



City of Portland

Bureau of Development Services

Staff Presentation to the
Historic Landmarks Commission

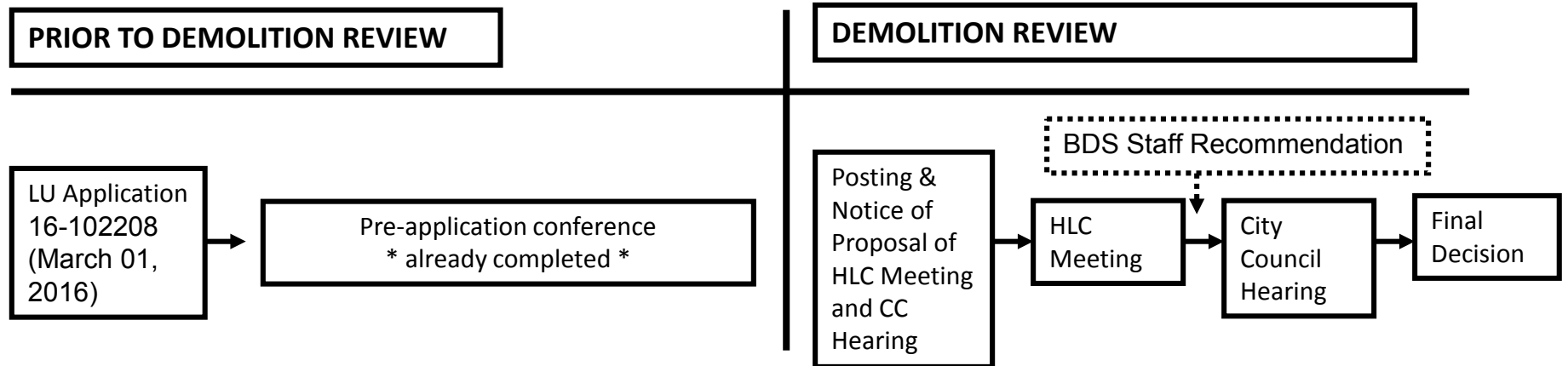
Demolition Review
LU 16-270658 DM

Contributing Garage at 1445 SE Division Street
Ladd's Addition National Register Historic District

February 16, 2017

Type IV Demolition Review

- Pre-application Conference (November 2016)
- Public Notice of Historic Landmarks Commission meeting and City Council Hearing
- Posting of Proposal at site, includes Historic Landmarks Commission meeting and City Council Hearing dates
- Historic Landmarks Commission Public Meeting – advisory (*January 09, 2017*)
- BDS Staff prepares a Recommendation to City Council
- City Council Hearing – final decision (*rescheduled to February 16, 2017*)



Type IV Demolition Review - Background

Historic Resource Code Amendments [HRCA]

Phase 1 (June 2002): Resolution No. 36076

Phase 2 (October 2004): Ordinance #178832

- **Refined the relationship between local and state historic preservation regulations and improved the clarity of the Zoning Code;**

- **Made Improvements to:**

- ***Zoning Code* incentives;**
- ***Building Code* incentives;**

Precedents – 2010 Kiernan Building Demolition

- Demolition of contributing 1-story commercial building in New Chinatown/Japantown Historic District to be replaced with a new 4-story Blanchet House of Hospitality on the same footprint.
- Approved

Previously Existing



Proposed



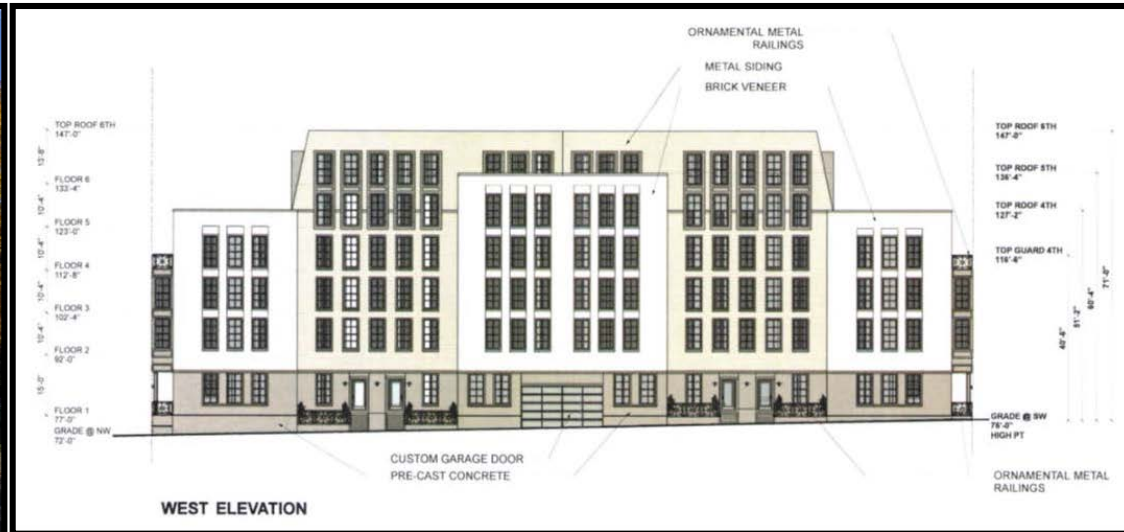
Precedents – 2014 Buck-Prager Building Demolition

- Demolition of contributing 1/8 block 3-story former hospital building in Alphabet Historic District to be replaced with new 4- to 6-story apartment building on half block.
- Denied

Existing



Proposed



Precedents – 2015 Washington Park Reservoirs

- Demolition of Reservoir 3, Reservoir 4, and the Weir Building to be replaced with new underground reservoir with reflecting pools and restoration of remaining contributing resources.
- Approved

Existing



Proposed



Precedents – 2015 Ladd's Addition Garage

- Demolition of a contributing garage in the Ladd's Addition Historic District to be replaced with new garage and upper level dwelling unit.
- Approved

Existing



Proposed

OPTION 1:

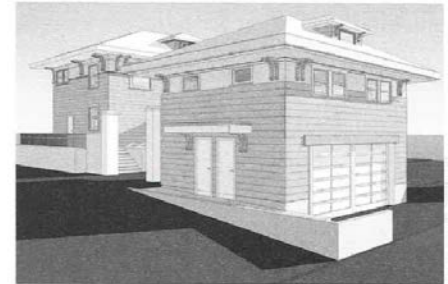


SIMPLIFIED GARAGE TRIM AND STUCCO BAND AT TOP TO MATCH RESIDENCE

OPTION 2:



PEDIMENT SUPPORTED BY WOOD BRACKETS AND CONTINUOUS WOOD SIDING



Approval Criteria – Demolition Review

33.846.080 Demolition Review

Purpose.

Demolition review protects resources that have been individually listed in the National Register of Historic Places and those that have been classified as contributing in the analysis done in support of a Historic District's creation. It also protects Historic Landmarks and Conservation Landmarks that have taken advantage of an incentive for historic preservation and historic resources that have a preservation agreement.

Review procedure.

Demolition reviews are processed through a TYPE IV procedure.

Approval Criteria – Demolition Review

Portland Zoning Code 33.846.080.C.2 Demolition Review

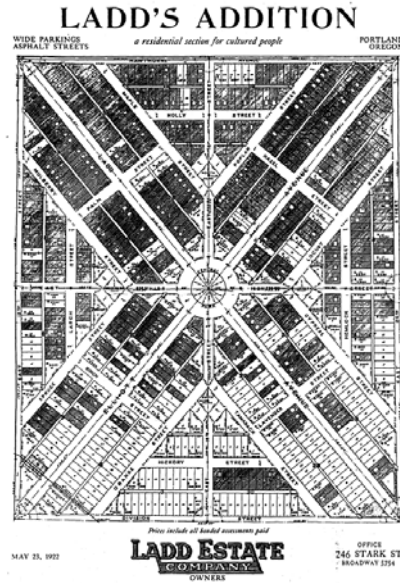
Proposals to demolish a historic resource will be approved if the review body finds that one of the following approval criteria is met:

1. Denial of a demolition permit would effectively deprive the owner of all reasonable economic use of the site; or
2. Demolition of the resource has been evaluated against and, on balance, has been found supportive of the goals and policies of the Comprehensive Plan, and any relevant area plans. The evaluation may consider factors such as:
 - a. The merits of demolition;
 - b. The merits of development that could replace the demolished resource, either as specifically proposed for the site or as allowed under the existing zoning;
 - c. The effect demolition of the resources would have on the area's desired character;
 - d. The effect that redevelopment on the site would have on the area's desired character;
 - e. The merits of preserving the resource, taking into consideration the purposes described in Subsection A; and
 - f. Any proposed mitigation for the demolition.

Applicable Plans include: Comprehensive Plan Goals and Policies document - Oct 1980/Nov. 2011), Hosford-Abernethy Neighborhood Action Plan (1988); and Ladd's Addition Historic District National Register nomination (1988)

BDS Staff Advice Request – Demolition Review

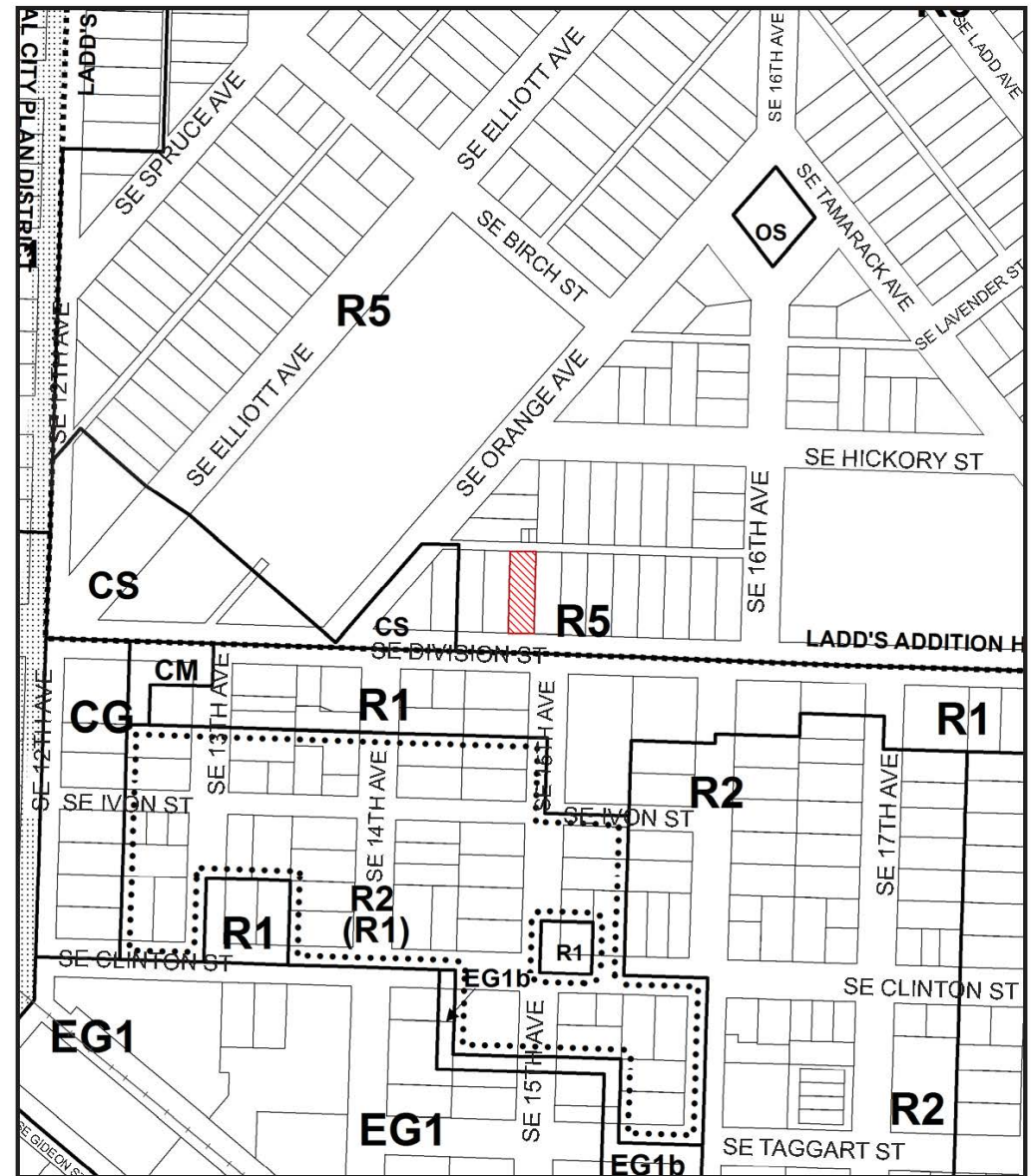
Staff requests advice from the Historic Landmarks Commission for the Demolition Review requested for a contributing resource: (1923) garage in the Ladd's Addition National Register Historic District.



- A – Association with events that have made a significant contribution to the broad patterns of our history;
- B – Association with significant persons in our past;
- C – Embodiment of 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.

Zoning Map

- R5 - Residential 5,000
Historic Resource Protection
overlay zones
- Ladd's Addition Historic
District, listed in the
National Register of
Historic Places on August
31, 1988



ZONING

Site

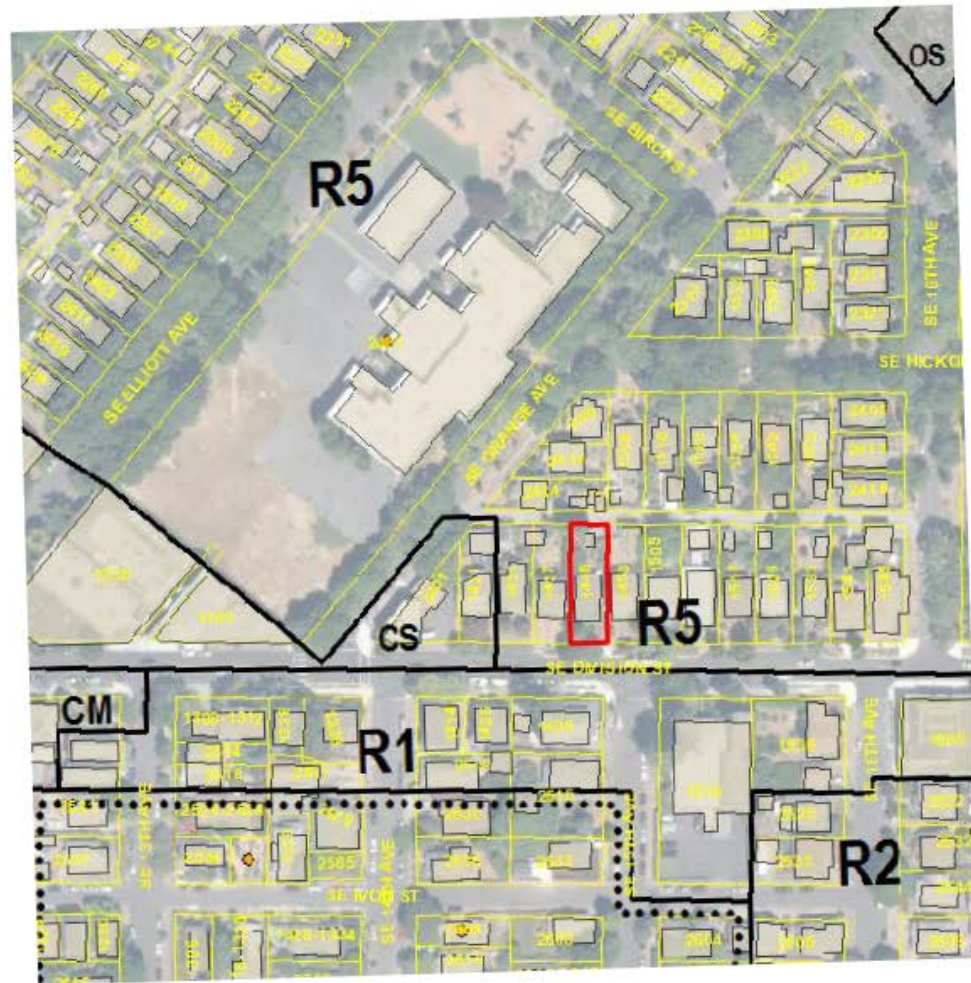
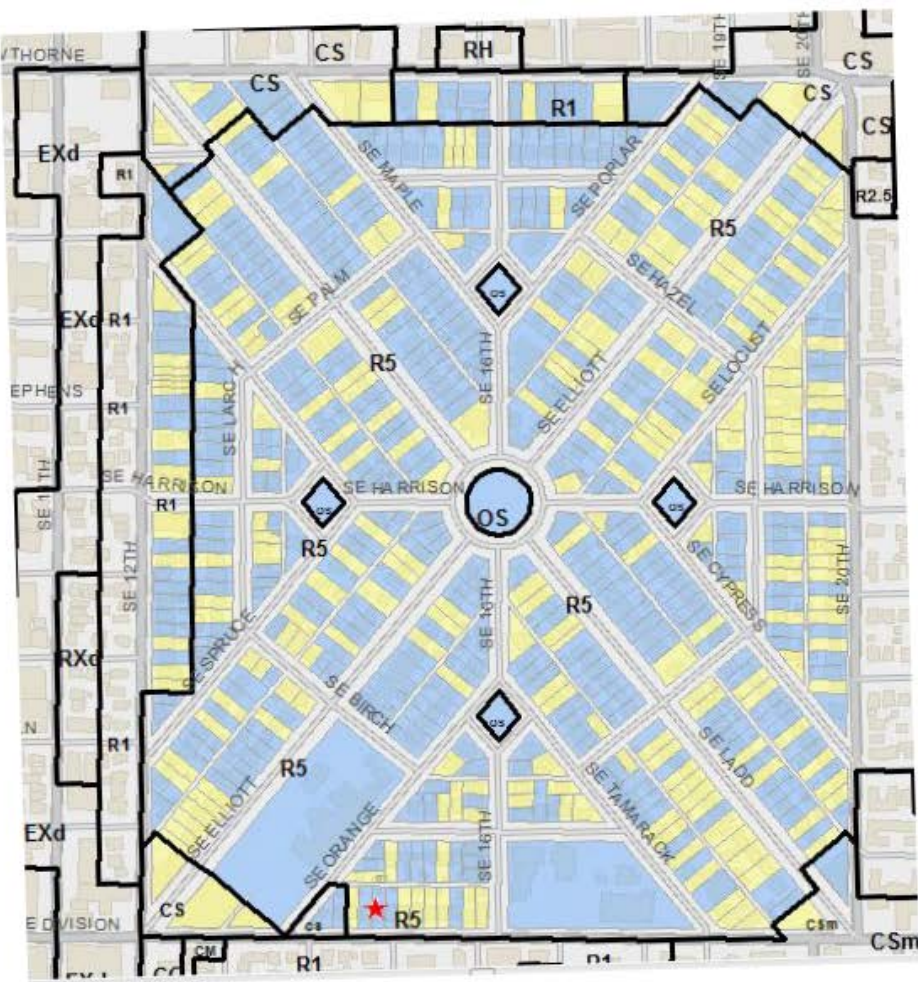


NORTH

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

File No.	LU16-270658 HR
1/4 Section	3232
Scale	1 inch = 200 feet
State_Id	1S1E02DC 12600
Exhibit	B (Nov 10, 2016)

Aerial View of District

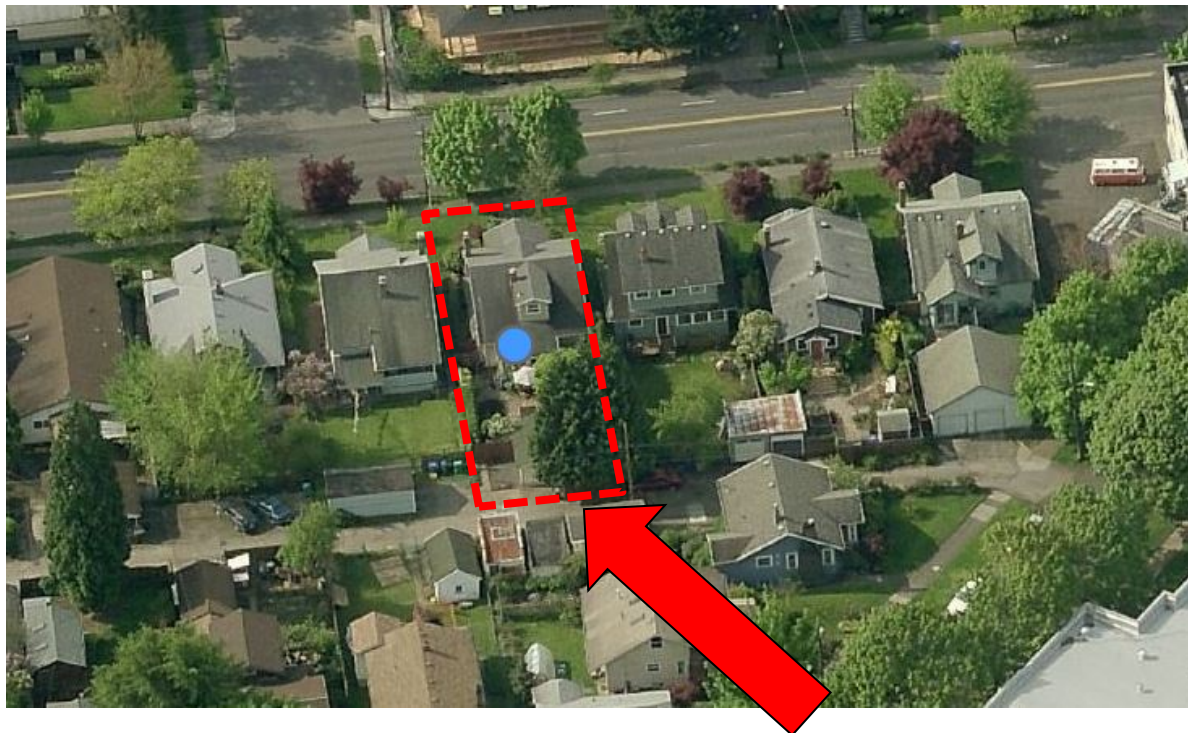


Aerial Photos

Looking West



Looking South



Site Photos



South Elevation (Street Facing)



North Elevation (Alley Facing)

BDS Staff Advice Request: Contributing Garage

January
2016



BDS Staff Advice Request: Contributing Garage

September
2016



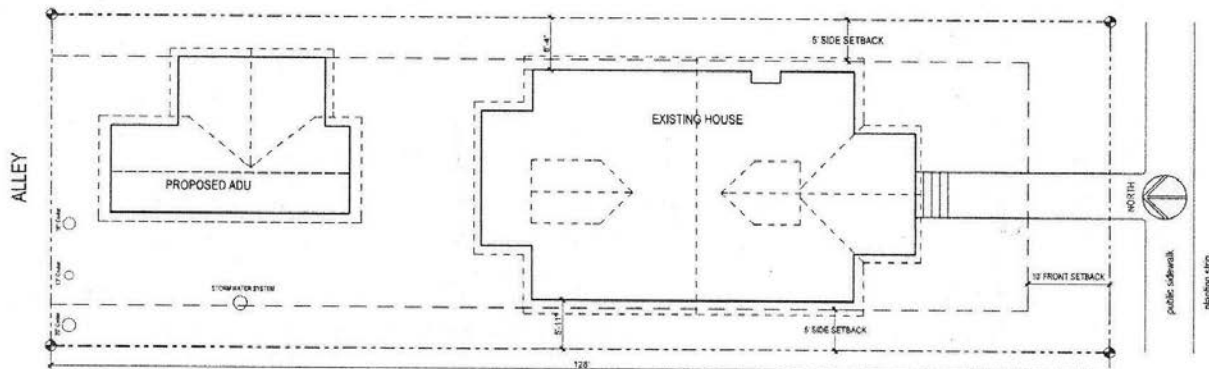
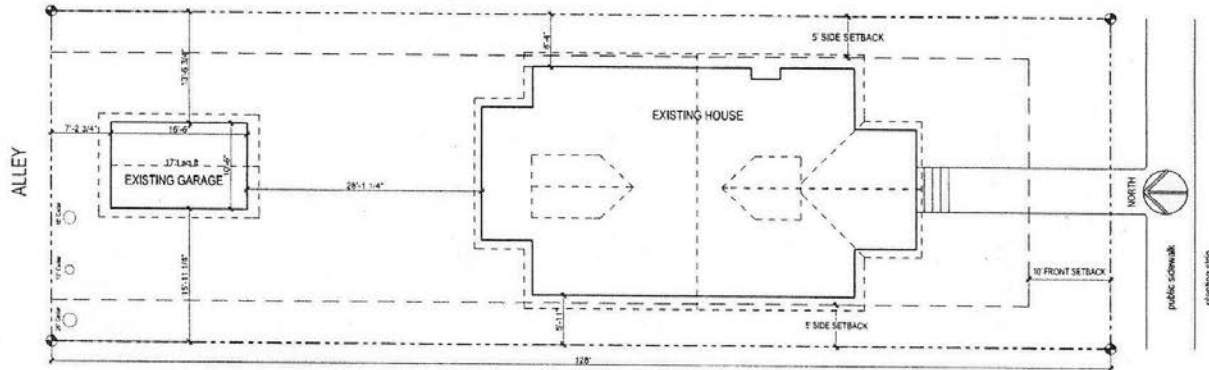
BDS Staff Advice Request: Contributing Garage

September
2016



2016 Land Use Historic Resource Review 16-103308

- Alterations to the contributing garage for development of an ADU.

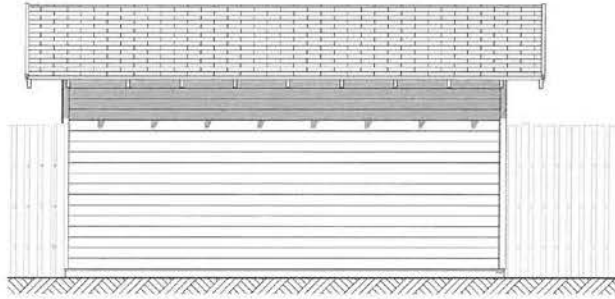


SE DIVISION	
DATE: 12/18/2015	HUNT ADU
REVISIONS	Suzi & Tony Hunt 1445 SE Division St Portland, OR 97202 Prepared On: 12/18/2015
SHEET NUMBER	
A-1	
SITE PLAN	
GROUNDUP DESIGN WORKS RESIDENTIAL AND COMMERCIAL DESIGN TINY HOUSE ADU WILLIE OCEAN ARCHITECT WILLIE OCEAN ARCHITECTS LLC	

LU 16-103308

2016 Land Use Historic Resource Review 16-103308

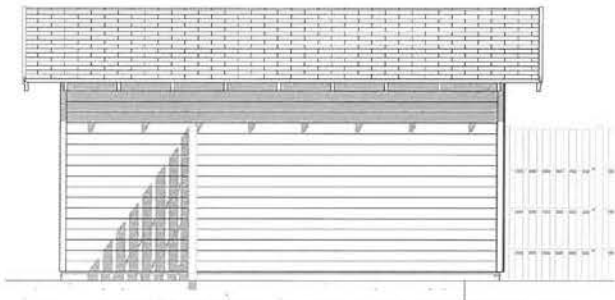
- Original Elevations



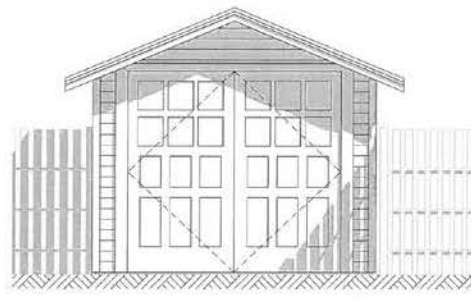
1 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



4 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

GROUNDWORK DESIGNWORKS TINY HOUSE RESIDENTIAL AND COMMERCIAL DESIGN ARCHITECTURE ADU		WILLIAM STAN ADU 17 WILLIAMSTANDESIGNWORKS.COM	
HUNT ADU		Suzi & Tony Hunt 1445 SE Division St Portland, OR 97202 Plotted On: 10/18/2016	
DATE: 10/18/2016	SHEET NUMBER: A-7	EXST ORG ELEV	
REVISIONS			

BDS Staff Advice Request – proposed redevelopment

- Construction of a new garage with 400 sf studio apartment above. (To be approved through a separate land use application.)



1 PROPOSED WEST ELEVATION

SCALE: 1/4" = 1'-0"



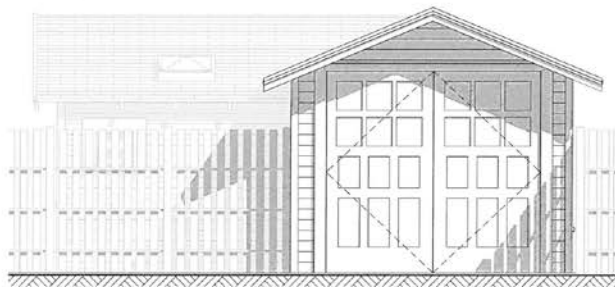
2 PROPOSED SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



3 PROPOSED EAST ELEVATION

SCALE: 1/4" = 1'-0"



4 PROPOSED NORTH ELEVATION

SCALE: 1/4" = 1'-0"

GROUNDUP DESIGN WORKS RESIDENTIAL AND COMMERCIAL DESIGN TINY HOUSE FURNITURE ADU WILLIE DEAN AND WILKES GROUNDUP DESIGN WORKS	
HUNT ADU	
Suzi & Tony Hunt 1445 SE Division St Portland, OR 97202 Posted On: 10/18/2016	
SHEET NUMBER:	A-8
DATE: 10/18/2016	PROP ADU ELEV
REVISIONS	

Applicant response to the Approval Criteria

- The original garage had significant structural problems including a failing foundation which made the building a liability.
- Demolishing the garage and not redeveloping this area of the site would degrade the city's desired character for the area.
- Concerns that the dilapidated one car garage does not constitute a "significant historic resource".
- There is merit to the demolition as it is replacing a dilapidated structure with a living unit.
- And that the intention remains to build the approved ADU per LU 16-103308.

Staff Findings

- The approved Historic Resources Review decision (LU 16103308 HR) provided for alterations to the contributing garage into an ADU while preserving the integrity of the original accessory structure, and so avoiding the need for demolition of the garage.
- The approved ADU respects the historic character of the site and reinforces the district's alley garage character.
- Construction of the new ADU was possible without demolition.
- No additional public benefit is achieved by the demolition of the garage beyond what was already approved.
- Historic Landmarks Commission wrote a letter supporting staff's recommendation of denial.

Staff Report Summary

Staff believes the following Comprehensive Plan Goals and Hosford-Abernethy Neighborhood Action Plan Policies are not applicable:

Goal 1: Metropolitan Coordination

Policy 1: Parks, Recreation, & Waterfront Activities

Goal 6: Transportation

Policy 3: Transportation

Goal 7: Energy

Policy 5: Commercial/Industrial

Goal 8: Environment

Goal 10: Plan Review and Administration

Goal 11: Public Facilities

Staff believes the following Comprehensive Plan Goals and Hosford-Abernethy Neighborhood Action Plan Policies are met:

Goal 9: Citizen Involvement

Staff believes the following Comprehensive Plan Goals and Hosford-Abernethy Neighborhood Action Plan Policies are not met:

Goal 2: Urban Development

Policy 2: Housing

Goal 3: Neighborhoods

Policy 4: Livability, Identity, & Public Safety

Goal 4: Housing

Goal 5: Economic Development

Goal 12: Urban Design

Summary

Potential paths moving forward recommending:

- **Denial of the proposed demolition:**
 - ***Following adoption of the Staff Report the final decision would be issued and the applicant would be able to move forward with the construction of the ADU per the previously approved land use decision (LU 16-103308 HR).***

- **Alternate:**
 - ***If the City Council wanted to approve the demolition staff would be required to revise the Staff Report supporting demolition per the direction and subsequent findings from the City Council.***
 - ***This would require a return to City Council.***
 - ***Any new ADU proposal would require a new Historic Resource Review.***

Summary

Zoning Code Requirements for the demolition of certain contributing structures could be amended and/or revised to allow for a lower level of review for demolition of accessory structures.

End of Staff Presentation