



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
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**STAFF REPORT AND RECOMMENDATION TO THE
HISTORIC LANDMARKS COMMISSION**

CASE FILE: LU 12-205893 HL
Historic Landmark Designation
Washington High School
PC # 12-202934
REVIEW BY: Historic Landmarks Commission
WHEN: January 14, 2013, at 1:30 p.m.
WHERE: 1900 SW Fourth Ave., Room 2500A
Portland, OR 97201

It is important to submit all evidence to the Historic Landmarks Commission. City Council will not accept additional evidence if there is an appeal of this proposal.

BUREAU OF DEVELOPMENT SERVICES STAFF: DAVE SKILTON / DAVE.SKILTON@PORTLANDOREGON.GOV

GENERAL INFORMATION

Owner: Bob Alexander
Portland Public Schools
502 N Dixon Street
Portland, OR 97227

Representative: Brian Nelson 503-943-6098
Venerable Properties
70 NW Couch Street Suite 207
Portland, OR 97209

Site Address: 531 SE 14th Avenue

Legal Description: BLOCK 282&283 TL 101, EAST PORTLAND
Tax Account No.: R226517160
State ID No.: 1S1E02BA 00101
Quarter Section: 3131

Neighborhood: Buckman, contact Susan Lindsay at 503-725-8257.
Business District: Belmont Business Association, contact Katie Meyer at 503-360-7814.
District Coalition: Southeast Uplift, contact Bob Kellett at 503-232-0010.
Zoning: R1, Multi Dwelling 1000
Case Type: HL, Historic Landmark Designation
Procedure: Type III, with a public hearing before the Historic Landmarks Commission.
The decision of the Historic Landmarks Commission can be appealed to City Council.

Proposal:

The applicant is seeking designation of the former Washington High School building as a Portland Historic Landmark. Historic Designation review is required in order to obtain this status.

Approval Criteria:

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

- 33.846.030 Historic Designation Review

ANALYSIS

Site and Vicinity: The existing Washington High School building is the principle remnant of a larger complex that occupied much of the six block aggregation around the site until recent years. It is a four story concrete frame structure clad in red brick with terra cotta trims. It is detailed in Classical Revival style common for buildings of its era and type. As one of the larger buildings in the vicinity, Washington High School is already something of a physical landmark. The fact that it has occupied this site since 1924, and that it served the children of local families for many decades also lends it special importance as a neighborhood focal point.

The open area formerly occupied by other school structures and playing fields is now in the ownership of the Portland Parks Bureau and plans have been approved for a community center to the southwest of the school building. As the building leaves public ownership plans are being developed for a new use that minimizes impacts on the exterior character of the building. It is anticipated that the applicants will return with a request for a combined Historic Preservation Incentive/Historic Design Review once a historic landmark designation is in place. Note that the building is also within the boundary of the proposed North Buckman Historic District, which is currently under consideration for listing in the National Register of Historic Places.

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

Land Use History: City records indicate no related prior land use reviews.

Public Notice: A Notice of Proposal in Your Neighborhood was mailed on December 14, 2012.

Neighborhood Review: No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA**33.846.030 Historic Designation Review**

Purpose. The Historic Designation Review is a process for the City of Portland to designate Historic Landmarks, Conservation Landmarks, Historic Districts, or Conservation Districts. This review does not affect a property or district's listing on the National Register of Historic Places. These provisions promote the protection of historic resources by:

- Enhancing the city's identity through the protection of the region's significant historic resources;
- Fostering preservation and reuse of historic artifacts as part of the region's fabric; and
- Encouraging new development to sensitively incorporate historic structures and artifacts.

Approval criteria. Proposals to designate a historic resource as a Historic Landmark, Conservation Landmark, Historic District, or Conservation District will be approved if the review body finds that all of the following approval criteria are met:

1. Significant value. The resource has significant historical or architectural value, demonstrated by meeting at least three of the following:
 - a. The resource represents a significant example of a development, architectural style, or structural type once common or among the last examples in the region;
 - b. The resource represents a significant work of a developer, architect, builder, or engineer noted in the history or architecture of the region;
 - c. The resource represents a particular material, method of construction, quality of composition, or craft work which is either associated with the region's history or which enriches the region's character;
 - d. The resource is associated with culture, activities, events, persons, groups, organizations, trends, or values that are a significant part of history;
 - e. The resource is associated with broad patterns of cultural, social, political, economic, or transportation history of the region, state, or nation;
 - f. The resource significantly contributes to the historic or cultural development of the area or neighborhood;
 - g. The resource symbolizes a significant idea, institution, political entity, or period;
 - h. The resource retains sufficient original design characteristics, craft work, or material to serve as an example of a significant architectural period, building type, or style;
 - i. The resource significantly contributes to the character and identity of the neighborhood district or city;
 - j. The resource includes significant site development or landscape features that make a contribution to the historic character of a resource, neighborhood, district, or the city as a whole;
 - k. The resource represents a style or type of development which is, or was, characteristic of an area and which makes a significant contribution to the area's historic value; or
 - l. The resource contributes to the character of a grouping of resources that together share a significant, distinct, and intact historic identity.

Findings: The applicant argues, and staff concurs, that the subject building meets items "a", "b", "c", "e", "f", "g", "h", and "i", above. Washington High School is a substantial and largely intact example of a public school building, well executed in the Classical Revival style, and dating to the first quarter of the Twentieth Century. It

stylistic and programmatic expressions, designed by the historically prominent firm of Houghtaling & Dougan, exemplifies attitudes about education prevalent at the time, namely that a dignified and prominent setting, along with a broad range of subject offerings taught in specialized rooms, would help to produce good future citizens. The building further represents the historic trend, spurred on by a number of disastrous fires earlier in the century, of requiring that all new school buildings be built using "fireproof" construction systems. It was built on the site of an earlier wooden school, dating from the first decade of the century, that burned down in 1922.

Washington High School is also a central element of the North Buckman neighborhood, which coincidentally is under consideration as a National Register Historic District. The nomination document for the proposed historic district finds the building highly significant to its context.

Because the building ceased to be used as a general high school in the early 1980s, it was largely spared from the wholesale replacement of wooden windows that was carried out districtwide by Portland Public School in that period. Where attachments were made to other, later buildings they have been partially reversed. Although these alterations are significant, they do not rise to the level of making the building ineligible for Historic Landmark status.

Because the Washington High School has been shown to have significance under more than three of the areas listed above, this criterion is met.

2. Appropriate level of protection. The proposed designation is appropriate, considering the historical or architectural value of the resource and other conflicting values. Levels of protection are Historic Landmark designation, Conservation Landmark designation, Historic District designation, Conservation District designation, and no designation; and

Findings: Because of its high levels of significance, prominence, and integrity, the Washington High School building merits the highest level of protection, designation as a Historic Landmark.

Because the proposal is for Historic Landmark Designation, this criterion is met.

3. Owner consent.

- a. For Historic Landmark or Conservation Landmark designation, the property owner must consent, in writing, to the Historic Landmark or Conservation Landmark designation;
- b. For Historic District or Conservation District designation, all owners of property in the district must consent, in writing, to the Historic District or Conservation District designation at the time of designation.

Findings: The current owner of the property, Portland Public Schools, has provided consent, in writing, to the designation of the Washington High School building as a Historic Landmark.

This criterion is met.

Development Standards

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

CONCLUSIONS

The proposal, to designate the Washington High School building as a Historic Landmark, moves the property a step closer to an appropriate transition to private ownership. With the designation, special incentives for historic properties will become available and the redevelopment of the property will more easily retain historic character and still meet financial expectations.

TENTATIVE STAFF RECOMMENDATION

(May be revised at any time prior to the Historic Landmarks Commission decision)

Approval of Historic Landmark Designation for the Washington High School building.

Approval is per Exhibits C-1 through C-5.

Procedural Information. The application for this land use review was submitted on November 15, 2012, and was determined to be complete on Dec 5, 2012.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on November 15, 2012.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period.

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the recommendation of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

This report is not a decision. The review body for this proposal is the Historic Landmarks Commission who will make the decision on this case. This report is a recommendation to the Historic Landmarks Commission by the Bureau of Development Services. The review body may adopt, modify, or reject this recommendation. The Historic Landmarks Commission will make a decision about this proposal at the hearing or will grant a continuance. Your comments to the Historic Landmarks Commission can be mailed c/o the Historic Landmarks Commission, 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201 or faxed to 503-823-5630.

You will receive mailed notice of the decision if you write a letter received before the hearing or testify at the hearing, or if you are the property owner or applicant. This Staff Report will be posted on the Bureau of Development Services website. Look at www.portlandonline.com. On the left side of the page use the search box to find Development Services, then click on the Zoning/Land Use section, select Notices and Hearings. Land use review notices are listed by the District Coalition shown at the beginning of this document. You may review the file on this case at the Development Services Building at 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201.

Appeal of the decision. The decision of the Historic Landmarks Commission may be appealed to City Council, who will hold a public hearing. If you or anyone else appeals the decision of the Historic Landmarks Commission, only evidence previously presented to the Historic Landmarks Commission will be considered by the City Council.

Who can appeal: You may appeal the decision only if you write a letter which is received before the close of the record for the hearing, if you testify at the hearing, or if you are the property owner/applicant. Appeals must be filed within 14 days of the decision. **Appeals must be filed within 14 days of the decision. An appeal fee of \$1,044.00 will be charged (one-half of the BDS application fee, up to a maximum of \$5,000).**

Appeal Fee Waivers: Neighborhood associations recognized by the Office of Neighborhood Involvement may qualify for a waiver of the appeal fee provided that the association has standing to appeal. The appeal must contain the signature of the Chair person or other person authorized by the association, confirming the vote to appeal was done in accordance with the organization's bylaws.

Neighborhood associations, who wish to qualify for a fee waiver, must complete the Type III Appeal Fee Waiver Request for Organizations Form and submit it prior to the appeal deadline. The Type III Appeal Fee Waiver Request for Organizations Form contains instructions on how to apply for a fee waiver, including the required vote to appeal.

Recording the final decision.

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- **By Mail:** Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- **In Person:** Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County

Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034
For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

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

Planner's Name: Dave Skilton

Date: January 4, 2013

EXHIBITS

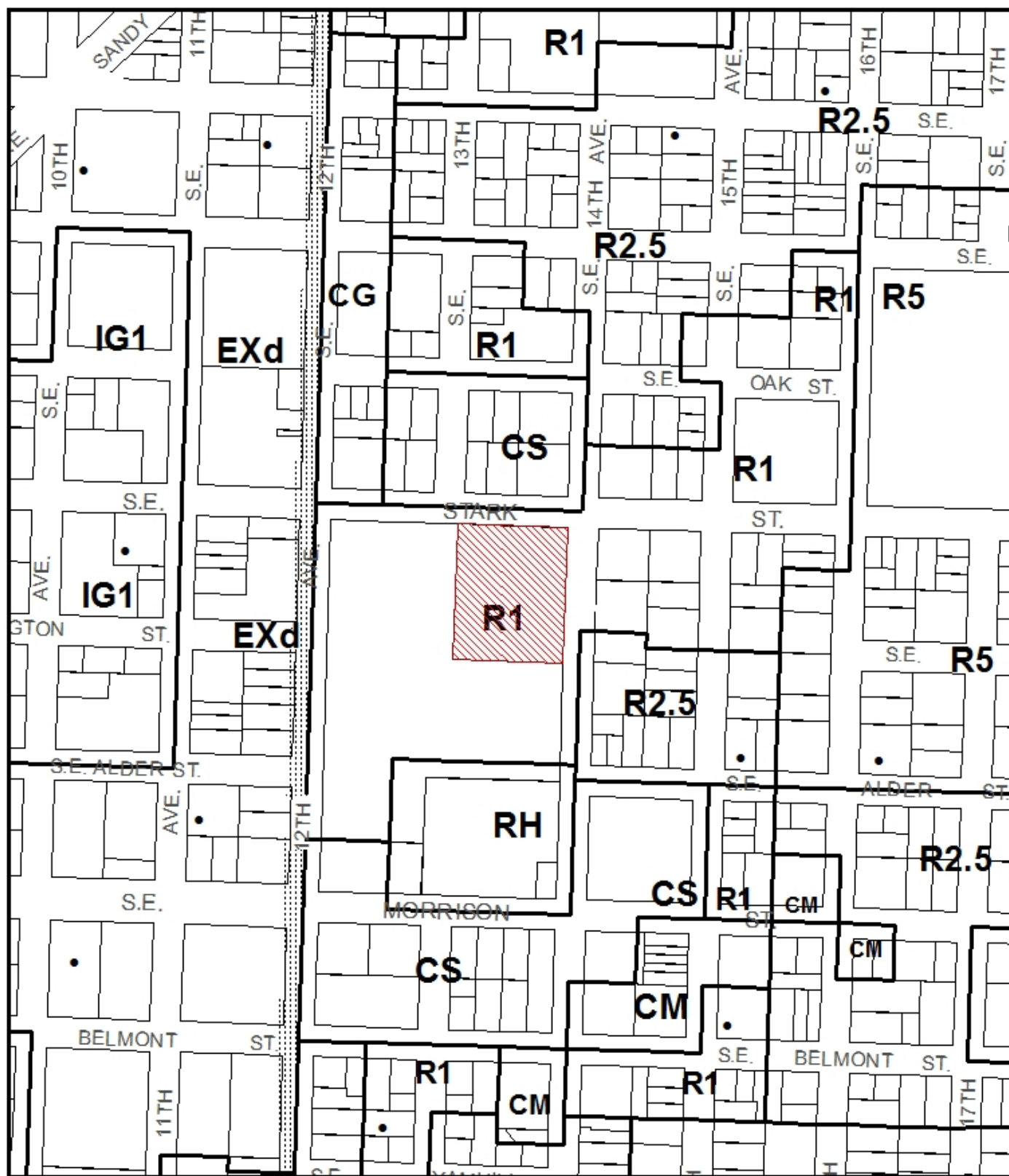
NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans & Drawings:
 - 1. Historic Landmark Nomination
 - 2. Site Plan (attached)
 - 3. Supporting Photographs
 - 4. Original Drawings
 - 5. Letter of Consent
- D. Notification information:
 - 1. Request for response
 - 2. Posting letter sent to applicant
 - 3. Notice to be posted
 - 4. Applicant's statement certifying posting
 - 5. Mailing list
 - 6. Mailed notice
- E. Agency Responses: none
- F. Letters: none to date

G. Other:

1. Original LUR Application

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).



ZONING



Site



Historic Landmark



NORTH

File No. LU 12-205893 HL

1/4 Section 3131

Scale 1 inch = 250 feet

State_Id 1S1E02BA 101

Exhibit B (Nov 16, 2012)

NOTE: CHICAGO TITLE INSURANCE COMPANY OF OREGON PRELIMINARY REPORT ORDER NO. 4725114892370-CT50, FIRST SUPPLEMENTAL, DATED MAY 1, 2011

ALL OF BLOCK 262, ALONG WITH PORTIONS OF LOTS 1 AND 8 OF BLOCK 263 OF THE DAILY RECORDED PLAT OF EAST PORTLAND, MULTNOMAH COUNTY PLAT RECORDS, ALONG WITH PORTIONS OF VACATED SOUTHEAST WASHINGTON STREET (60 FEET WIDE) AND VACATED SOUTHEAST 13TH AVENUE (60 FEET WIDE), SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CITY OF PORTLAND, COUNTY OF MULTNOMAH, AND

360 FEET WIDE) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTHEAST STARK STREET (60 FEET WIDE), THENCE ALONG THE EAST LINE OF SAID BLOCK 282 AND THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SOUTHEAST 14TH AVENUE, SOUTH A DISTANCE OF 263.00 FEET, THENCE SOUTH 89°59'30" WEST A DISTANCE OF 211.50 FEET, THENCE NORTH 262.90 FEET TO SOUTHERLY RIGHT-OF-WAY LINE OF TARK STREET, THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF TARK STREET, THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF

NOTES

THE UNDERGROUND UTILITY LINES SHOWN HEREON ARE FROM A COMBINATION OF FIELD VERIFICATIONS AND VARIOUS UTILITY, CLIENT, AND GOVERNMENT SUPPLIED

1. THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA PANEL 41101830095.

CITY OF PORTLAND BENCHMARK NO. 4673, BRASS
BOX IN CURB AT THE NORTHEAST CORNER OF SE
4TH AVE. AND SE PINE ST.
ELEVATION = 109.236, CITY OF PORTLAND DATUM

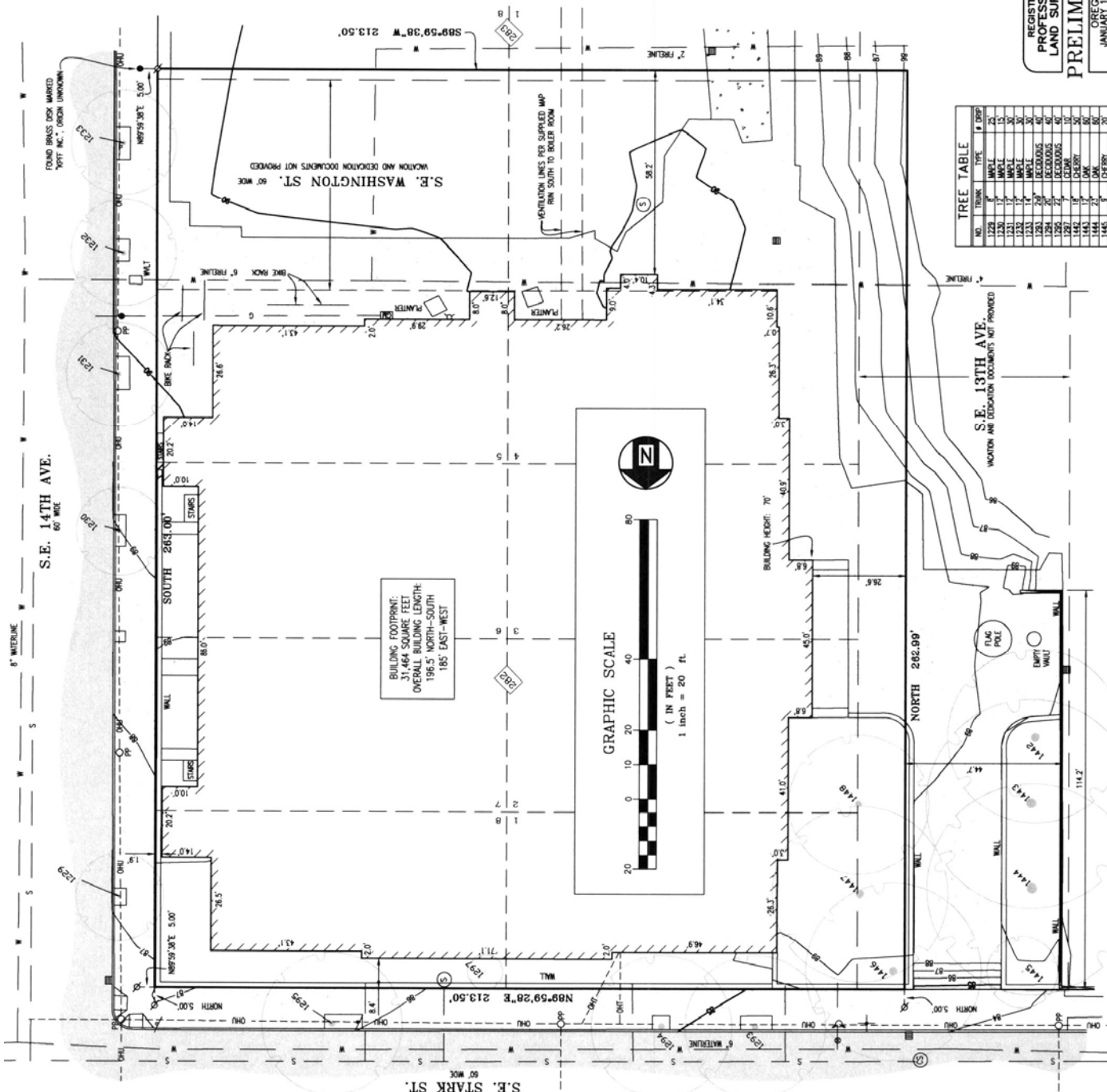
- | | |
|------|-----------------------------|
| —OH— | OVERHEAD UTILITY LINES |
| —W— | WATER LINE PER CITY RECORDS |
| —S— | SEWER MANHOLE |
| —C— | COMBINED SEWER MANHOLE |
| —E— | SEWER MANHOLE |
| —V— | VALVE |
| —D— | DITCH BASIN |
| —F— | FIRE HYDRANT |
| —P— | PRIE DISPARMENT CONNECTION |
| —C— | CONCRETE |
| —A— | ASPHALT |
| —G— | GRAVEL |

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INSURANCE COMPANY OF OREGON

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, PREVIOUSLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THIS MAP OR PLAT INCLUDES ITEMS 3, 4, 5, 7(A), 7(B)(1), 7(C), 11(A), 11(B), 20(A), AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 18, 2012.

OREGON
JANUARY 15, 2002
BRETT D. BEDORE
66839

TRE TABLE			# DRIP
NO.	TRUNK	TYPE	
1229	6"	MAPLE	23'
1230	1 1/2"	MAPLE	15'
1231	1 1/2"	MAPLE	30'
1232	1 1/2"	MAPLE	30'
1233	1 1/2"	MAPLE	40'
1283	2 3/8"	DECIDUOUS	40'
1294	20"	DECIDUOUS	40'
1295	2 1/2"	DECIDUOUS	40'
1297	7"	CEJAR	10'
1442	1 1/8"	CHERRY	60'
1443	1 1/2"	PAK	60'
1444	2 1/2"	PAK	80'
1465	5"	CHERRY	20'
1466	1 1/2"	CHERRY	50'
1467	5"	PAK	50'
1468	5"	PAK	50'



EXPIRES 12-31-13

BRETT D. BEDORE, ORPLS 66839 DATE

SHEET 1 OF 1

W.B. WELLS
and associates, Inc.
ENGINEERS-SURVEYORS-PLANNERS
4230 NE FREMONT STREET
PORTLAND, OREGON 97213
PHONE (503) 284-5886 FAX: (503) 284-8530
e-mail address: info@wbwells.com



A.L.T.A. SURVEY
FOR
VENERABLE GROUP INC.

	DRAWN BY:	BB
	CHECKED BY:	RR
	SCALE:	1"=20'
	PLOT DATE:	5-25-2012
	JOB NO:	12-034
	FILE P:	\12-034\12-034AS2012.DWG