



State of the City Preservation Report 2020
Portland Historic Landmarks Commission

INTRO

WE ARE:

6 current Landmarks Commissioners

Unpaid volunteers appointed by the Mayor

Architectural, heritage/historian, or public-at-large members

- LAND USE CASES
- DESIGN ADVICE
- LEGISLATIVE ADVICE
- HISTORIC DISTRICT
- ADVOCACY and COLLABORATION



3 MAJOR PRIORITIES



construction. This table illustrates the number of years required for different energy efficient, new buildings to overcome impacts.

Building Type	Chicago	Portland
Urban Village Mixed Use	42 years	80 years
Single-Family Residential	38 years	50 years
Commercial Office	25 years	42 years
Warehouse-to-Office Conversion	12 years	19 years
Multifamily Residential	16 years	20 years
Elementary School	10 years	16 years
Warehouse-to-Residential Conversion*	Never	Never



PRESERVATION JUSTICE

It's not enough to acknowledge past harms

SUSTAINABILITY & RESILIENCE

Adaptive reuse is key

AFFORDABILITY

Leveraging \$, preserving



PRIORITY –
Preservation Justice

PRIORITY – Sustainability & Resilience



Sustainability and Preservation

- Preserving existing buildings:
 - Retains architectural and cultural heritage
 - Diverts from landfill
 - Retains embodied energy and combats climate change
- Even the most sustainably-designed new building will take 38 years on average to outweigh the embodied energy spent in its construction.
- The AIA 2018 Call to Action:
Adapt and Retrofit Existing Buildings

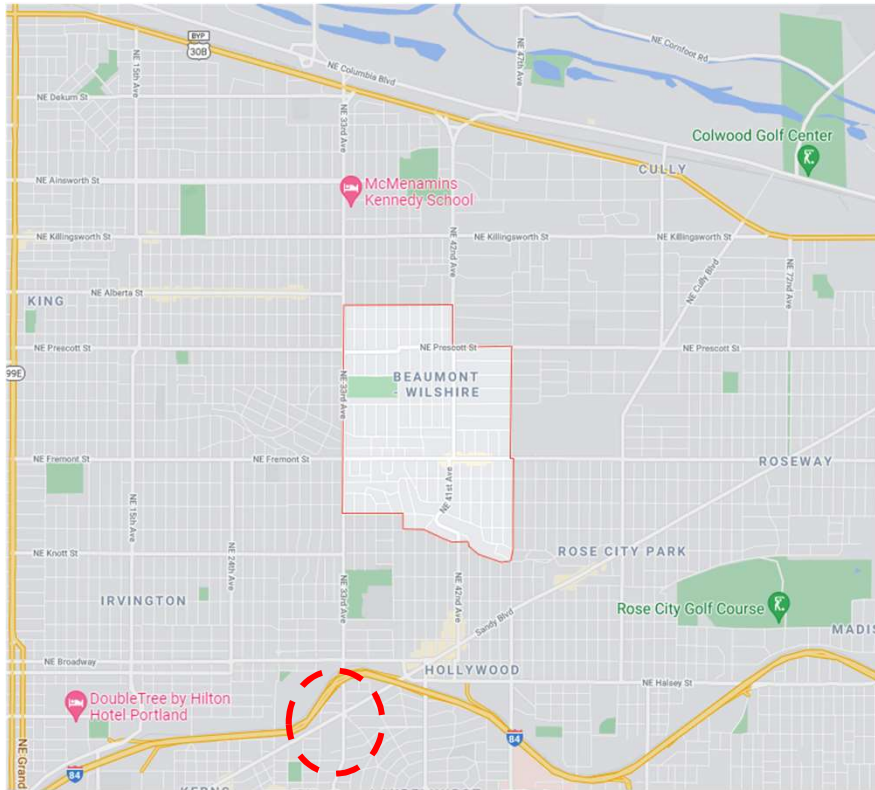
PRIORITY – Sustainability & Resilience



Resilience

- Becoming a focus, particularly in the West
- Primary concerns in Portland are Earthquakes and Wildfires
- URMs represent the highest risk in a seismic event along the Cascadia Subduction Zone
- Alco Apartments:
 - Largely abandoned retail/residential building
 - Converted into an Icelandic-style Hostel using federal historic tax credits
 - Tax credit proceeds nearly covered the total cost of a seismic retrofit
- Full retrofits are not necessary for many URM buildings.

PRIORITY – Affordability



The Beaumont Wilshire Neighborhood

The provision of affordable housing and the goals of historic preservation are complementary. Recent studies have shown that older neighborhoods with historic buildings contain:

- A greater proportion of immigrants;
- People new to the city from other parts of the country;
- Same sex households;
- Women and minority owned businesses;
- 75 percent more people of color.

They also are more likely to contain:

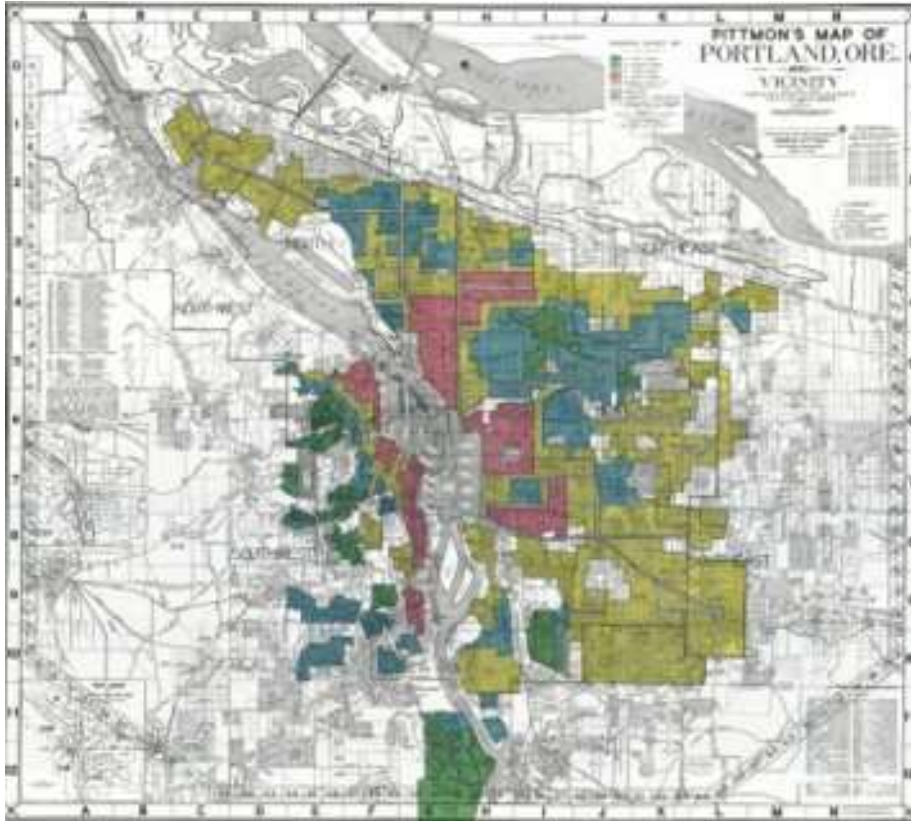
- Unsubsidized “naturally” affordable housing;
- Exhibit income integration; and
- House a greater density of jobs in small and new businesses

PRIORITY – Affordability



Anna Lewis Mann Home

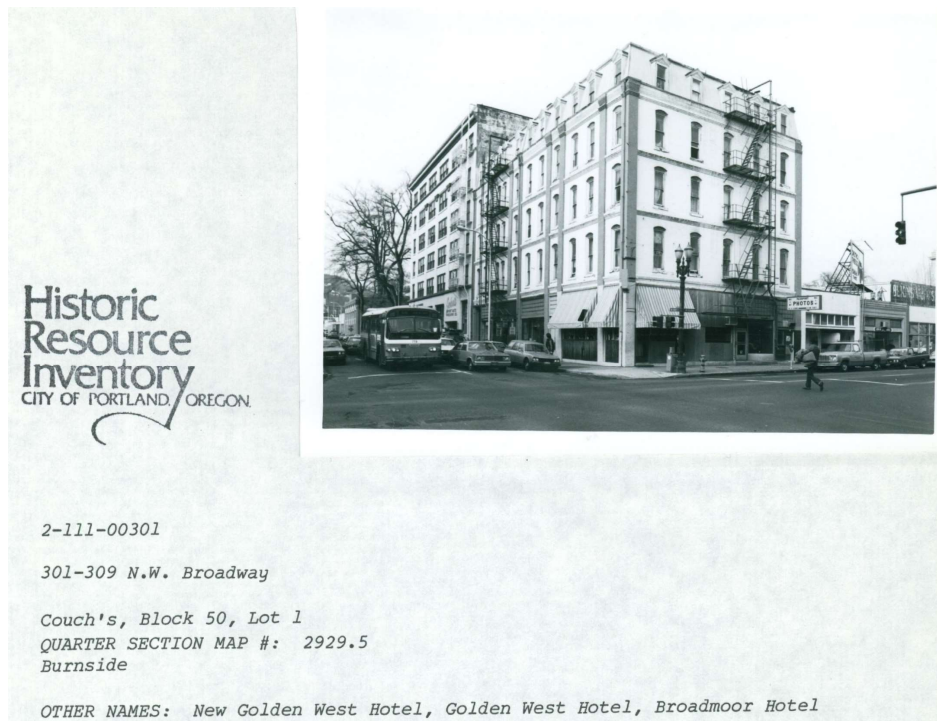
ACTION ITEMS – HRCP + HRI + Retention of Existing Affordable Housing



ADOPT THE HISTORIC RESOURCE CODE PROJECT

- **Previous planning practices, redlining, urban renewal, infrastructure projects and natural disasters have all affected minority populations disproportionately. Subsequently we have fewer resources left telling the stories of these communities.**
- **Adopting the HRCP brings Portland in compliance with the changes to state law but more importantly gives local control over how resources are identified and what level of protection they should receive**

ACTION ITEMS – HRCP + HRI + Retention of Existing Affordable Housing



GOLDEN WEST HOTEL

PROVIDE FUNDING FOR THE HISTORIC RESOURCE INVENTORY

- The Golden West Hotel was the first hotel in the city to accommodate African American patrons. Listed as a rank II property in the 1980's historic resource inventory it is now owned by Central City Concern and soon-to-be listed on the National Register of Historic Places. The building provides 73 single-room occupancy units subsidized through the CCC's housing rapid response or community engagement programs.
- Funding the HRI is a step towards correcting injustice of the past by making a public investment to ensure all our cultural heritage is considered not just those with power and wealth.

ACTION ITEMS – Cultural Heritage Plan + Legacy Businesses



Vanport (OHS image) 1945. Eligible as a Historic Site



Darcelle XV club (PAM image, 1975), added to the National Register of Historic Places in 2020

Cultural Heritage Plan:

- SET MEASURABLE ACTION ITEMS & ACCOUNTABILITY
- OUTREACH & INCLUSION of UNDERREPRESENTED GROUPS
- PRIORITIZE EFFORTS towards RESTORATIVE JUSTICE

ACTION ITEMS – URM Funding + Watchlist



Central City Concern's Medford Hotel - 81 single occupancy units



Old Blanchet House, in New Chinatown/Japantown, slated for demolition

AWARDS

Rehabilitation Project of the Year: **Multnomah County Courthouse**



Architect: **GBD Architects**



Developer: **Multnomah County Courthouse**

AWARDS

New Build Project of the Year: Unicorn Bed Apartments



Architect: [DAO Architecture LLC](#)

Developer: [Guerilla Development](#)



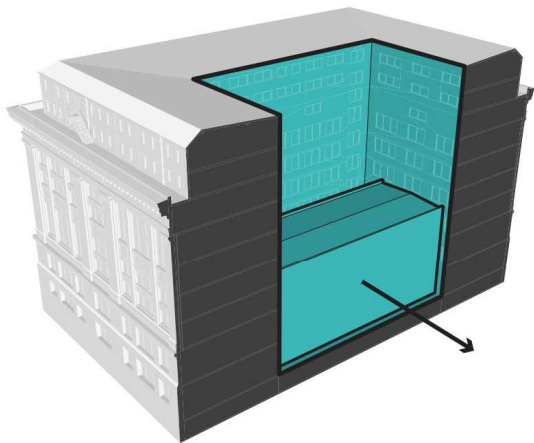
Thank you
Questions?



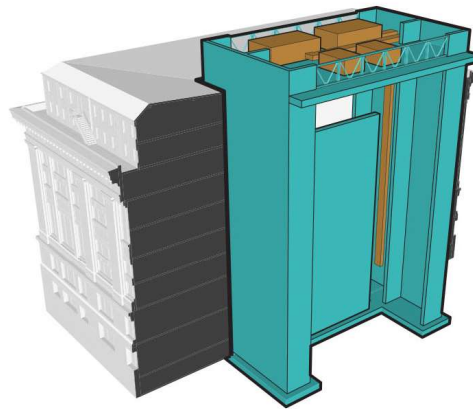


BUILDING HISTORY

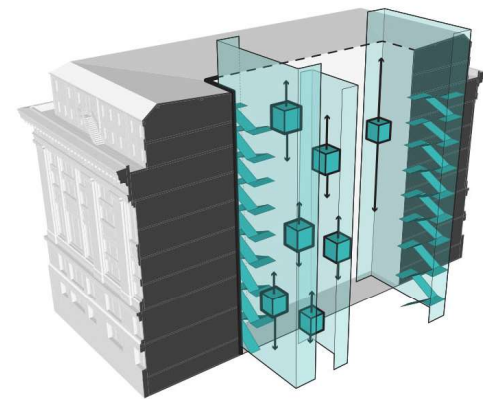




REMOVAL OF NON-HISTORIC ADDITION IN COURTYARD

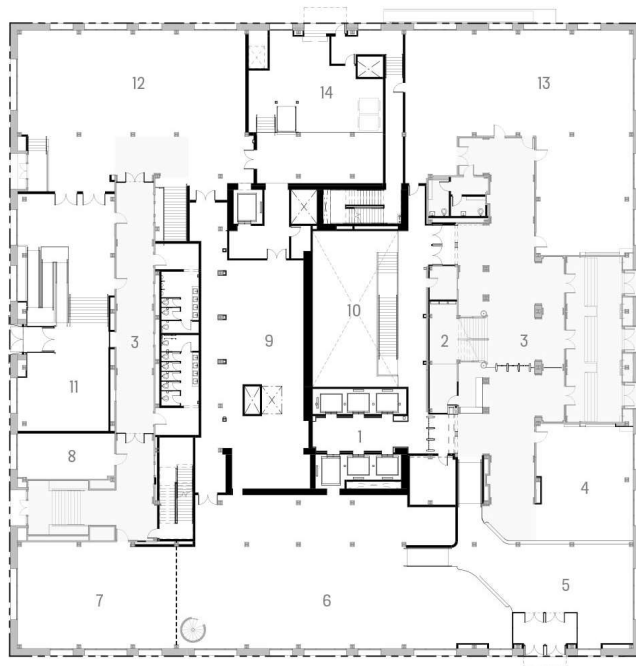


NEW CONSOLIDATED STRUCTURAL & MECHANICAL SYSTEMS



NEW VERTICAL CIRCULATION

HISTORIC & MODERN INTEGRATION



- 1. ELEVATOR LOBBY
- 2. HISTORIC GRAND STAIRS
- 3. HISTORIC CORRIDORS
- 4. CAFE
- 5. MAIN STREET LOBBY
- 6. RESTAURANT
- 7. BAR
- 8. PRIVATE DINING
- 9. KITCHEN
- 10. BASEMENT LOUNGE BELOW
- 11. 5TH AVENUE EVENT LOBBY
- 12. EVENT SPACE
- 13. OFFICE
- 14. BUILDING SERVICES



GROUND - FLOOR PLAN



MAIN STREET ENTRY



5TH AVENUE



5TH AVENUE EVENT ENTRY



3. NEIGHBOR 1 BLOCK WEST – PRIMARY CONTRIBUTING STRUCTURES
 -ELEVATED GROUND FLOORS
 -GRACIOUS FRONT PORCHES
 -LANDSCAPED OPEN SPACES BETWEEN STRUCTURES



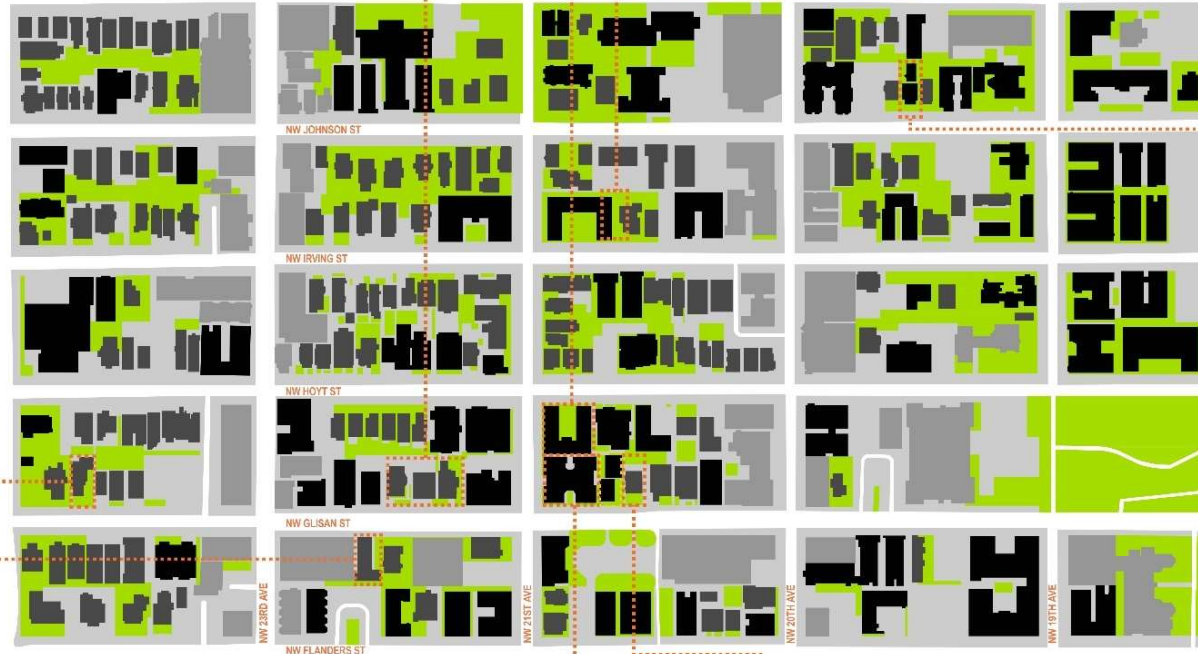
6. ADJACENT NEIGHBOR – SECONDARY CONTRIBUTING STRUCTURE
 -ELEVATED GROUND FLOOR
 -LANDSCAPED COURTYARD WITH BLDG ENTRIES



6. NEIGHBOR 2 BLOCKS NORTH – SECONDARY CONTRIBUTING STRUCTURE
 -ELEVATED GROUND FLOOR
 -LANDSCAPED COURTYARD WITH BLDG ENTRIES



TWO STRUCTURES BACK TO BACK ON SING. E. 90'X100' LOT

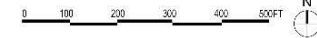


NEIGHBOR 2 BLOCKS WEST – SECONDARY CONTRIBUTING STRUCTURE
 -ELEVATED GROUND FLOOR
 -LANDSCAPED SIDE YARD WITH BLDG ENTRIES



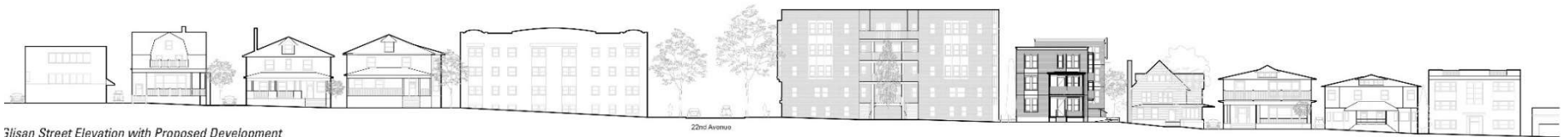
NEIGHBOR 1 BLOCK WEST – SECONDARY CONTRIBUTING STRUCTURE
 -ELEVATED GROUND FLOOR
 -LANDSCAPED SIDE YARD OPEN SPACE WITH BLDG ENTRIES

2. ADJACENT NEIGHBOR – SECONDARY CONTRIBUTING STRUCTURE
 -BAY WINDOWS, BUT OVERALL MUCH LARGER STRUCTURE
 -4' FRONT AND PARTIAL SIDE SETBACKS



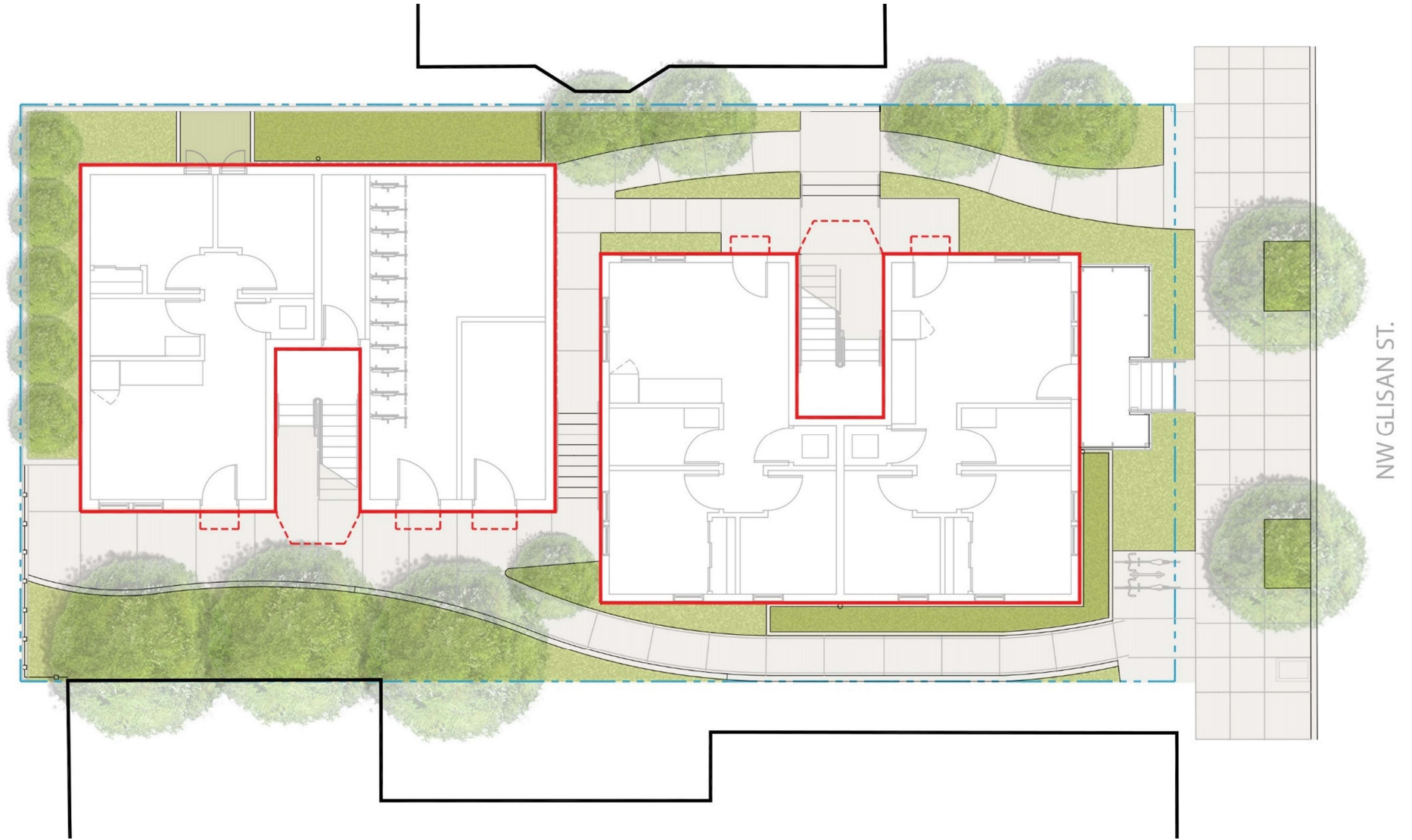
1. ADJACENT NEIGHBOR – PRIMARY CONTRIBUTING STRUCTURE
 -ELEVATED GROUND FLOOR
 -GRACIOUS FRONT PORCH
 -SIDE YARD OPEN SPACE





31san Street Elevation with Proposed Development

22nd Avenue



NW GLISAN ST.



Unicorn Bed Apartments DAO Architecture Guerrilla Development



Unicorn Bed Apartments DAO Architecture Guerrilla Development





Unicorn Bed Apartments DAO Architecture Guerrilla Development







BENSON POLYTECHNIC SCHOOL

ERECTED ANNO DOMINI MCMXVI

546



bassetti
architects



bassetti
architects





bassetti
architects



bassetti
architects



bassetti
architects

Jeronimo Roldan
University of Oregon

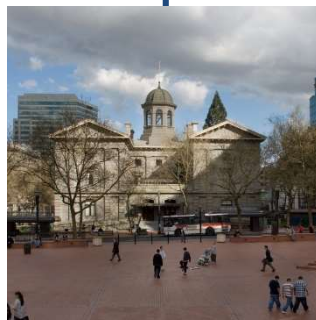
CITY HALL
HISTORIC PRESERVATION



THE HENRY BUILDING
HISTORIC PRESERVATION
+
ADAPTIVE REUSE



MARRIOTT COURTYARD
ADAPTIVE REUSE



PIONEER COURTHOUSE
HISTORIC PRESERVATION



THE NINES
HISTORIC PRESERVATION
+
ADAPTIVE REUSE



MONTGOMERY PARK
ADAPTIVE REUSE



**EDITH GREEN WENDELL WYATT
FEDERAL BUILDING**
DEEP RETROFIT

EDITH GREEN WENDELL WYATT (EGWW) - DEEP RETROFIT

FEDERAL BUILDING

RECOVERY ACT MODERNIZATION PROJECT



EDITH GREEN WENDELL WYATT (EGWW) FEDERAL BUILDING MODERNIZATION

FEDERAL BUILDING

RECOVERY ACT MODERNIZATION PROJECT



Existing 1974 Building - April 2009



Demolition Complete - June 2011



(Re)Construction Complete - 2013

SEISMIC OPTIMIZATION

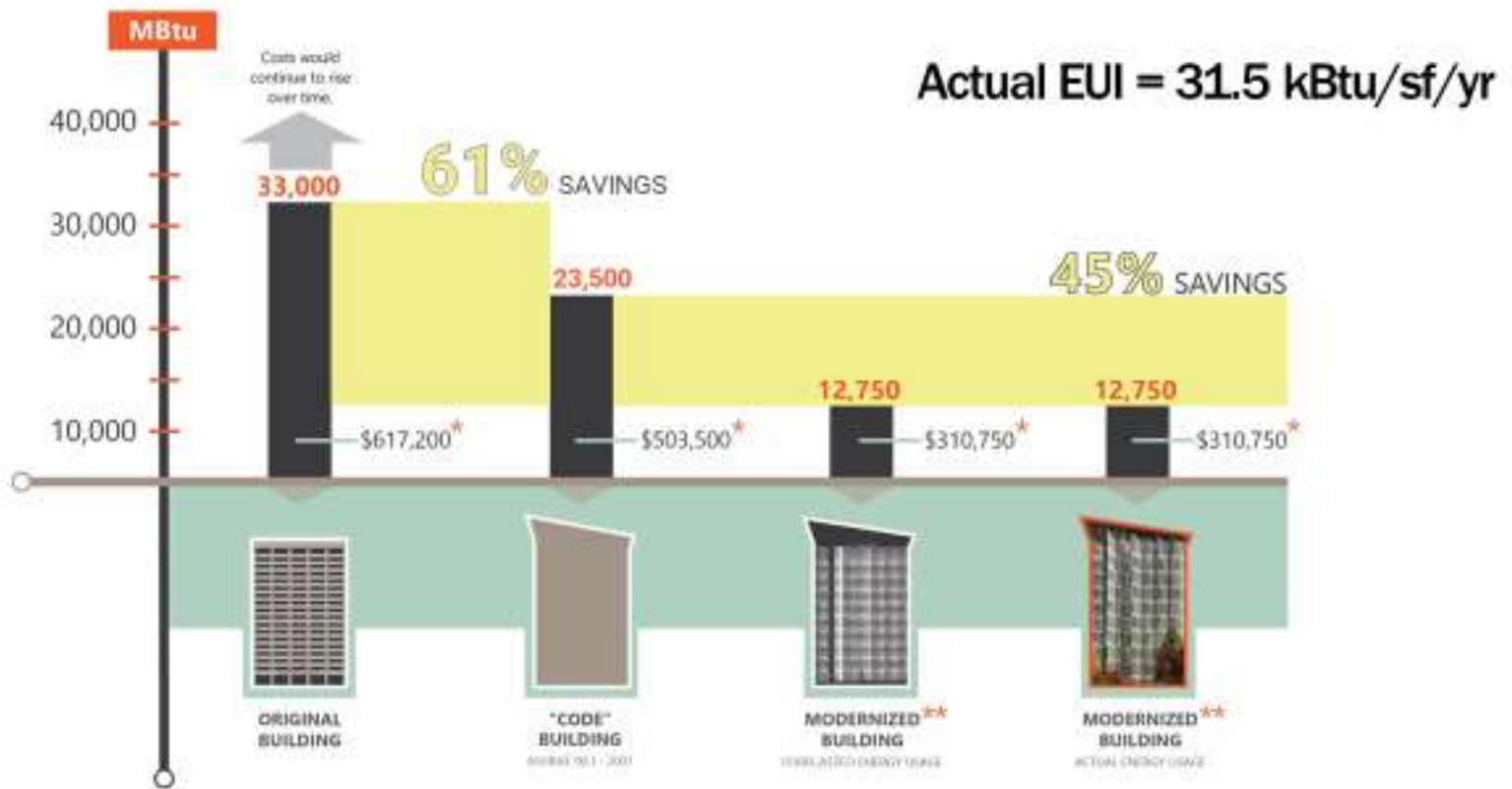
"HOW MUCH DOES YOUR BUILDING WEIGH?" - *Buckminster Fuller*



Removal of the precast concrete façade made the building so much lighter that seismic upgrades were largely avoided.

ANNUAL ENERGY USE

Calculated Based on AVERAGE Monthly Usage from October 2013 to September 2014



* Calculated at 2014 energy cost

** Modernized building includes a 14% increase in leasable area compared to the original building.

STUDY APPROACH

TWO BUILDINGS INCLUDED IN ANALYSIS



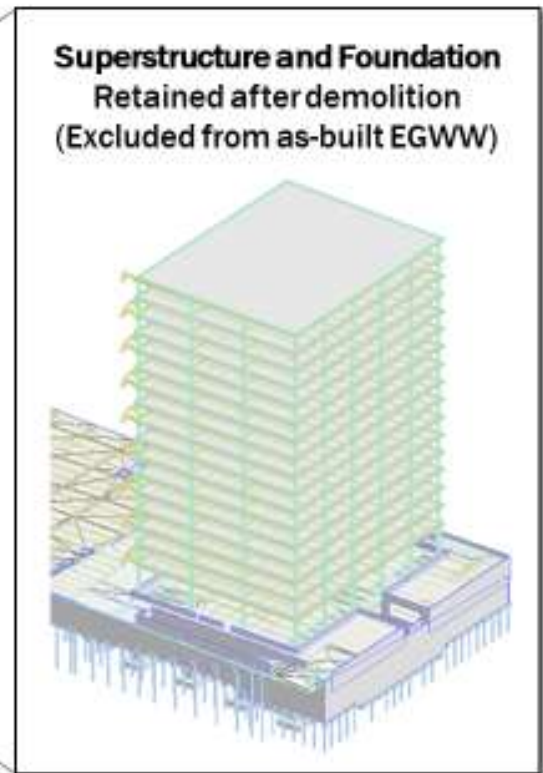
Floor to Floor
Height
14.5'

1. New Replacement Building



Floor to Floor
Height
12.5'

2. As-Built EGWW



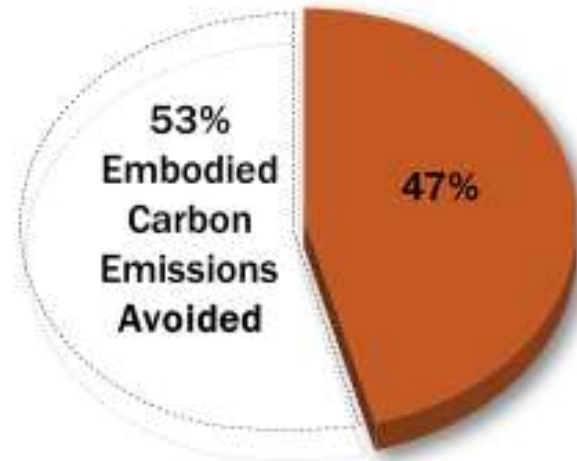
BUILDING COMPARISON

EMBODIED CARBON EMISSIONS AVOIDED



New Replacement Building

15,606 tCO₂e



EGWW As Built

6,994 tCO₂e

EMBODIED CARBON EQUIVALENTS

HOW MUCH IS 8,610 tCO₂e?

QUANTIFYING EMBODIED CARBON EMISSIONS

Greenhouse Gas Emissions Avoided by
1.9 Wind Turbines (2.32 MW)
Running for one Year



OR

CO₂ Emissions from
~1 Million Gallons
of Gasoline Consumed

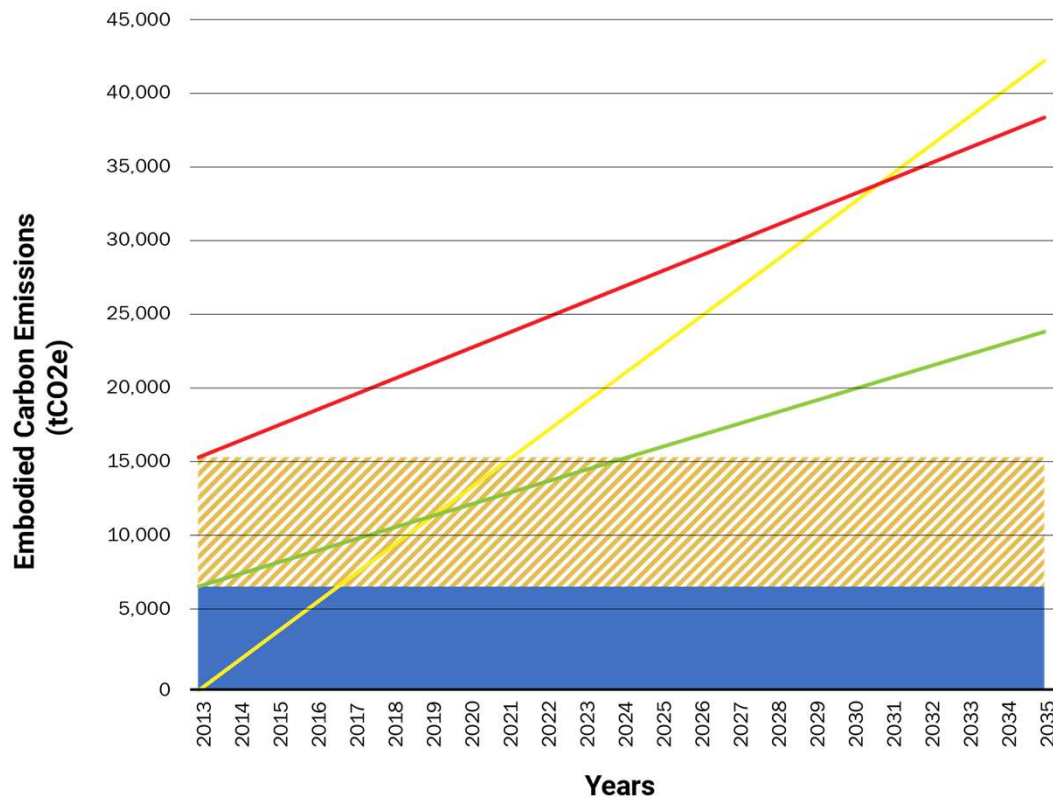


Source: <https://www.epa.gov/greenvehicles/greenhouse-gas-emissions-typical-passenger-vehicle#:~:text=typical%20passenger%20vehicle%3F>

OPERATIONAL AND EMBODIED CARBON OVER TIME

TOTAL CARBON EMISSIONS

CARBON EMISSIONS OVER TIME



- As-built EGWW overtook original in 2020
- New Replacement Building doesn't overtake until almost 2034!

Legend

- Original 1974 EGWW - Operational
- New Replacement Building - Operational
- As-Built EGWW - Operational
- New Replacement Building - Embodied
- As-Built EGWW - Embodied

RETROFIT STATS/OPPORTUNITY

MID-CENTURY BUILDINGS

- Mid-century buildings comprise about 50% (by area) of the commercial building stock
- Buildings larger than 50,000sf comprise about 50% of the commercial building stock in area, but only 6% by number of buildings
- In the US, buildings emit about 1/3 of all greenhouse gases, and the commercial core of cities in the US emits about 50% of all building sector greenhouse gases

Therefore, retrofitting large, mid-century buildings (in any variety of ways) offers cities an unprecedented opportunity to significantly reduce both operational carbon (energy use) and embodied carbon (from construction) within the urban core, over the next decade.

THANK YOU!

THANK YOU!

Any Questions? Please contact:

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