

OPPOSE PROPOSAL

HISTORIC KIERNAN BUILDING - DIRTY DUCK TAVERN LU 09-171259 DM

IF YOU WISH TO SPEAK TO CITY COUNCIL, **PRINT** YOUR NAME, ADDRESS, AND EMAIL.

NAME (print)

ADDRESS AND ZIP CODE

Email

NAME (print)	ADDRESS AND ZIP CODE	Email
✓ Tanya March	410 NW 18th #303 Portland, OR 97209	march@pdx.edu
✓ Art DeMuro	70 NW Couch, #207, PDX 97209	art@venerableproperties.com
✓ PEGGY MORETTI	24 NW FIRST #274 97209	peggyw@HistoricPreservationCouncil.org
✓ Cathy Galbraith	Bosco Milligan Foundation 701 SE 8th 97214	Cathyg@VisitAlec.org

IF YOU WISH TO SPEAK TO CITY COUNCIL, PRINT YOUR NAME, ADDRESS, AND EMAIL.

NAME (print)

ADDRESS AND ZIP CODE

Email

✓ STEPHEN YING	11453 SE HAZEL HILL ROAD HAPPY VALLEY, OR 97086	STEPHEN.S.YING@GMAIL.COM
✓ HOWARD WEINER	210 NW GTC AV.	HOWARD@CALSK8.COM
✓ PATRICK GORTMAKER	3110 NW LVRAY TERRACE	PATRICK@KALBERERCO.COM
<del>✓ PAUL VERHOVEN</del>		
✓ PETER ENGLANDER/John Warner	222 NW 5th, Portland, OR	englandwp@pdc.us
✓ DOREEN BINDER	475 NW GUSAN	DBINDU@PROJECTSOU
✓ BRIAN FERSCHWEILER	4th & Glisan The Blanchet House	TRIRILEY@aol.com
✓ RICH WIRZING	" " "	RICH@RICHWIRZING.COM
✓ PATRICK DARLEY	" " "	MR.RILEY@aol.com
✓ DAN PETROSICH	111 SW Columbia Street	
✓ BILL REILLY	910 SW 18th Ave	billjrewhreilly.com

SUPPORT PROPOSAL

HISTORIC KIERNAN BUILDING - DIRTY DUCK TAVERN LU 09-171259 DM

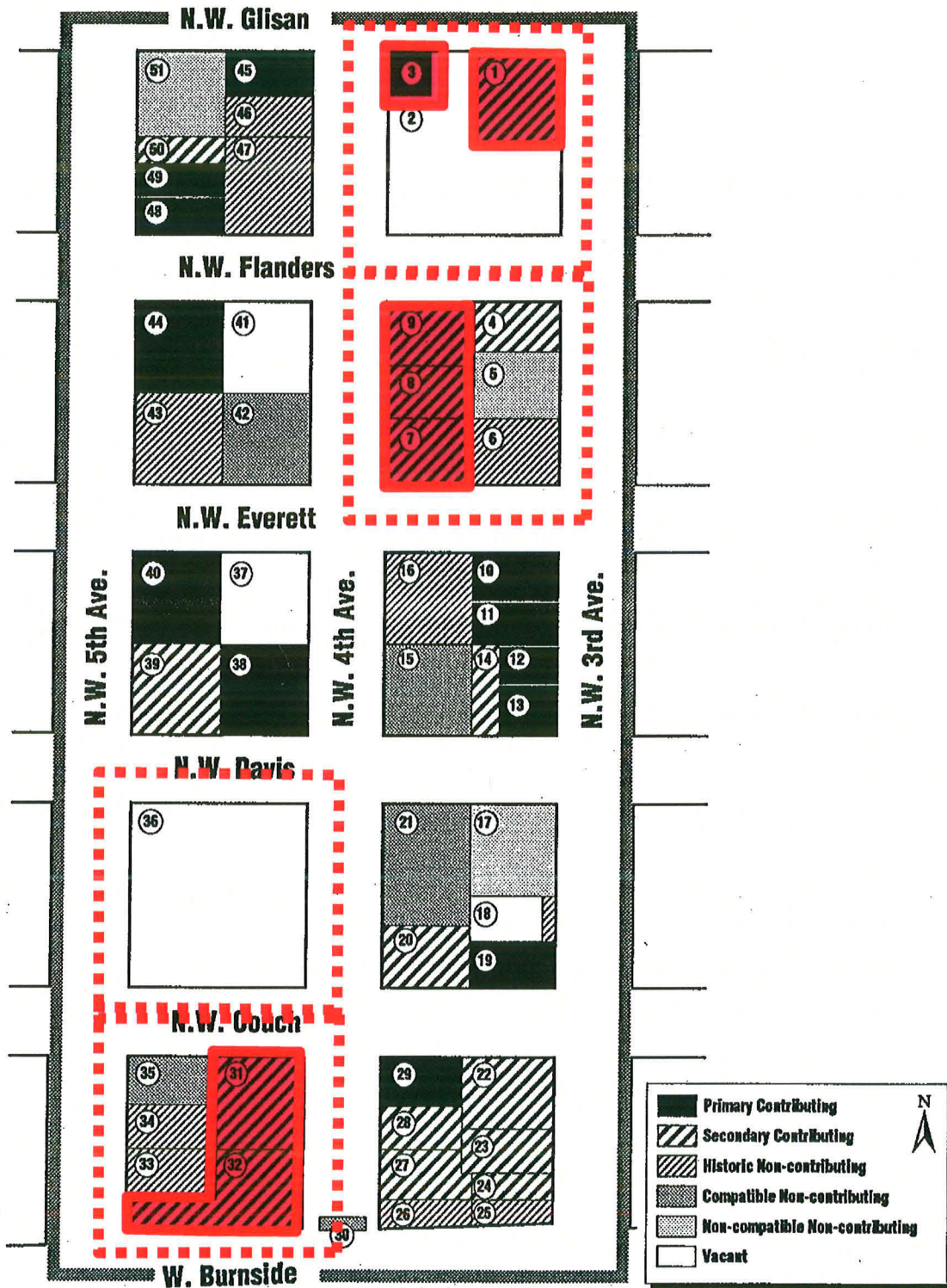
IF YOU WISH TO SPEAK TO CITY COUNCIL, PRINT YOUR NAME, ADDRESS, AND EMAIL.

NAME (print)	ADDRESS AND ZIP CODE	Email
✓ Mike Andrews	135 SW Ash Portland OR 97204	MICHAEL@HAPPX.ORG
✓ AL JOHNSON	2302 SE 6 <sup>th</sup> Portland, OR 97214	elijah@qwestoffice.com
✓ <del>Craig Lewis</del> <del>[scribble]</del>	111 SW Columbia	
✓ Katelyn Callaghan	4th & Glisan L	
[scribble]		



# Chinatown National Register Historic District

## Classification of Properties



#186  
2-3-10  
Testimony

**Richard Harris**

Richard.Harris@State.OR.US

February 2, 2010

Portland City Council  
City Hall  
1221 SW 4<sup>th</sup> Avenue  
Portland, OR 97204

RE: Blanchet House of Hospitality - Type IV Demolition Review

Members of the Council:

The purpose of this correspondence is to express my support for the Blanchet House of Hospitality's plans to relocate on the northeast quarter of block 25. This site is currently occupied by the Kiernan building also known as the Dirty Duck property. Having worked at Central City Concern in the Old Town China Town neighborhood for almost thirty years, I understand the Blanchet's invaluable mission as well as the fabric of the neighborhood. I am currently the Director of the State Addictions and Mental Health Office.

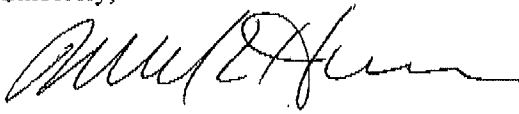
As an active participant in the creation of the Old Town China Town Vision Plan (1997) and the Old Town China Town Development Plan (adopted by City Council in December of 1999), I am very familiar with the intended goals and objectives of the neighborhood. I have participated in the lengthy visioning, site-finding and stakeholder processes that eventually led to the Blanchet's siting on block 25. The outreach and public involvement in this process was extensive, and it represents the efforts of a diverse group of participants.

As part of Steering Committee for the Old Town China Town Development Plan, we defined our charge to be "to develop Old Town/Chinatown into a vibrant, 24 hour, mixed use, urban neighborhood, rooted in a rich historical past". One of the key actions we defined in our recommendations to achieve this goal was Item 2.1 and included the "accommodation of the Blanchet House functions" on Block 25. This advice was carried forward by the Re-Visions Committee, on which I sat, in 2002. Item 2b of the plan restated: "Block 25 development is still being worked on by the PDC, and hopefully will come to fruition, with the moving and rebuilding of the Blanchet House." The latest report to reiterate the neighborhood's support for Blanchet to locate on this quarter block was issued in September of 2008. As a member of the Stakeholder Advisory Committee, I can attest to the wide array of participants and can confirm the report's position on the Blanchet relocation and redevelopment. It was determined it would be the best for the

City, Blanchet and the neighborhood if the new development occurred on the northeast quarter of block 25. Since 1999 it was clear that the existing structure would have to be removed to accommodate the new facility.

I urge you to recognize the good work of the Blanchet House of Hospitality, and would strongly recommend for the betterment of the City and the district that you allow this development to proceed on this site without causing any undue burden, expense or time delays on an already taxing process.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Harris", written in a cursive style.

Richard Harris



**Dirty Duck CC Hearing, February 3, 2010**

**Testimony of Al Johnson, 2303 SE Grant, Portland, 97214 (alj25@qwestoffice.net)**

Historic preservation is an important value. That doesn't mean that it should be allowed to trump other important needs, including affordable housing and compact urban growth.

Allowing a property of marginal historic importance to be removed to make way for a much-needed addition to Portland's affordable housing stock will set an important precedent showing that the City Council expects historic preservation to be applied with restraint, common sense, and a recognition that it has to be balanced with other values.

Unfortunately, historic preservation laws have been structured in such a way as to make them a tempting tool for individuals, neighborhoods, and whole communities that don't want to accommodate their fair share of the burdens that go with urban living, including social services, schools, playing fields, infill, and affordable housing. Designation of a building or neighborhood as historic creates a minefield of easily-abused standards and procedures. NIMBYs everywhere are hopping on the HP bandwagon.

The photo on the left below is the empty low-income housing site at 7 Corners in SE Portland. This site is empty because its sponsor, REACH, spent the last year before the economy tanked taking multiple revisions of perfectly-good designs back to the Historic Review czars. The final design, on the right, is minimally better than the first from an historic preservation perspective. Little was gained by the neighbors. Much was lost by those who would be living there today if not for the historic designation.



I supported the REACH project at the final public hearing in 2007. I live a few blocks from Seven Corners, in a neighborhood that has not yet been designated as an historic district but certainly qualifies. Like me, it is more than 50 years old and looks it. Although it would probably protect my home from infill projects on my block, I will oppose any such designation. It should take much more than mere age to qualify buildings, neighborhoods, or people as historic. Portland and its neighborhoods need to be able to accommodate change. Thank you.

**Moore-Love, Karla**

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**From:** Heron, Tim  
**Sent:** Tuesday, February 02, 2010 12:01 PM  
**To:** Moore-Love, Karla  
**Cc:** Drake, Sara  
**Subject:** FW: City Council's Review of Kiernan Bldg Demo Request (Dirty Duck), testimony  
**Attachments:** AIA HRC\_Kiernan Bldg Letter.pdf

Karla - for tomorrow's Demolition Review hearing, LU 09-171259 DM

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**From:** Mickle, Liza  
**Sent:** Tuesday, February 02, 2010 11:58 AM  
**To:** Lisle, Karl; Heron, Tim; Raggett, Mark  
**Cc:** Dotterrer, Steve (Planning); Starin, Nicholas  
**Subject:** FW: City Council's Review of Kiernan Bldg Demo Request (Dirty Duck)

See the attached letter from AIA, dated today. -- LM

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**From:** Paul Falsetto [mailto:paul.falsetto@carletonhart.com]  
**Sent:** Tuesday, February 02, 2010 11:49 AM  
**To:** Miller Dowell, Amy; Anne Mahoney (amahoney@thomashacker.com); art@venerableproperties.com; bcavell@thaarchitecture.com; williamb@waterleaf-pdx.com; billhawkins@qwest.net; brianmagnussen@comcast.net; ccarlson@ffadesign.com; cathyg@visitahc.org; chrissy.curran@state.or.us; craigr@serapdx.com; Skilton, Dave; Dwark@henneberyeddy.com; McGriff, Denyse; PDXDonnie@aol.com; dustin@pdxarchitect.com; fredleeson@hotmail.com; gpaquin@rejuvenation.com; Henry Amick; crm.history@gmail.com; jameshamrick@comcast.net; jessica@venerableproperties.com; Joy.Sears@state.or.us; Lisle, Karl; KristenM@pmapdx.com; Laurie Matthews; Mickle, Liza; romandesign@earthlink.net; loudpeople@gmail.com; teskeym@reed.edu; nperrin@hrassoc.com; Starin, Nicholas; Paul Falsetto; peggym@historicpreservationleague.org; peterm@pmapdx.com; PhilipS@myhregroup.com; ralph@greenbuildingservices.com; rick@icppdx.com; Dortignacq-Associates@worldnet.att.net; robert.hoffman@mulvannyg2.com; jrm@merrick-archplan.com; Plambeck, Ross; saul@zaik.net; saundra@aiaportland.org; sstanaway@srgpartnership.com; steve@beautifulbuildings.com; TMitchell@ffadesign.com; Valb@visitahc.org  
**Cc:** Brandon Spencer  
**Subject:** City Council's Review of Kiernan Bldg Demo Request (Dirty Duck)

Greetings,

Tomorrow (the 3<sup>rd</sup>), City Council will be reviewing the Type IV demolition request for the Kiernan Building. This is a 'time certain' agenda item, slated for 2:00 at City Hall. More specific information on the topic can be found here: <http://www.portlandonline.com/auditor/index.cfm?c=50265&a=284339> and here's the formal agenda description:

*Consider the proposal for a Demolition Review to demolish the Historic Kiernan Building-Dirty Duck Tavern, a contributing structure in the Chinatown National Register Historic District, in order to allow the construction of a new 3 to 4 story residential group living and soup kitchen building to serve the new Blanchet House of Hospitality at 421-439 NW 3rd Ave (Hearing; LU 09-171259 DM) 1.5 hours requested.*



Attached is the letter sent by the AIA Historic Resources Committee to Council on this topic. As a reminder, this is the first Type IV review by City Council, and should prove to be an interesting discussion amongst its members.

Thanks,  
Paul

paul falsetto | direct 503 206 3185 | carletonhart.com  
**CARLETON HART ARCHITECTURE**  
322 nw 8th avenue portland, or 97209

# AIA Portland

A Chapter of the American Institute of Architects

February 2, 2010

To: Portland City Council

From: AIA Portland Chapter – Historic Resources Committee

RE: Type IV Demolition Review for the Kiernan Building [Dirty Duck Tavern]  
LU 09-171259 DM



The American Institute of Architects' Historic Resource Committee (HRC) supports the Bureau of Development Services Staff recommendation in their January 22<sup>nd</sup> report to not approve demolition of the Kiernan Building, based on the unmet policy goals delineated in that report.

In addition, the HRC would like to see positive action taken within the District, providing more and better guidance to current property Owners, future property Owners, City of Portland staff, neighborhood organizations, and the public at large. Generating this type of information is consistent with Portland's status of a Certified Local Government, which makes available competitive grants to fund such projects. In particular, we request that Council direct the responsible City bureaus to:

1. Upgrade the National Register Historic District nomination;
2. Prepare district design guidelines;
3. Update the district development plan;
4. Re-examine zoning within the district that best supports the above points

The Kiernan Building is a designated historic resource in the New Chinatown/Japantown National Register Historic District, contributing to the historic character and significance of the District. A key theme to the Portland Comprehensive Plan and other pertinent documents is the retention of a district's historic resources, even encouraging reinvestment through rehabilitation. Demolition of a contributing structure is in direct conflict with these goals.

In addition, a number of relevant plans ask that before demolition is considered, the condition of the resource be beyond any reasonable ability to repair. It is our understanding that the building's integrity and soundness are well within the bounds of reasonable repair. Indeed, there are numerous examples of Portland rehabilitation success stories that started with properties in much worse condition than the Kiernan Building.

It is our opinion that the Kiernan Building could be incorporated into the Blanchet House's expansion plans in a manner that mutually satisfies their desired program *and* retains this historic resource on the organization's home block. Towards this end –and ahead of any demolition requests– we would like to see creative design solutions earnestly developed and reviewed by the Historic Landmarks and Design Commissions. Uniting the Blanchet House's most commendable mission with a reinvigoration of a significant historic building would result in a project that satisfies the spirit and intent of all relevant Portland plans.

It is important to note that the City of Portland initiated the New Chinatown/Japantown Historic District in 1989 to acknowledge and honor the variety of cultures that contributed to the richness of our city. The HRC encourages the Council to continue an active stewardship of our historic resources, and to proactively address current and future issues regarding the health and viability of not only New Chinatown/Japantown, but our other Central City historic districts. We recognize that the city will continue to face development pressure within the Central City – home to so many of our historic resources. We view this particular land use case before you as an example and opportunity of how to successfully resolve conflicts between the retention of the city's cultural heritage and its need for growth, resulting in a winning scenario for all with a mutual interest in the best for our community.

Sincerely,

A handwritten signature in black ink that reads "Paul Falsetto".

AIA Historic Resource Committee  
Paul Falsetto, *Associate AIA, Chair*

403 NW Eleventh Avenue Portland, Oregon 97209  
Telephone 503.223.8757 Facsimile 503.220.0254  
E-Mail: aiapdx@aiaportland.org Internet: www.aiaportland.org

# AIA Portland

A Chapter of the American Institute of Architects

AUDITOR 02/02/10 PM12:09

February 2, 2010

To: Portland City Council

From: AIA Portland Chapter – Historic Resources Committee

RE: Type IV Demolition Review for the Kiernan Building [Dirty Duck Tavern]  
LU 09-171259 DM



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Sincerely,

AIA Historic Resource Committee  
Paul Falsetto, *Associate AIA, Chair*

**Moore-Love, Karla**

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**From:** Heron, Tim  
**Sent:** Tuesday, February 02, 2010 1:00 PM  
**To:** John Smith; 'joep@serapdx.com'; Witcosky, Keith J.  
**Cc:** Moore-Love, Karla; Drake, Sara  
**Subject:** RE: City Council Hearing Procedure

And to follow-up; **Applicant Rebuttal** comments will be allowed before Council deliberation - added below in **bold**. -Tim x37726

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**From:** Heron, Tim  
**Sent:** Tuesday, February 02, 2010 11:29 AM  
**To:** John Smith; 'joep@serapdx.com'; 'Witcosky, Keith J.'  
**Cc:** Moore-Love, Karla; Drake, Sara  
**Subject:** FW: City Council Hearing Procedure

John, Joe, Keith - the applicant has **15 minutes** to present at Council tomorrow [we are modeling this new Type 4 process after a typical Type 3 HO Recommendation before the City Council].

Given the Type 4 Review process is a first, Council may extend extra time, but 15 minutes should be adequate. Also, keep in mind that testimony provided in support of the applicant [Blanchet House], could also add to or illuminate issue that the original presentation may not be able to cover in the 15 minute time slot.

**HEARINGS PROCESS**

- a. The order of appearance and time allotments are generally as follows:
- |  |                  |
|--|------------------|
| Staff Report                             | 10 minutes       |
| Applicant                                | 15 minutes       |
| Supporters of Applicant                  | 3 minutes each   |
| Opponents                                | 3 minutes each   |
| <b>Applicant Rebuttal [if necessary]</b> | <b>5 minutes</b> |
| Council Discussion                       |                  |

Please let me know if you have any other questions, otherwise I will be at Council Chambers about 20 minutes before the hearing tomorrow. - Tim

**Timothy D. Heron, AICP, LEED AP**  
Senior City Planner, Land Use Services  
Design Review, Historic Review

City of Portland, Bureau of Development Services  
1900 SW 4th Avenue, Suite 5000 Portland, OR 97201  
ph. 503-823-7726 fax 503-823-5630  
theron@ci.portland.or.us



## Moore-Love, Karla

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**From:** Witcosky, Keith J. [WitcoskyK@pdc.us]  
**Sent:** Monday, February 01, 2010 6:59 PM  
**To:** Kovatch, Ty; Ledezma, Daniel; Grumm, Matt; Schneider, Kimberly; Bizeau, Tom  
**Cc:** Moore-Love, Karla; Warner, Bruce; Plambeck, Ross; Harpole, Sarah; Allen, Kate  
**Subject:** Materials for Blanchet/2om Time Certain on Feb 3  
**Importance:** High  
**Attachments:** Report No 08-133 - Blanchet House (2).pdf; Landmarks Letter 10-09 (2).pdf; DeMuro Letter to Warner 9-22-09 ChinatownJapantown Historic District.pdf

On February 3<sup>rd</sup> at 2:00 p.m. City Council will hear item **186 TIME CERTAIN: 2:00 PM** – Consider the proposal for a Demolition Review to demolish the Historic Kiernan Building-Dirty Duck Tavern, a contributing structure in the Chinatown National Register Historic District, in order to allow the construction of a new 3 to 4 story residential group living and soup kitchen building to serve the new Blanchet House of Hospitality at 421-439 NW 3<sup>rd</sup> Ave (Hearing; LU 09-171259 DM)

The request for demolition has been brought to Council via the Blanchet House partnership. This project has been under discussion with PDC and the community for nearly a decade. As some of you may recall, In 2007/2008 the Block 25 was even considered as a potential co-location for the Resource Access Center. However the final advise/direction from City Council a few years ago was to have the RAC located near Union Station and for a renovated Blanchet to remain on Block 25.

Removing the PDC owned Dirty Duck building will create the opportunity to rebuild Blanchet in its place. The remainder of the block is surface parking owned by the City with a 99-year lease to Northwest Natural.

Both Blanchet and Dirty Duck are considered “contributing” buildings within the Old Town/Chinatown Historic District. This request to demolish has clearly raised significant concerns from the Landmarks Commission. Those concerns and Bruce Warner’s response to them are detailed in the attached letter. PDC has a long history of preserving historic resources. This includes building in the Skidmore Historic district which now are home to MercyCorps and U of O., the Simon Benson house near PSU, and even investing in what is currently PDC’s headquarters at NW 5<sup>th</sup> and Everett.

While the Blanchet project has now moved into the realm of the Portland Housing Bureau, PDC will be in attendance at the Council hearing and staff are prepared to support the importance of continuing a use which has been on Block 25 since the 1950’s.

Please call if you have questions, I can make myself available for a briefing after 11am on Tuesday.

Keith Witcosky (on behalf of Bruce Warner)  
503-823-3243

# PDC

## PORTLAND DEVELOPMENT COMMISSION

**DATE:** November 12, 2008

**TO:** Board of Commissioners

**FROM:** Bruce A. Warner, Executive Director

**SUBJECT:** Report Number 08-133  
Disposition and Development Agreement with Blanchet House of Hospitality for property at the SW corner of the intersection of NW Glisan Street and NW Third Avenue; and providing \$2 million dollars in financial assistance.

### EXECUTIVE SUMMARY

#### BOARD ACTION REQUESTED

Adopt Resolution No. 6651

#### ACTION SUMMARY

This action would authorize the Executive Director to enter into a Disposition and Development Agreement (DDA) between PDC and the Blanchet House of Hospitality (BHH). The DDA provides the terms and conditions for financial assistance and for conveyance of a 9,500 square foot property with building, located at 314-316 Northwest Glisan Street and 421, 429 & 439 Northwest 3rd Avenue (the "Property") in the River District Urban Renewal Area (River District URA). The building is often referred to as the "Dirty Duck" after a long-term commercial tenant.

Blanchet House of Hospitality will acquire the Property at no cost. PDC will provide \$2 million dollars in financial assistance to BHH in the form of a grant provided, among other things, BHH raises the balance of funds needed to construct its new building (estimated total cost of \$8 million dollars).

In addition, before transferring the Property and closing the financial assistance to BHH, the DDA requires the execution of an Option Agreement giving PDC the option to acquire, at no cost, the existing BHH-owned 2,500 square foot improved property (340 NW Glisan Street) after the construction of BHH's new facility.

#### PUBLIC BENEFIT

##### **Blight Removal**

The Property was purchased by PDC for redevelopment in 1991. The single story masonry structure was built in 1917 as several attached structures and has had very little renovation or capital improvement since that time. The building is functionally and physically obsolete and would require major capital expenditures in order to extend its useful life including accessibility improvements, fire and safety upgrades, renovated systems and finishes.

### **Employment Training/Jobs**

The Blanchet House program provides employment training and increases job readiness for homeless men. In the new facility, approximately 50 participants will be required to work six hours a day in the meals program in exchange for meals and living accommodations.

### **Housing**

Blanchet House currently provides second floor dormitory style living accommodations for up to 32 men. The new Blanchet House is proposed as a 40,000 square foot building, including the basement, with three residential floors of housing over the first floor cooking / feeding spaces. The three residential floors will provide housing for 50 - 62 low income, homeless men participating in the Blanchet program in single rooms with 1-2 beds per room. One residential floor is expected to be a "transitional" floor for "graduates" of the basic Blanchet program. On that floor approximately 12 men will live for up to one year with continuing support from the Blanchet program after they begin employment outside of Blanchet House.

### **Social Services / Meal Program**

The BHH is a (501(c) 3) non-profit corporation that operates the Blanchet House. Blanchet House has been located in the Old Town/Chinatown neighborhood on Block 25 since 1952 and typically serves 800 meals a day to homeless and other low income men and women. The new facility is expected to serve the same number of people as the current facility but will be a more appropriate and adequate space for the no-cost meals program including adequate bathrooms. Additionally, client queuing on the sidewalk will be reduced in the new facility by two means; a larger dining area will allow more people to be seated at one time and the new design includes an internal queuing area. The reduction of client queuing on sidewalks was a goal of many stakeholders.

### **This action will support the following PDC goals:**

- Develop healthy neighborhoods
- Provide access to quality housing
- Help businesses to create and sustain quality jobs
- Support a vibrant Central City (urban core)
- Contribute to a strong regional economy

## **PUBLIC PARTICIPATION AND FEEDBACK**

In late 2007 community interest in the siting of Blanchet House was high, partially due to the simultaneous public focus on the proposed Resource Access Center being considered for development on Block 25. From November 2007 to February 2007, the Old Town/Chinatown (OT/CT) Visions, Neighborhood Association, and Joint Land Use Committee met to consider siting options. Stakeholders consistently supported the redevelopment plan of BHH to develop a new facility on the Dirty Duck site on Block 25, the home of the Blanchet House for more than fifty years.

The *North Old Town Chinatown Implementation Strategy (N OT/CT Strategy)* was initiated by PDC in 2006 in part to address BHH's interest in building a new facility on Block 25. The *N OT/CT Strategy* was prepared with the participation of a 17-member

stakeholder advisory committee, as well as members of the OT/CT Visions Committee and Neighborhood Association, and other interested parties. Representatives of the Bureau of Planning and the Office of Transportation participated in the design charrette and the development of the strategy. This study allowed stakeholders and adjacent property owners to look at the Blanchet House proposal within the context of the surrounding development opportunities and priorities. That study informed, and ultimately supported, the Feb 2008 PDC decision to use the Property for the construction of a new facility by BHH.

## COMPLIANCE WITH ADOPTED PLANS AND POLICIES

The Ten Year Plan to End Homelessness (10-year Plan), adopted by City Council on December 21, 2005 (Resolution No. 36367), states the City's intent to focus resources on the chronically homeless. Blanchet House serves the chronically homeless and other low income people with meals, empowerment services, job training, and housing.

The Old Town / Chinatown Development Plan, adopted by the City Council in December 1999 gave the following recommendation for immediate action regarding Block 25: "Acquire most of the block bounded by Glisan, Flanders, 3<sup>rd</sup> and 4<sup>th</sup>, undertake predevelopment work and prepare a development offering for a block that would include parking, housing, first floor retail and accommodation of the Blanchet House functions."

PDC Resolution No. 6563 adopted on February 27, 2008 resolved to provide two million dollars for project funding, and to move forward on an agreement for the acquisition of Blanchet property by PDC and the conveyance of the Dirty Duck site to BHH.

The North Old Town / Chinatown Development Strategy, adopted by the PDC Board of Commissioners on September 24, 2008 (Resolution No.6637), contemplated the Blanchet House development as described in this report including the demolition of the Dirty Duck.

## FINANCIAL IMPACT

Since Fiscal Year 2005-06 the Downtown Waterfront budget forecast has included \$2 million dollars for Blanchet House. In July 2008, Urban Renewal Area (URA) plan amendments removed Block 25 from the Downtown Waterfront URA and moved it into the expanded River District URA. The Amended River District Fiscal Year 2008-09 Adopted Budget and Five-year Forecast includes \$2 million dollars for this effort

In addition to the \$2 million dollars for financial assistance, approximately \$400,000 is needed for PDC project expenses including relocation, appraisal and environmental due diligence. This amount is not currently included in the River District budget forecast.

Funding to BHH (includes any predevelopment loan)	2,000,000
PDC's environmental/appraisal costs	30,000
<u>PDC's relocation obligations</u>	<u>370,000</u>
PDC Costs	2,400,000



PDC Costs	2,400,000
<u>Value of Property to be conveyed at no cost by PDC</u>	<u>1,300,000</u>
Total PDC Investment	3,700,000
Total PDC Investment	3,700,000
<u>LESS value of site to be acquired at no cost by PDC</u>	<u>-600,000</u>
Net PDC Investment	3,100,000

## RISK ASSESSMENT

### Amended River District Appeal

The satisfactory resolution of the Appeal to the main River District URA is a condition of all PDC's obligations under the DDA. However, PDC staff is working with BHH on a predevelopment loan application for \$215,000. The predevelopment loan is not conditioned upon resolution of the Appeal as it will not be funded with TIF funds.

### Demolition

The Dirty Duck building was built in 1917 and is a contributing structure in the New Chinatown / Japantown Historic District, a federal designation. Demolition is subject to a Type IV land use review by City Council after an advisory opinion from the Landmarks Commission. Although most community stakeholders support the demolition of the existing building for the redevelopment of Blanchet House; there is some opposition to the demolition. The balance between preservation interests and the evolution of the district with appropriate densities and facilities to support other interests was discussed in many *NOT/CT Strategy* public meetings. Specifically, the demolition of the Dirty Duck site for the redevelopment of Blanchet House was supported by the strategy advisory committee and the vast majority of other interested parties. Although some preservationists are expected to oppose the demolition, the fact that the demolition decision was considered within the context of a community planning process provides the basis for the City Council to allow the demolition under a Type IV land use process.

### Relocation

There are three long-term commercial tenants in the PDC-owned building, the Dirty Duck Tavern, Crack Press, and Old Town Glass. Each tenant occupied the building when PDC acquired the site in 1999. At that time, each tenant was given notice of PDC's relocation obligations and PDC's intention to redevelop the site. Under the PDC Relocation Policy, PDC must provide relocation assistance to the current tenants whenever they chose to leave voluntarily, or when they are required to leave after appropriate notice. Under the DDA, PDC's relocation obligation is tied to two BHH performance benchmarks. PDC will not send notices to vacate until (i) a benchmark level of fundraising is achieved by BHH (50%), and (ii) a preliminary determination on the probability of the Type IV demolition permit is obtained. This minimizes the risk of an unnecessary disruption of the current tenancies, and of an extended vacancy if the project is not proceeding as planned.

### **Glisan Plaza**

Improvements to the NW 3rd Avenue and Glisan Street intersection through the removal of the eastbound lane on Glisan Street for the creation of a public plaza and northern gateway into the Chinatown district has long been contemplated by neighborhood stakeholders. The improvements were recommended in the 1999 Old Town/Chinatown Development Plan, were further defined in the 2002 3rd & 4th Avenue Streetscape Plan, and were reaffirmed in the recently adopted 2008 North Old Town / Chinatown Redevelopment Strategy. The area is adjacent to the PDC-owned site and the Blanchet House development on the Dirty Duck site adds coordination issues to the plaza concept. It is staff's intention to work with BHH to coordinate plans in order to mitigate any negative impacts to either Blanchet House or the plaza concept through joint planning and attention to ground floor uses. Under the DDA, PDC has approval rights over Blanchet's exterior design elements that relate to the urban and pedestrian environment, and neighborhood compatibility. This would include design features that might impact the potential plaza design.

### **WORK LOAD IMPACT**

Work required by adoption of this resolution is included in staff work plans.

### **ALTERNATIVE ACTIONS**

The Board of Commissioners could elect not to authorize the execution of the DDA moving away from the commitment made in the February 2008 Resolution. Or, the PDC Board might direct staff to make modifications to the DDA or provide additional information.

### **CONCURRENCE**

North Old Town / Chinatown Strategy Stakeholder Advisory Committee

Old Town / Chinatown Neighborhood Association

Old Town / Chinatown Visions Committee

Old Town / Chinatown Joint Land Use Committee

## **BACKGROUND**

Block 25 is the block bounded by NW Flanders and NW Glisan between NW 3rd and NW 4th. PDC owns 1/4 of the block (9,500 sf), BHH owns 1/16 of the block (2,500 sf), and the City of Portland owns the remainder of block. Pursuant to a lease agreement with Northwest Natural Gas Company (NWG), the City of Portland is obligated to provide NWG the permanent daytime use of 130 parking spaces. This parking obligation resulted from the City's acquisition of NWG land that is now home to the Classical Chinese Garden. This parking obligation does not impact the PDC-owned portion of the block or the Blanchet-owned portion of the block. Attachment B provides information about Block 25.

### **History of Blanchet House**

Blanchet House began as a social club at the University of Portland in 1938. The Blanchet House of Hospitality, located at 340 NW Glisan Street, was founded in 1952 and continues to offer free meals, beds, jobs, and empowerment to the poor. Two additional Portland properties were acquired over the years to complement the original Blanchet House. The Blanchet Farm in Carlton, Oregon produces some of the food used at the Blanchet House and serves as a safe site for men to recover from addictions while productively engaged in farming. Mr. Riley's Place at 615 NW 18th in Portland offers affordable living accommodations for several low income men including graduates of the Blanchet House program.

Although named for the first Archbishop of Oregon and directed primarily by a board of Catholic laymen, the BHH is not a religious organization. Almost all staff are unsalaried volunteers and most staff have been recruited from among those served at Blanchet House. The staff members live in the House and perform all of the daily tasks involved in its operation, thus contributing to their own self-esteem, increasing employment readiness, and providing a service for others.

### **Project Financing**

BHH depends on charitable contributions for all of its current operations and will depend on a charitable capital campaign for this project. Fundraising starts when BHH gains site control from PDC under a DDA. Developing a four-story, 40,000 square foot building is expected to cost \$8 million dollars. BHH is exploring the possible use of New Market Tax Credits which may bring in \$1 million dollars to complement the charitable fundraising. There may be a short term bank loan required to bridge funding commitments and pledges during construction and into the initial years of operation at the new facility. Realization of pledges over the loan term would be the source of repayment.

### **Proposed Development**

The Blanchet House of Hospitality will acquire the Property, seek demolition approval for the existing structure, and build a new 40,000 square foot wood frame structure including a basement of 9,500 square feet. Ground floor uses include a commercial kitchen, storage, several small administrative offices, bathrooms, an indoor queuing area, and a dining area for up to 70 clients. A loading area and parking for two vehicles is proposed. Two of the residential floors will offer single rooms with one or two beds, and a single common bathroom, laundry area, and living room. These floors will house up to 50 men who will work six hours a day in the Blanchet meals program in exchange for housing. One floor will have 12 studio units. This floor will house up to 12 men who have "graduated" from the traditional Blanchet program and who work outside of the house. It is anticipated that they will pay minimal rents and will be allowed to stay for up to one year while continuing to receive support services from the Blanchet House.

### **Option to Purchase**

As a condition precedent to closing, Blanchet and PDC have agreed to enter into an Option Agreement that will allow PDC to acquire the BHH property at 340 NW Glisan Street after the development of the new facility at the Dirty Duck site. The terms and conditions of that agreement have not been fully negotiated and will be presented to the Commission at a meeting in mid-2009 along with an update on Blanchet fundraising. Under the Option Agreement, PDC shall have the option to acquire the BHH property for ZERO DOLLARS (\$0.00) and shall stipulate that any relocation benefits from PDC that may be due to BHH as a result of PDC's acquisition of the BHH property shall be deemed satisfied by PDC's payment of the Grant to BHH.

### **Schedule**

If approved by the Board of Commissioners, the execution of the DDA will trigger the start of the Blanchet fundraising campaign. The DDA allows for a capital campaign of up to two years. The DDA's schedule of performance requires a closing by November 2010 and occupancy by February 2012.

**ATTACHMENT:**

- A. URA Financial Summary
- B. Project Summary



November 12, 2008

Page 1 of 2

**Fund Summary - Five-Year Budget Projections**

	<b>Revised FY 2007-08</b>	<b>FY 2008-09 Proposed</b>	<b>FY 2009-10 Forecast</b>	<b>FY 2010-11 Forecast</b>	<b>FY 2011-12 Forecast</b>	<b>FY 2012-13 Forecast</b>
<b>River District URA</b>						
<b>Resources</b>						
Beginning Fund Balance	10,316,420	7,528,942	1,105,393	5,705,529	3,281,769	5,054,390
Interest - City Invest Pool	300,000	50,000	50,000	50,000	50,000	50,000
Loans - Interest Earned	285,000	335,000	335,000	335,000	335,000	335,000
Loans - Principal Collection	300,000	290,000	290,000	290,000	290,000	290,000
Real Property Sales	1,500,000	1,000,000	0	0	0	0
Reimbursement	200,000	125,000	125,000	125,000	125,000	0
Rent and Property Income	0	0	200,000	200,000	200,000	200,000
Tax Increment - L-T Debt	0	23,889,583	30,975,913	18,478,370	24,262,385	27,346,355
Tax Increment - S-T Debt	10,112,482	15,437,684	12,891,901	13,215,548	14,627,908	10,139,049
<b>Total Fund Resources</b>	<b>23,013,912</b>	<b>48,656,209</b>	<b>45,973,207</b>	<b>38,399,447</b>	<b>43,172,062</b>	<b>43,414,794</b>
<b>Requirements</b>						
<b>Project Expenditures (does not include Personal Services or Indirect Cost)</b>						
<b>Development</b>						
10225 - RD Retail Loan Program	200,000	750,000	750,000	750,000	750,000	515,000
10226 - Meier&Frank Redevelopment	3,000,000	0	0	0	0	0
10227 - RD Historic Preservation	75,000	0	0	0	0	0
10234 - RD Park Ave Redev	100,000	0	0	0	0	0
11263 - RD Public Site Imprv	250,000	0	0	0	0	0
11264 - RD Burns/Couch Trans	500,000	0	0	0	0	0
13104 - RD Centennial Mill	800,000	1,550,000	4,500,000	4,000,000	0	0
13112 - RD North Pearl Planning	200,000	0	0	0	0	0
13113 - RD One Waterfront	500,000	8,000,000	0	0	0	0
13115 - RD Station Place Redev	50,000	0	0	0	0	0
13117 - RD Dev Loan Program	500,000	0	0	0	0	0
13119 - RD Neighborhood Park	500,000	3,500,000	1,500,000	0	0	0
13135 - RD Seismic Loans	350,000	0	0	0	0	0
13136 - RD DOS Program	100,000	0	0	0	0	0
13137 - RD Eastside Streetcar Connect	0	0	0	0	0	17,000,000
13138 - RD Post Office	2,750,000	1,250,000	2,000,000	2,000,000	25,500,000	0
13143 - RD Environmental	125,000	0	0	0	0	0
13144 - RD Pedestrian Bridge	150,000	0	0	0	0	0
60005 - RD Transit Mall Redev	500,000	0	0	0	0	0
60017 - RD Signage & Lighting	88,000	0	0	0	0	0
60020 - Union Station Mgt & Crit Impr	0	2,150,000	3,150,000	2,500,000	0	0
60021 - RD 10th & Yamhill	0	8,000,000	0	0	0	0
60024 - RD Multnomah County	0	0	0	0	0	10,000,000
60026 - RD Satellite Districts	0	0	0	0	500,000	4,500,000
<b>Development Total</b>	<b>10,738,000</b>	<b>25,300,000</b>	<b>11,900,000</b>	<b>9,250,000</b>	<b>26,750,000</b>	<b>32,015,000</b>
<b>Economic Development</b>						
13088 - RD Storefront Grants	401,499	150,000	150,000	150,000	150,000	150,000
70003 - RD Business Finance Tools	2,673,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000
70013 - RD Business Retention	107,000	0	0	0	0	0
70753 - RD Target Industry Devel	0	0	0	2,000,000	3,000,000	3,000,000
<b>Economic Development Total</b>	<b>3,181,499</b>	<b>1,250,000</b>	<b>1,250,000</b>	<b>3,250,000</b>	<b>4,250,000</b>	<b>4,250,000</b>
<b>Housing</b>						
32129 - RD Rental/Preservation	128,143	7,000,000	3,750,000	0	0	0
37923 - RD Hsg Policy/Planning	10,000	0	0	0	0	0
37926 - RD HSP Affordable Rental Hsg	0	500,000	0	0	1,000,000	0
37927 - RD Station Place - Lot 5	250,000	0	0	0	0	0
37935 - Yards at Union Station	0	3,700,000	0	0	0	0
37937 - Access Center/Aff Hsg	0	750,000	10,250,000	17,000,000	0	0

**Fund Summary - Five-Year Budget Projections**

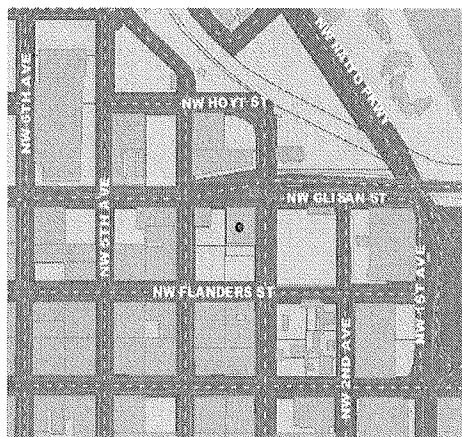
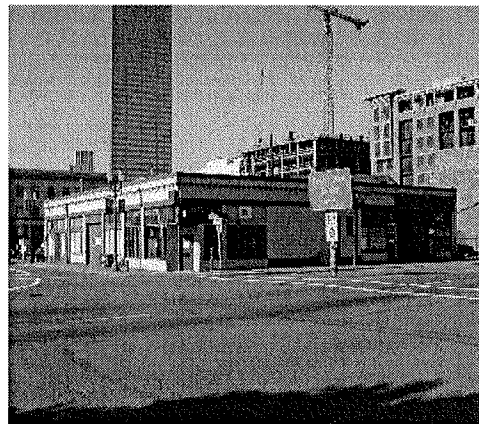
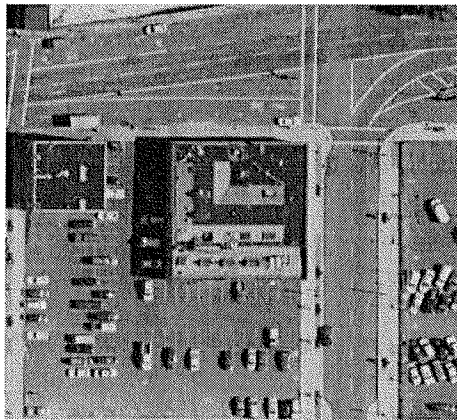
	<i>Revised FY 2007-08</i>	<i>FY 2008-09 Proposed</i>	<i>FY 2009-10 Forecast</i>	<i>FY 2010-11 Forecast</i>	<i>FY 2011-12 Forecast</i>	<i>FY 2012-13 Forecast</i>
<b>River District URA</b>						
37938 - Blanchet House Redev	0	1,000,000	1,000,000	0	0	0
37939 - Fairfield Preservation	0	0	0	0	500,000	0
37940 - New Avenues For Youth	0	1,200,000	0	0	0	0
60014 - RD Affordable Homeownership	500,000	0	6,500,000	0	0	0
60015 - RD Community Facilities	600,000	0	0	0	0	0
<b>Housing Total</b>	<b>1,488,143</b>	<b>14,150,000</b>	<b>21,500,000</b>	<b>17,000,000</b>	<b>1,500,000</b>	<b>0</b>
<b>Central Services</b>						
59156 - RD Debt Management	50,000	50,000	50,000	50,000	50,000	50,000
<b>Central Services Total</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>
<b>Executive</b>						
60002 - RD Westside/Central City	202,209	200,000	0	0	0	0
<b>Executive Total</b>	<b>202,209</b>	<b>200,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Project Expenditures</b>	<b>15,659,851</b>	<b>40,950,000</b>	<b>34,700,000</b>	<b>29,550,000</b>	<b>32,550,000</b>	<b>36,315,000</b>
Personal Services	31,791	0	0	0	0	0
Indirect Cost	2,499,164	6,600,816	5,567,672	5,567,672	5,567,672	5,567,672
<b>Total Fund Expenditures</b>	<b>18,190,806</b>	<b>47,550,816</b>	<b>40,267,672</b>	<b>35,117,672</b>	<b>38,117,672</b>	<b>41,882,672</b>
Contingency	1,200,000	1,105,393	5,705,535	3,281,775	5,054,390	1,532,122
Ending Fund Balance	3,623,106	0	0	0	0	0
<b>Total Requirements</b>	<b>23,013,912</b>	<b>48,656,209</b>	<b>45,973,207</b>	<b>38,399,447</b>	<b>43,172,062</b>	<b>43,414,794</b>

November 12, 2008

### PROJECT SUMMARY

- Project Name:** The new Blanchet House of Hospitality on the Dirty Duck site
- Description:** New construction of four-story building (40,000 square feet including basement) for social service facility with ground floor meals/feeding program for homeless and other low income people and 3 upper floors of related low income program housing for homeless, low income men.
- Location** The Property is at the southwest corner of the intersection of NW Glisan and NW 3rd Avenue with addresses of 314-316 Northwest Glisan Street and 421, 429 & 439 Northwest 3rd Avenue.
- URA:** Amended River District Urban Renewal Area
- Current Phase:** Disposition and Development Agreement
- Next Milestone:** Return to Commission in late 2009 for authority regarding Option Agreement for PDC acquisition of the BHH property at 340 NW Glisan Street
- Completion Target:** November 2012
- Outcome:** Redeveloped Blanchet House of Hospitality

*Block 25 with the PDC-owned Property in northeast corner (1/4 block), Blanchet property in northwest corner (1/16<sup>th</sup> block), and balance of block owned by City of Portland and used for parking.*



*Investing in  
Portland's Future*

# PDC

PORTLAND DEVELOPMENT COMMISSION

J. Scott Andrews  
*Commission Chair*

October 23, 2009

Bertha Ferrán  
*Commissioner*

Mr. Art DeMuro, Chair  
City of Portland Landmarks Commission  
1900 SW Fourth Avenue, Suite 5000  
Portland, Oregon 97201

John C. Mohlis  
*Commissioner*

Re: New Chinatown/Japantown National Historic District

Steven Straus  
*Commissioner*

Dear Art:

Charles A. Wilhoite  
*Commissioner*

Thank you for your September 22 letter expressing Landmarks Commission's thoughts after reviewing the Design Advice Request for the historic Kieman Building. I appreciate the role Landmarks plays in its stewardship of historic buildings and resources.

Sam Adams  
*Mayor*

Portland Development Commission (PDC) has done well at eliminating blight and improving the neighborhood by preserving smaller scale buildings through our storefront program and has met with some success with our seismic loan program on larger projects. Redeveloping entire blocks, however, has been more difficult since many blocks are comprised of multiple buildings and multiple-ownership groups. As you stated in your correspondence, these smaller buildings and smaller vacant lots clearly present a redevelopment challenge. I am cautiously optimistic the Goldsmith Blocks will develop and bring with them vitality comparable to the success of the MercyCorps/University of Oregon investment.

Bruce A. Warner  
*Executive Director*

The Planning Code referenced in your letter has been in place for some time as an outcome of the 1988 Central Portland Plan, adopted just one year prior to establishing the New Chinatown/Japantown Historic District. We believe the most appropriate time to address your concerns of scale and a process for considering design guidelines would be during the upcoming district plan process underway as part of the Bureau of Planning & Sustainability's Portland Plan.



[www.pdc.us](http://www.pdc.us)

222 Northwest  
Fifth Avenue  
Portland, OR  
97209-3859

tel: 503.823.3200  
fax: 503.823.3368  
TTY: 503.823.3366

To the main point of your correspondence, in the case of the Blanchet House, this is a priority investment to upgrade services for homeless and very low-income individuals. It has been under public discussion for nearly a decade. It has received support for the neighborhood and it must proceed as scheduled.

I appreciate the work you and your colleagues perform as members of the Historic Landmarks Commission. I look forward to discussing these matters with you in the future and working towards the multiple-stated goals of the neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce A. Warner", is written over a horizontal line.

Bruce A. Warner  
Executive Director



Cc: Portland City Council  
PDC Board of Commissioners



City of Portland  
Historic Landmarks Commission

1900 SW Fourth Ave., Suite 5000  
Portland, Oregon 97201  
Telephone: (503) 823-7300  
TDD: (503) 823-6868  
FAX: (503) 823-5630  
[www.portlandonline.com/bds](http://www.portlandonline.com/bds)

September 22, 2009

Mr. Bruce Warner  
Executive Director  
Portland Development Commission  
222 NW Fifth Avenue  
Portland, OR 97209

Re: Chinatown/Japantown Historic District

Dear Bruce:

On August 26, 2009 the Historic Landmarks Commission heard a Design Advice Request for the historic Kiernan Building. Prompted by this application, I write this letter to you on behalf of the entire Historic Landmarks Commission.

The Chinatown/Japantown Historic District presents a very substantial urban planning challenge. We acknowledge that it has been an "underperformer" for many years. It is a compact area in the otherwise largely vibrant and growing Northwest Portland. We certainly appreciate that PDC has devoted substantial time and resources to recent development projects that were intended to be catalytic.

Our concerns are for the impact that future planning will have on this culturally significant historic district.

1. This District does not have the benefit of comprehensive historic design review guidelines. Therefore, the architectural revisions and additions to this District are, at best, loosely controlled. The result is an increasing lack of congruity, thereby blurring the sense of place.
2. The Planning Code has targeted much of the District for massive density, with height allowances up to 350 feet and FAR's up to 9:1. Such scale is intimidating and game-changing to the District's composition of smaller, pedestrian-scale buildings.
3. The abundance of vacant land in this 10-block District, especially when combined with generous height/FAR allowances, is tempting development that overwhelms the surrounding historic resources. We are aware of multiple development projects being contemplated by private property owners working cooperatively with PDC. Many of these are half-block or full-block projects that may not respect the character of this historic district.
4. The Vision Plan for this District, adopted by City Council, speaks frequently to the priority of historic preservation. John Southgate, formerly of PDC, actually wrote the nomination of the District. Yet, it appears that PDC-assisted projects in this District have the potential to substantially alter this District's character and undermine its preservation intent.

Because of PDC's significant presence in that District, it has a potent opportunity to shape this neighborhood and set the tone for private development. Failure to protect and expand this cultural flavor throughout the District will be a lost opportunity. The amazing gate, Classical Chinese Garden and recent infrastructure improvements are wonderful beginnings, but the existing and new buildings must carry this theme further forward.

However, in a fragile District that values historic preservation as a primary theme, we need PDC to be a stalwart of protection for the historic resources of the District. We would not want an influential agency of the City of Portland, such as PDC, to threaten the historic resources of the Chinatown/Japantown Historic District through planning, support, demolition or financial subsidization.

We hope that it is not too late for PDC project managers working within the Chinatown/Japantown Historic District to meet with the Landmarks Commission and give us the opportunity for meaningful impact. The Landmarks Commission has sought to be involved in the planning activities of urban agencies at the earliest possible opportunities. Our goal is to influence directions before substantial planning efforts are expended and commitments are made. The Landmarks Commission has too often been put in the position of being seen as the obstructionists in the latter stages of the development process—a role we never relish.

We would welcome a discussion with you and others at PDC about how PDC and the Landmarks Commission can work cooperatively in this District and in general to support both of our highly valued missions.

Sincerely,



Art DeMuro  
Chairman

cc: Commissioner Linda Dodds  
Commissioner Brian Emerick  
Commissioner Richard Engeman  
Commissioner Carrie Richter  
Commissioner Harris S. Matarazzo  
Commissioner Paul Solimano  
Tim Heron  
Susan Anderson, BPS  
Paul Scarlett, BDS



Landmarks Commission  
1/11/2010

**Agenda Items #1:**

Project Name Kiernan Building/Dirty Duck Tavern 439 NE 3<sup>rd</sup> Ave  
LU No LU 09-171259 DM Type IV Demo Review  
Planner Heron

**Committee/Commission Members Present:**

Solimano, Carlson, DeMuro, Richter, Emerick, Matarazzo

**Committee/Commission Declarations:**

(Exparte, Bias, Site Visits, etc)

**Staff presentation:**

Heron - begins at 10:00 into hearing.

**Applicant Presentation:** begins at 19:30 into hearing.

**SERA Architects - Joe Pinzone and John Smith**

Goals to increase number of meals served, plus number of beds available. Services are provided in exchange for clients working in the facility. Review of Blanchet House history and overview of proposal.

25:00 review of other potentially available properties and why they won't work.

28:00 discussion of Natl Register nomination---and whether Criterion A or Criterion C are listed and to be considered? This specific building was not mentioned in the original nomination, nor is it a city designated landmark.

32:00 review of businesses that have been in this building, and a listing of all the detrimental changes that have been made to the historic character of the original building. Photos of the current condition shown.

37:00 Review of how the proposal MEETS the Comp Plan Goals and Policies (2, 5, 12).

**Questions to Applicant:**

42:00 Matarazzo: Who nominated the district? PDC. Who owns the property? PDC How long has PDC owned the block? Since 1999. But where do we draw the line and how to apply the criteria?

46:00 Emerick: question about condition of the building etc? Applicant has engaged a structural engineer to work on how building could be brought up to standards. Once you take away the portions of the building that have been altered, there's not much left. The "tavern" entry isn't appropriate for this clientele.

**Testimony in Favor of Proposal: 50:00 into hearing**

1) Robert Jordan 302 NE 57<sup>th</sup> Ave Portland 97213

9:00 into second tape 2) Bill Reilly, Rich Ulring, Dan Petrusich all from Blanchet House

**Testimony Against Proposal: 53:30 into hearing**

1) Tanya Lyn March 410 NW 18<sup>th</sup> #303 Portland 97209

2) Cathy Galbraith Bosco Milligan Foundation 701 SE Grand Portland 97214

TAPE STOPPED BY ITSELF IN MIDDLE OF CATHY'S TESTIMONY - RESTARTED RIGHT AWAY.

3) Jacqueline Peterson 4919 NE 25<sup>th</sup> Ave Portland 97211

7:40 into second recording.

Heron clarifies that Demo Permit will NOT be issued until building permits are issued for the replacement building. DeMuro clarifies.

21:00 - Applicant rebuttal by Joe Pinzone of SERA Architects.

23:20 - question from Matarazzo re what will be happening to the current Blanchet House assuming all this goes through. Joe Pinzone can't answer that question.

Troubling that they are on one hand supporting the nomination, with the exception of THIS building which is not included in the same way in the original documentation. Joe doesn't feel this bldg is worthy of inclusion based on his work on the project.

**Committee/Commission Deliberation and Discussion:**

Begins at 26:30 into second tape - approximately 3pm.

Richter: this is legislative process, and policy making, so to say this is similar to looking at alteration of "regular" historic building. So this makes it a much broader review with far reaching consequences. It comes down to what the desired character of the district. She is not considering the use - current or former.

30:40 Matarazzo: concerns.....it's a gateway to the district. If the building is removed, what effect would that have on the district? Why was it included if it wasn't a significant building or use? Where do we draw the line? Yes the project has been in the works for 12 years, but all stakeholders have been included except this Commission. Also concerned about comments about the maintenance of the building.....and concerns about the current Blanchet House -- what will happen to it? Could it be linked to the new proposal.

33:44 Solimano: asks Richter to clarify her comments re this commissions purposes vs those of city council.

36:00 DeMuro: re-reading of some of the information and how to interpret commissions' duties re this case.....whether the commission can focus on future/potential uses of the property.

39:00 Discussion between Carrie and Brian re "what is a gateway building" The building doesn't need to be the "Taj Mahal" in order to be important to the historic district.

Art wonders whether other buildings in the district could/would be considered insignificant also based on this same criteria. A walk through of the district should be done to determine.

Brian wonders what the Natl Park Service would think about this particular parcel.....and how its delisting would/could impact the entire district.

43:00 Offers his concern about this case and how difficult a charge this is. Comments about the DAR, and the Commission letter to PDC and their response to Commission.

What is (or is there) a condition whereby a resource can be demolished. Need to keep looking at the district as a whole, but have these current challenges before us now. There are perhaps some conditions of approval that could be discussed.

47:30 DeMuro asks "under what conditions do commissioners see themselves as approving any Type IV demo reviews?"

Harris can't answer that. Carin comments that it sometimes happens in a district nomination that "mistakes" could be made and buildings included that perhaps should not have been.

Art asks "is the integrity of the district a valid concern?"

Brian feels all buildings are protected - not depending on the strength or weaknesses of indiv parcels.

Art asks " what about demolition by neglect". Does this matter is they are "guilty" of neglect in order to promote the ultimate demolition of a specific resource?

Art asks "is it OK to demolish if something better is put in its place?"

57:00 in second recording.....discussion continues.

Tim brings up the point of what could be built in this district or in this location IF nothing has to be demolished in order to do so. Could a new building reinforce the district BETTER than the existing structure?

1:05 - Carin comments that the existing Blanchet building connecting with something new on the proposal site could really strengthen the district.

1:08 into second tape - Art goes over several of the specific goals and plans that are part of the background on this case and how he feels they apply or do not. The project does meet some of the goals, but does not meet others.

1:14 Carrie asks about the comment re whether this building should have been included at all in the original nomination? Can Commission make that determination?

Heron - how do we make this decision without setting a precedent that could in the future cause harm to existing districts?

1:19:30 into second tape: DeMuro asks Matarazzo specific question about precedents vs community needs/public ownership vs historic district needs?

Paul - concerns about the district/fragmentation. Tends to agree with Harris.

1:27 - discussion continues.....public vs private ownership. How to wrap this up and send good comments to Council. Commission needs to keep focus of District in mind.....not their decision to determine whether it should have been originally listed or not.

1:32 Heron comments on Type IV review process in general.

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**Agenda Items #2:**

Project Name Odd Fellows Building aka Chaucer Court 1001 SW 10<sup>th</sup> Ave

LU No EA 09-171390 DA

Planner Skilton

**Committee/Commission Members Present:**

Solimano, Carlson, DeMuro, Richter, Emerick, Matarazzo

**Committee/Commission Declarations:  
(Exparte, Bias, Site Visits, etc)**

Emerick - was involved in a job with this building.

**Staff presentation:**

2:00 into hearing. Skilton begins his presentation. Proposal is to clean, repair, patch and make whole the outside of the building.

**Applicant Presentation:**

Paul Falsetto.....

Missed applicant intro - presentation of window study and current issues.

19:40 Applicant discusses how repairs can be done vs replacement. These steel frames are imbedded into the mortar of the masonry. Very concerned about the current condition of the terra cotta on the exterior of the building.

Project is looking to gain federal tax funds.....would need to meet criteria to match originals.

**Questions to Applicant:**

24:00 Richter - how different would the new windows look from the true original.

26:00 Matarazzo - follow up questions. Is there interior damage going on due to the poor condition of the windows. Probably.

**Testimony in Favor of Proposal:**

**Testimony Against Proposal:**

1) Joy Sears, SHPO 725 Summer St. NE Suite C Salem OR 97301

**Committee/Commission Deliberation and Discussion:**

STAFF SUMMARY: When this comes back for Type III.....what is profile of new vs existing windows? What about replacement vs repair? Partial replacement best option?

Emerick - do we need more information?

DeMuro - do we have a criteria (50%) or whatever to go towards replace vs repair?

Staff: Can inward opening windows meet egress? That would be building code issue that the applicant needs to research.

Brian tends to feel that all should be replaced or all should be repaired - one or the other.

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**Agenda Items #3:**

Project Name Election of Officers

Moved and seconded to keep existing chair and vice chair. SIX AYES.

**Committee/Commission Members Present:**

**Solimano, Carlson, DeMuro, Richter, Emerick, Matarazzo**

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**Agenda Item #4**

**Solimano, Carlson, DeMuro, Richter, Emerick, Matarazzo**

**ITEMS OF INTEREST TO COMMISSIONERS**

- 1) Paul - Archaeology project - update at the next meeting.
- 2) Luncheon with chairs of Landmarks, Design and Planning Commissions - still trying to schedule this.
- 3) Yeon Building - will ask City Council about it on 1/27.
- 4) Attendance of Natl Assn of Preservation Commissions - biannual conference this year in Grand Rapids Michigan. Is anyone interested in attending?
- 5) Centennial Mills - DJC article, and a Design Advice request will be at Design Commission on 1/21, Tim has asked that they brief the Landmarks Commission also.
- 6) Lincoln Hall/PSU - Art testified at Design Commission in December.....was their impact from his comments? Designer will pull back the canopy wrapping around the corner, but the large glass wall facing Broadway will likely remain. Will Landmarks be notified if it comes before Design Commission again because it probably will come through as Type II and be a staff decision.
- 7) RICAP 5 - Staff suggests Commission write a letter. Amendment proposed the day before it went to City Council about a 2-year ban on design review of Wind Turbines in Central City including on Landmarks Buildings. More to follow - Design Commission testified before council. Landmarks could testify at the next Council hearing on this issue.

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**IN SAME RECORDING AS THE ITEMS OF INTEREST SECTION**

**Agenda Items #5:**

**Project Name Morris Marks House - Briefing from The Ogilby Group LLC 8316 N Lombard 97213**

**Committee/Commission Members Present:**

**Solimano, Carlson, DeMuro, Richter, Emerick, Matarazzo**

**Applicant Presentation:**

**Begins about 7 minutes into recording.**

**Questions to Applicant:**