

Moore-Love, Karla

From: Graves, Arthur
Sent: Tuesday, February 14, 2017 4:54 PM
To: Parsons, Susan; Moore-Love, Karla
Subject: Landmarks Commission Letter for City Council Hearing
Attachments: Garage Demolition Letter to City Council 2-13-17_Final.pdf

Dear Ms. Parsons and Ms. Moore-Love,

Attached is the letter from the Historic Landmarks Commission regarding the Type IV Demolition Review (LU 16-262369 DM) to go before City Council this coming Thursday, February 16, 2017.

Best,

Art

Arthur Graves

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Monday – Friday: 9 - 5



City of Portland Historic Landmarks Commission

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February 13, 2017

Portland City Council
1221 SW 4th Avenue
Portland, OR 97204

**RE: LU 16-270658 DM—Type IV Demolition Review
1445 SE Division Street (Garage only), Ladd's Addition Historic District**

Mayor Wheeler and City Commissioners,

The Portland Historic Landmarks Commission (PHLC) held a public hearing on January 23, 2017 where the application for the demolition of the garage situated at **1445 SE Division Street** was presented. Garages are part of the unique historical development of Ladd's Addition and those that are classified as contributing (including the subject garage) are therefore subject to Demolition Review under Portland's Zoning Code.

In a March 2016 Type 2 land use review, the conversion of the garage with its historic materials intact (plus an addition) on the property was part of the approved scope of exterior renovations for the property. At that time, BDS stated that the majority of the existing structure, which included historic architectural detailing, should be incorporated into a new one-story garage. The applicant has stated that because of a miscommunication with the contractor the garage was dismantled and the existing original walls in question stored on the site but removed from the foundation. This was due primarily to an effort to save money in reconstructing the foundation of the garage which was in poor condition. Had the walls stayed in place and if the Applicant had attached the new addition to the existing garage, Demolition Review would not have been required. However, because the walls were removed from the foundation, the required Demolition Review process is needed *ex-post-facto* to formalize the loss of the contributing structure.

During our deliberations at the January 23rd hearing, the PHLC considered the merits of the demolition, the effect the demolition upon the area's desired character, the merits of preserving the resource, and proposed mitigation. The PHLC reviewed the proposal as if the original garage walls were incorporated as was intended. Because the applicant still intends to use the existing walls, as was approved in the Type 2 review, the Commission is recommending **denial** of the demolition request so that the original walls can be reincorporated into the new building. The applicant agreed that this recommendation was the preferred outcome and would allow them to reconstruct the two walls and proceed with the previous design. Alternatively, if the demolition is approved, this would allow the potential for an entirely different design which did not include the original historic material (walls) which would need to seek approval through Historic Resource Review.

Additionally, the proposed structure is modest and within the scale of existing structures within its context. Since the applicant was not asking for anything additional to the original ADU proposal the PHLC felt it was reasonable to accept. To ensure that the design approved by the Type 2 process be built, the PHLC recommends denial.

In reviewing this case it has become clear to the PHLC that the cost and time associated with Type IV demolition review for such a small structure such as a garage is a financial burden to the homeowner and represents a level of review that far outpaces what is necessary. The PHLC would like to recommend that Zoning Code be reviewed, and potentially revised, to allow for a lower level of review for the demolition of contributing accessory structures. This garage is clearly a contributing resource to the Ladd's Addition Historic District but the requirement for a Demolition Review by City Council seems to be heavy-handed.

Finally, the PHLC would like City Council to be cautious if considering approval of demolition in this case as it could set a dangerous precedent for structures that have been "accidentally" dismantled. In this case the contractor was attempting to save the homeowner time and money in replacing the existing foundation. Maintaining the walls

in place while demolishing and re-building the foundation was inefficient and represented an exorbitant cost. The PHLC would like to be practical and reasonable when reviewing these cases but send a message of low tolerance for the reason behind it.

The PHLC has greatly appreciated Council's deliberation, thought, and consideration on previous demolition requests. We ask City Council to continue to reinforce the message that historic preservation is a value our City stands behind.

Sincerely,

A handwritten signature in black ink, appearing to read "Kirk Ranzetta".

Kirk Ranzetta
Chair

A handwritten signature in black ink, appearing to read "Kristen Minor".

Kristen Minor
Vice Chair