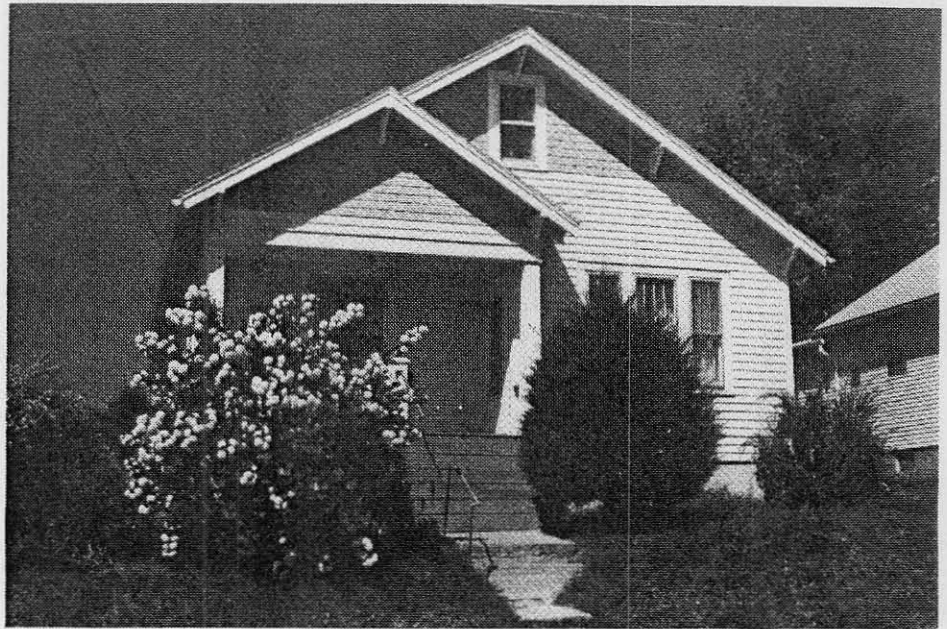
1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than be replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

APPENDIX D

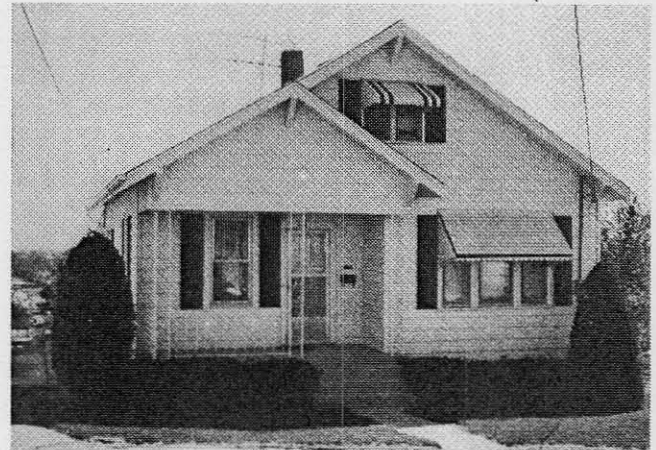
Inappropriate Changes:
adapted from *A Field
Guide to American
Houses* by V. & L.
McAlester

ORIGINAL BUNGALOW:

Defining elements include lap siding, shingles in gables, open porch with square wood posts, multi-pane double-hung windows, simple pipe handrails, open roof overhangs with gable brackets.



VARIANT 1. Inappropriate siding and enclosed porch.



VARIANT 2. Inappropriate awnings, shutters, posts replaced with wrought iron, siding and soffits enclosed.



VARIANT 3. Inappropriate siding with vertical boards in gables, air conditioner, windows replaced, brackets removed.



VARIANT 4. Inappropriate siding and covering trim boards, porch changed, windows removed, brackets removed, colonial storm door, wrought iron railing.