

189350 As Amended

ORDINANCE NO.

*Authorize relocation and placement of the Mayo House to 236 NE Sacramento St; change Comprehensive Plan and Zoning Map designations from Residential 2,500 (R2.5) to Mixed Use- Urban Center (CM3) at 236 NE Sacramento St and 2313 WI/ NE Martin Luther King Blvd; waive certain charges and requirements; retain the Mayo House on the Historic Resource Inventory and as a contributing structure (Ordinance)

The City of Portland ordains:

Section 1. The Council finds:

1. The Mayo House, located at 206 NE Sacramento St, was built in 1895. The Queen Anne Vernacular style house was built by Martin N. Mayo near the intersection of NE Sacramento and M L King Jr Blvd. It was moved twice during the earlier part of the 20th Century: in 1912, Mr. Mayo had the house moved towards the west and turned it to face Sacramento Street; and in 1930, the house was moved down Sacramento Street to a vacant lot in the middle of the block, possibly due to road widening of what is now M L King Jr Blvd. The house suffered some fire damage and was repaired in 1964. Following the Mayo's period of ownership, the house was owned by Carrie Harden and Sylvia Tucker.
2. The Mayo House is ranked on the Historic Resource Inventory and contributes to the Eliot Conservation District. It is eligible for listing in the National Register of Historic Places as a rare example of a Queen Anne design in the Eliot neighborhood. The house is primarily significant for architectural history. It features a roof of intersecting gables, curvilinear porch with turned posts, jigsaw ornament, spindle work, and decorative bargeboards. The house retains a high degree of physical integrity, both the exterior and interior, from the historic period.
3. The current property owner at 206 NE Sacramento Street (Sending Site) plans to redevelop the site with a 10-unit multi-dwelling project. A building permit for the 10-unit multi-dwelling project has not been submitted, but the application for Historic Resource Review is in process.
4. In order to develop the Sending Site property, the Mayo House will need to be removed from the site, either through deconstruction or relocation to another site. The 120-day notice of demolition delay (18-165618 PR) was submitted on May 4, 2018 and is now completed.
5. Cleo Davis and Kayin Talton-Davis are long-time residents of the Albina district and are the owners of 236 NE Sacramento Street (Receiving Site). The Receiving Site is a viable receiving site for the Mayo House.
6. The Receiving Site is located on the same block as the Sending Site, three lots to the east. There is an existing house on the rear of the Receiving Site.
7. Formerly, there was a 7-unit apartment building at the Receiving Site. The building was purchased in 1982 by Cleo Davis's grandmother Julia Davis Williams, was listed in the Architectural Heritage Center's 1998 publication "Cornerstones of Community: Buildings of Portland's African American History." It was demolished in 1984 as the result of City policies addressing "blight," which targeted numerous Black-owned properties in the Albina area.

8. With the opportunity to relocate the Mayo House onto their property, the property owners of the Receiving Site will create a basement when the foundation is poured, which will potentially become another unit, making the preservation of the Mayo House more financially feasible.
9. The Mayo House will remain on the Historic Resource Inventory, and its contributing status will be retained when it is moved to the Receiving Site.
10. The Receiving Site property is zoned R2.5, Residential 2,500, and is 7,500-square feet in area. It is currently the last residential property on the east end of this block. The abutting lot at 2313 WI/ NE M L King Blvd is also in the R2.5 zone, in the same ownership as the corner lot at 2313 NE M L King Jr BLVD and is part of the commercial use that extends onto this lot. The zoning of 2313 NE M L King Jr Blvd is CM3, with a Comprehensive Plan map designation of Mixed Use – Urban Center.
11. The change in the Comprehensive Plan map designation and Zoning for 2313 WI/ NE M L King Jr Blvd and 236 NE Sacramento St from Residential 2,500 (R2.5) to Mixed Use – Urban Center (CM3) will (1) rectify the nonconforming commercial use currently at 2313 WI/ NE M L King Jr Blvd and (2) allow greater densities and mixed use options at 236 NE Sacramento St, where the 7-unit apartment building was originally located and removed by the City in the 1980s.
12. The proposed change in the Comprehensive Plan map designation and Zoning map for these two properties is consistent with the adjacent zoning pattern. The CM3 zone is directly across the street from both properties on the north side of NE Sacramento St, ending at the same point as the west property line of 236 NE Sacramento St, where the new CM3 line is proposed on the south side of the street.
13. It is in the public interest to allow the redevelopment of the Sending Site, which will utilize the allowed density of the 15,000 square-foot of site area with ten units, while preserving the Mayo House, which is an important part of the historic fabric of the Eliot Conservation District. The Mayo House has been in the Eliot neighborhood for over a century, and its relocation to the nearby Receiving Site allows infill development to be done in a way that maintains the historic character of the surrounding area and preserves the structure.
14. The proposed change in the Comprehensive Plan map designation and Zoning map will allow the receiving site to be eligible for unused Floor Area Ratio transfers from the contributing structure (the Mayo House) to a commercial property. This will transfer greater entitlements to another site and ensure preservation of the Mayo House on the receiving site.
15. Preservation of the historic structure involves significant moving, foundation and remodeling costs, and the City's System Development Charges (SDCs) and storm water management requirements pose an additional financial obstacle to the project. The existing house at 236 NE Sacramento Street and the Mayo House are being retained as dwelling units, and are not new units. A potential third basement unit would be the only new unit on the site and consequently should be the only unit for which SDCs are assessed.

16. The concrete foundation will have a reveal of approximately 5 feet from grade to accommodate adequate basement ceiling height. This necessitates a waiver of Zoning Code standard 33.218.100.G and H, Foundation material.
17. During the Demolition Delay notification period, the owners of the Receiving Site and of the Sending Site met to create a workable plan for relocating the structure to the Receiving Site. The owner of the Sending Site worked cooperatively to ensure that the house move could occur in a timeline that was realistic for both parties. The developer of the Sending Site has stated that the Mayo House must be relocated no later than January 31, 2019, and the owners of the Receiving Site have agreed to meet that deadline.

NOW THEREFORE Council directs:

- a. The findings as shown in Exhibit A are hereby adopted as further findings of fact.
- b. The Comprehensive Plan map is changed for the properties 236 NE Sacramento St and 2313 WI/ NE M L King Blvd from Residential 2,500 to Mixed Use – Urban Center as reflected in Exhibit B.
- c. The Zoning map is changed for the properties 236 NE Sacramento St and 2313 WI/ NE M L King Blvd from R2.5 to CM3 as reflected in Exhibit B.
- d. The Mayo house will regain its designation as a contributing structure in the Eliot Conservation District when it arrives at the Receiving Site, and the Historic Resource Inventory is hereby modified to reflect its new location. Future alterations will be subject to Portland City Code, including but not limited to PCC 33.445.140.
- e. A one-time waiver of Systems Development Charges (SDCs) for the Bureaus of Transportation, Environmental Services, Parks and Water associated with the Mayo House relocation, addition of a basement unit and conversion of existing house on the Receiving Site to an ADU is hereby authorized. In the event of a change of occupancy, prior to assessing any System Development Charges, the Bureau of Development Services shall notify the Council which shall have the opportunity to take action before the effective date of any System Development Charges.
- f. Portland City Code standards 33.218.100.G (Foundation material) and H (Exterior finish materials), as both pertain to the amount of exposed foundation, are waived to allow a foundation reveal of more than 3 feet.

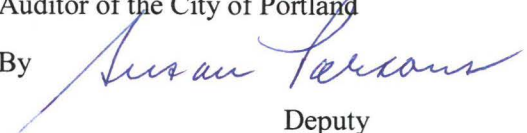
Section 2. Council declares that an emergency exists because of the value the City places on facilitating the preservation of the Mayo House rather than demolition; therefore, this ordinance shall be in full force and effect from and after its date of passage.

Passed by the Council: JAN 16 2019
 Mayor Ted Wheeler
 Prepared by: Nan Stark
 Date: December 31, 2018

Mary Hull Caballero

Auditor of the City of Portland

By


 Deputy

Agenda No.
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INTRODUCED BY Commissioner/Auditor: Mayor Wheeler	CLERK USE: DATE FILED <u>JAN 08 2019</u>
COMMISSIONER APPROVAL Mayor—Finance & Administration - Wheeler <i>NW</i> Position 1/Utilities - Fritz Position 2/Works - Fish Position 3/Affairs - Hardesty Position 4/Safety - Eudaly	Mary Hull Caballero Auditor of the City of Portland By: <i>[Signature]</i> Deputy
BUREAU APPROVAL Bureau: Bureau of Planning and Sustainability <i>[Signature]</i> Interim Bureau Head: Joe Zehnder	ACTION TAKEN:
Prepared by: Nan Stark Date Prepared: January 2, 2019 Impact Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/> Portland Policy Document If "Yes" requires City Policy paragraph stated in document. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
City Auditor Office Approval: required for Code Ordinances	
City Attorney Approval: required for contract, code, easement, franchise, comp plan, charter <i>RAK</i>	
Council Meeting Date January 16, 2019	

AGENDA	FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:	
TIME CERTAIN <input checked="" type="checkbox"/> Start time: 2:00 pm Total amount of time needed: 45 minutes (for presentation, testimony and discussion)		YEAS	NAYS
CONSENT <input type="checkbox"/> REGULAR <input type="checkbox"/> Total amount of time needed: _____ (for presentation, testimony and discussion)	1. Fritz 2. Fish 3. Hardesty 4. Eudaly Wheeler	1. Fritz 2. Fish 3. Hardesty 4. Eudaly Wheeler	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>