

STATE OF CITY PRESERVATION REPORT

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

| NAME (print)                                 | ADDRESS AND ZIP CODE  | Email  |
|--|---|--|
| ✓ Jim Heuer                                  | 1933 NE Hancock<br>PCHR group 97212                         | jsheuer@easystreet.net                             |
| ✓ Fred Leeson                                | PCHR - AHC  |  |
| ✓ Cathy Galbraith                            | PCHR - AHC  |  |
| ✓ Brandon Spencer-Nattle                     | PCHR - Restore Oregon                                       |  |
| ✓ Teresa Raiford                             | PCHR  |  |
| ✓ Tanya March                                | PCHR - NWDA   |  |
| ✓ Peggy Moretti                              | PCHR - Restore Oregon                                       |  |
| left ✓ Tim Askin                             | PCHR - Buckman  |  |
| ✓ <del>Valerie Atchison</del><br>Andy Olshin | 3728 NW Thurston St. Portland<br>1628 NW 32nd Ave, Portland | Andrew.Olshin@comcast.net<br>valatchison@gmail.com |
| ✓ Wendy Rahm                                 | 1221 SW 16th Ave, PDX 97205                                 | wvrahm@aol.com                                     |
| ✓ Lewis Fitzgerald-Holland                   | 5101 SW Nevada Ct, PDX 97219                                | lfitzge2@swarthmore.edu                            |
| <del>Judy Kafoury</del>                      | 1819 NW   |  |

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ADDRESS AND ZIP CODE

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|                                   |   |                           |
|-----------------------------------|---|---------------------------|
| ✓ Michael Johnson                 | 6221 NE 22 <sup>nd</sup> AVE PDX 97211          | jammingsj@gmail.com       |
| ✓ Kelly Cain                      | 6231 N.E. 22 <sup>nd</sup> Ave. Portland 97211  | Lotus4298@comcast.net     |
| ✓ Jennifer J. Solomon             | 6349 N.E. 22 <sup>nd</sup> Ave, Portland, 97211 | Jenniferbyce112@gmail.com |
| ✓ Don Jackson                     | 6130 N.E. 22 <sup>nd</sup> AVE, Portland 97211  | Don.H.Jackson@shaw.com    |
| ✓ Mary Helen Kincaid              | 2030 NE Blue Heron Dr. 97211                    | jamasu88@msn.com          |
| ✓ Rena Jones                      | 6240 NE 22 <sup>nd</sup> Ave Portland 97211     | renajones123@yahoo.com    |
| left Jackie Peterson-Loonis       | 8127 NE Mason St Portland 97211                 | jackie1p@comcast.net      |
| ✓ Sarah Hobbs                     | 2140 NW Kearney <sup>o</sup> PK 97215           |                           |
| ✓ Yvonne Schindrig                | 2815 SE 36 <sup>th</sup> PDX 97202              |                           |
| left Bob Bernstein                | 7415 SE Main, 97215                             |                           |
| left Justin Wood                  | 15555 SW Bay Road #201<br>97035                 | Justinw@knapex.org        |
| ✓ Claire Carder <sup>Carder</sup> | 6156 SW Nevada Ct. Pdx 97219                    | schertzcarder@comcast.net |

✓ RICK MICHAELSON  
✓ KAREN KARLSSON

1905 NW NORTHROP 97209  
1905 NW NORTHROP 97209

RICK@ICPPDX.COM  
KARON@KLKCONSULTING.COM

~~Best~~ Judy Kafanny  
~~MEG MERRICK~~

NOCT  
3627 SE Cooper

STATE OF CITY HISTORIC LANDMARKS REPORT

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

| NAME (print)                               | ADDRESS AND ZIP CODE                | Email |
|--|-------------------------------------|-------|
| ✓ Rod Merrick<br><small>(SILENTLY)</small> | 3627 SE COOPER 97202                |       |
| ✓ VANESSA RENWICK                          | 3727 NE 117 <sup>TH</sup> AVE 97212 |       |
| ✓ Mary Ann Schads                          | on record                           |       |
|  |                                     |       |
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## NEIGHBORHOOD DEMOLITION NOTICE INITIATIVE

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The following language has been adopted by the Eastmoreland and Woodstock neighborhood associations and by the South East Uplift Board of Directors.

**"Demolition Notification: When 50% or more of the enclosed volume of a single family residential structure is proposed to be removed, except in the case of emergency that could endanger life or property, 45 day Notice to the impacted Neighborhood Association and to residents of adjacent neighboring properties is required prior to issuance of a permit to proceed with such work."**

We propose the following standards for providing Notice and informing the public, demolition contractors, and BDS staff regarding demolition requirements including control of lead, asbestos, and dust control.

**1. BDS Check-off prior to issuing permit.**

"The applicant (name) certifies and has filed record of a Pre-Demolition Hazardous Building Materials survey performed by an Asbestos Hazard Emergency Response Act (AHERA) certified inspector and all regulated materials have been properly removed or remediated prior to demolition."

**2. Instructive information to be included in the Notice to Neighborhood Association and affected neighbors.**

- a. A Demolition Permit for the property at (address) has been issued allowing work to commence no sooner than (date). Demolition occurs **when 50% or more of the enclosed volume of a single family residential structure is proposed to be removed.**
- b. Prior to obtaining the permit, the demolition contractor has certified that the applicant (name) has had a Pre-demolition Hazardous Building Materials survey performed by a certified professional, and all regulated materials will be properly removed or remediated prior to demolition.
- c. The contractor providing demolition must have the demolition permit available on site and available for review upon request.
- d. Under OSHA regulations the demolition contractor must make reasonable provisions for the control of dust during the demolition for the benefit of workers and incidentally neighbors should be protected as well.
- e. If you have concerns about the demolition process and possible impacts to your property, please discuss with (name and contact info).

*Comment: For single family residential projects where a single house is to be demolished, Notice could be as simple as a letter to the required addresses. The sign board posting would not be required. A door hangar for immediate neighbors indicating the planned dates for demolition is recommended.*

# NEIGHBORHOOD DEMOLITION NOTICE INITIATIVE

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## ISSUES SUPPORTING DEMOLITION NOTIFICATION

1. Neighborhood and neighbors need to know about impending demolitions in order to prepare for impacts affecting their property such as tree removal, dust, noise, and emotional impact which the code recognizes in its purpose.
2. The K-1 Exemption in the code essentially guts the purpose statement and the regulations - nearly 2 pages of text.
3. No significant delays are anticipated. Typically it takes 3- 6 weeks to obtain a building permit which could be simultaneous with the notice period. The 120 day extension notice for neighborhood associations should be with cause.
4. The definition of “demolition” is problematic.
  - a. As narrowly used it affects permit fees which is justified but is otherwise being abused.
  - b. In terms of impact on neighbors, and environmental impacts , the same definition is not appropriate.
  - c. In terms of the historical record it is not appropriate. BDS need to include in the data base records to track major reconstructions/remodels in addition to original build dates.
5. Environmental inspections for dust and hazmat are not occurring. While under OSHA and Oregon DEQ jurisdiction, BDS has a defacto role as the issuer of permits and protector of health and safety with respect to building construction. The survey covers both asbestos and lead.

*Comment: The 1973 exemption for four or less structures exempts a survey but without the survey NESHAP, DEQ, and OSHA cannot be complied with once the work starts. Requiring the survey prior to the permit being issued ensures human safety. Across the river in Washington State this is already occurring.*

Thank You Council for this time to speak.

My name is Michael Johnson and my wife and I have resided at 6221 N.E. 22<sup>nd</sup> Ave Since 1983 and I am a Native Resident of Portland. We are greatly concerned with what is happening in our neighborhood regarding developments and the way Investors, Real Estate Groups and Contractors are coming in unannounced with no prior notice to residents and in some cases with total disregard for any damages they may inflict on neighboring properties. The splitting of lots to add a Row house to the existing lot, which will increase traffic, and parking issues and the possible reduction in surrounding property values. I believe that Permits should not be granted in a former owner's name. That work should not be allowed to begin until the permits have been posted publicly, That Neighborhood Notice of 30 days should be a Mandatory condition for any demolition and or new construction permits so current residents can evaluate their situation as to how they might be affected. How hard is it to knock on someone's door and let him or her know that work is going to begin in their alley and perhaps their plants may be at risk? If a contractor did this for me I would be more than willing to go out and evaluate the situation and move them if I could. But in to many cases they just show up and of course when most people are gone to work, and reek havoc and then we come home only to find the damage they have left. Then we are forced to possibly have to take legal action. It's not right

Also we are greatly concerned with the way they are cutting down the trees at will and at a rapid fire pace. Northeast Portland residents have cherished the trees here for a good part of our lives. We spend great sums of money to keep them up and try to help protect their life span. We also cherish the wildlife populations that depend on them. That's why the current Permit laws need to be changed.

The current condition at 6208 N.E. 22<sup>nd</sup> Ave would be a case in point as to a number of these issues. They have also excavated the entrance to the alley on N.E. Holman Street causing some property damage and have closed off the entrance to residents and the sidewalk to pedestrian traffic. It has been like that for 2 weeks now and they have not done anything since. I see this as a possible safety issue since Holman street is the neighborhood bike path and there are numerous children and elderly who use this sidewalk. I wonder if they even have a permit to do this and believe the City should send someone out to look at the situation. Besides those issues are the sneaky and almost covert way the people doing this have tried to avoid any residents. Out of the numerous vehicles that have shown up, the only one that had any kind of company logo or identification on it has been the Surveyor. There has been a stream of dark SUV's slowly driving by and checking out the property and alley they have done work in to the point that it makes for a highly suspicious looking situation. I ask, What are they all hiding from? A Guilty Conscience makes for Guilty Actions.

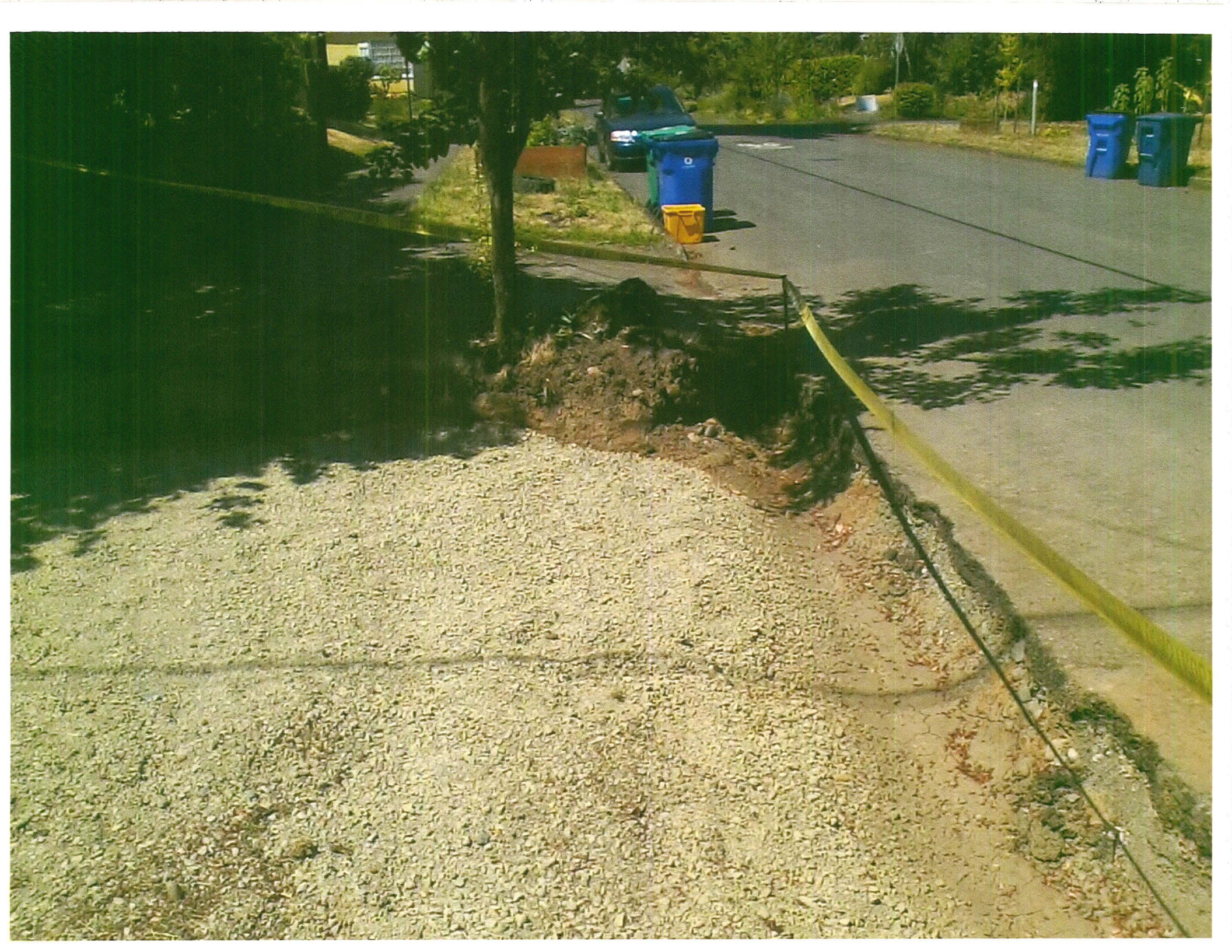
Michael A Johnson  
6221 N.E.22<sup>nd</sup> Ave  
Portland Or 97211







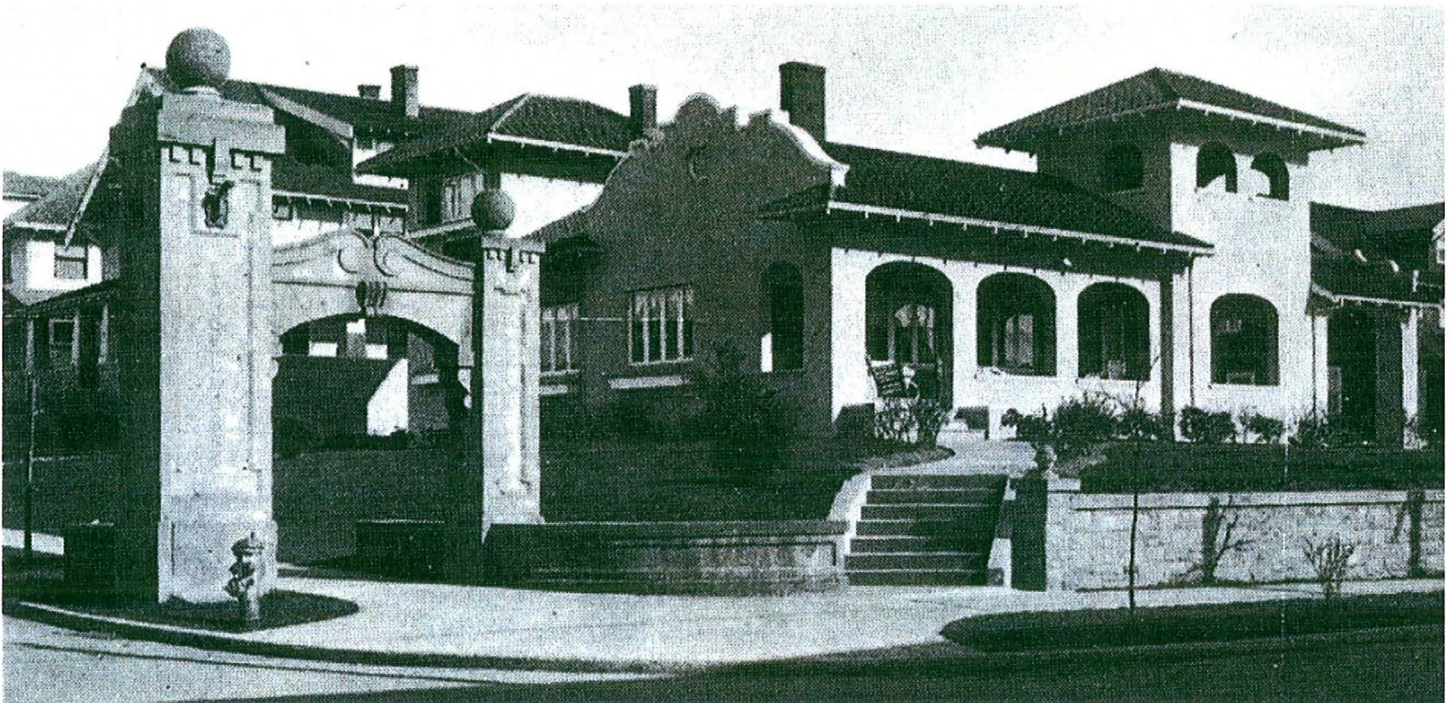




SUBMITTED BY MARY ANN SCHWAB  
7/31/2014

# SAVE THE HISTORIC MARKHAM HOME

3206 NE GLISAN STREET



This historic home was built in the early 1900's  
and is one of the first in Laurelhurst.

**SIGN THE PETITION**

[tinyurl.com/savemarkham](http://tinyurl.com/savemarkham)

**SPREAD THE WORD**

[#savemarkhamhome](https://www.facebook.com/savemarkhamhome) or [facebook.com/savemarkhamhome](https://www.facebook.com/savemarkhamhome)

Let the developer & the city of Portland know that our historic homes matter!

**DEVELOPER** Firenze Development – [peter@peterkuysik.com](mailto:peter@peterkuysik.com), @peterkuysik, 503 381 4513

**CITY OF PORTLAND** Commissioner Amanda Fritz – [Amanda@portlandoregon.gov](mailto:Amanda@portlandoregon.gov), 503 823 3008

**NEIGHBORHOOD CONTACT** Jennifer Moffatt – [jmolley@msn.com](mailto:jmolley@msn.com)



**Building Permit Application**  
**City of Portland, Oregon - Bureau of Development Services**

1900 SW 4th Avenue, Portland, Oregon 97201 • 503-823-7310 • TTY 503-823-6868 • www.portlandoregon.gov/bds

14-185369 PS

These are not the owners - The owner is J-2 investments

| Type of work  |  |
|---|--|
| <input type="checkbox"/> New construction   | <input type="checkbox"/> Addition/alteration/replacement |
| <input checked="" type="checkbox"/> Demolition  | <input type="checkbox"/> Other:                          |
| Category of construction  |  |
| <input type="checkbox"/> 1 & 2 family dwelling  | <input type="checkbox"/> Commercial/industrial           |
| <input type="checkbox"/> Multifamily  | <input type="checkbox"/> Master builder                  |
| <input checked="" type="checkbox"/> Accessory building  |  |
| <input type="checkbox"/> Other:   |  |
| Job site information and location   |  |
| Job no.:  | Job address: <b>6208 NE 22<sup>nd</sup> Ave</b>          |
| City/State/ZIP:   |  |
| Suite/bldg./apt. no.:   | Project name:  |
| Cross street/directions to job site:  |  |
| Subdivision:  | Lot no.  |
| Tax map/parcel no.  |  |
| Description of work   |  |
| <b>Demo Garage</b>  |  |
| <b>Demo Driveway</b>  |  |
| Provide RS Permit no.   |  |
| Property owner  |  |
| <input checked="" type="checkbox"/> Property owner  | <input type="checkbox"/> Tenant                          |
| Name: <b>Mark Kent &amp; David Tarrer</b>   | E-mail:  |
| Address: <b>6208 NE 22<sup>nd</sup> Ave</b>   |  |
| City/State/ZIP: <b>Portland, OR 97211</b>   |  |
| Phone:  | FAX:   |
| Owner installation: This installation is being made on property that I own, which is not intended for sale, lease, rent, or exchange. |  |
| Owner signature:  | Date:  |
| Contractor  |  |
| Business name: <b>Everett Custom Homes</b>  | E-mail: <b>joe@everetthomesnw.com</b>                    |
| Address: <b>735 SW 158<sup>th</sup> Ave</b>   |  |
| City/State/ZIP: <b>Beaverton, OR 97229</b>  |  |
| Phone: <b>503-621-2199</b>  | FAX:   |
| CCB lic. no. <b>189447</b>  |  |
| Authorized signature:   |  |
| Print name:   | Date:  |
| Applicant   |  |
| <input checked="" type="checkbox"/> Applicant   | <input type="checkbox"/> Contact Person                  |
| Business name: <b>Faster Permits</b>  |  |
| Contact name: <b>Dan Williams</b>   |  |
| Address: <b>14334 NW Eagleridge Ln</b>  |  |
| City/State/ZIP: <b>Portland, OR 97229</b>   |  |
| Phone: <b>503-819-7754</b>  | FAX:   |
| E-mail: <b>dan@fasterpermits.com</b>  |  |
| Authorized signature: <b>Dan Williams</b>   |  |
| Print name: <b>Dan Williams</b>   | Date: <b>7/17/14</b>                                     |

This permit application expires if a permit is not obtained within 180 days after it has been accepted as complete.

| Office Use Only |
|-----------------|
| Permit no.:     |
| Date received:  |
| By:             |

**Required Data: One and Two Family Dwelling**

Permit fees\* are based on the value of the work performed. Indicate the value (rounded to the nearest dollar) of all equipment, materials, labor, overhead, and the profit for the work indicated on this application.

|                         |              |
|-------------------------|--------------|
| Valuation:              | <b>\$700</b> |
| Number of bedrooms:     |              |
| Number of bathrooms:    |              |
| Total number of floors: |              |
| New dwelling area:      | square feet  |
| Garage/carport area:    | square feet  |
| Covered porch area:     | square feet  |
| Deck area:              | square feet  |
| Other structure area:   | square feet  |

**Required Data: Commercial Use**

Permit fees\* are based on the value of the work performed. Indicate the value (rounded to the nearest dollar) of all equipment, materials, labor, overhead, and the profit for the work indicated on this application.

|                         |             |
|-------------------------|-------------|
| Valuation:              |             |
| Existing building area: | square feet |
| New building area:      | square feet |
| Number of stories:      |             |
| Type of construction:   |             |
| Occupancy groups        |             |
| Existing:               |             |
| New:                    |             |

**Notice**

All contractors and subcontractors are required to be licensed with the Oregon Construction Contractors Board under ORS 701 and may be required to be licensed in the jurisdiction in which work is being performed.

**Statement of Fact:** I certify that the facts and information set forth in this application are true and complete to the best of my knowledge. I understand that any falsification, misrepresentation or omission of fact (whether intentional or not) in this application or any other required document, as well as any misleading statement or omission, may be cause for revocation of permit and/or certificate of occupancy, regardless of how or when discovered.

I acknowledge that work related to this Building Permit Application may be subject to regulations governing the handling, removal and/or disposal of asbestos and/or lead-based paint. \_\_\_\_\_ (initials)

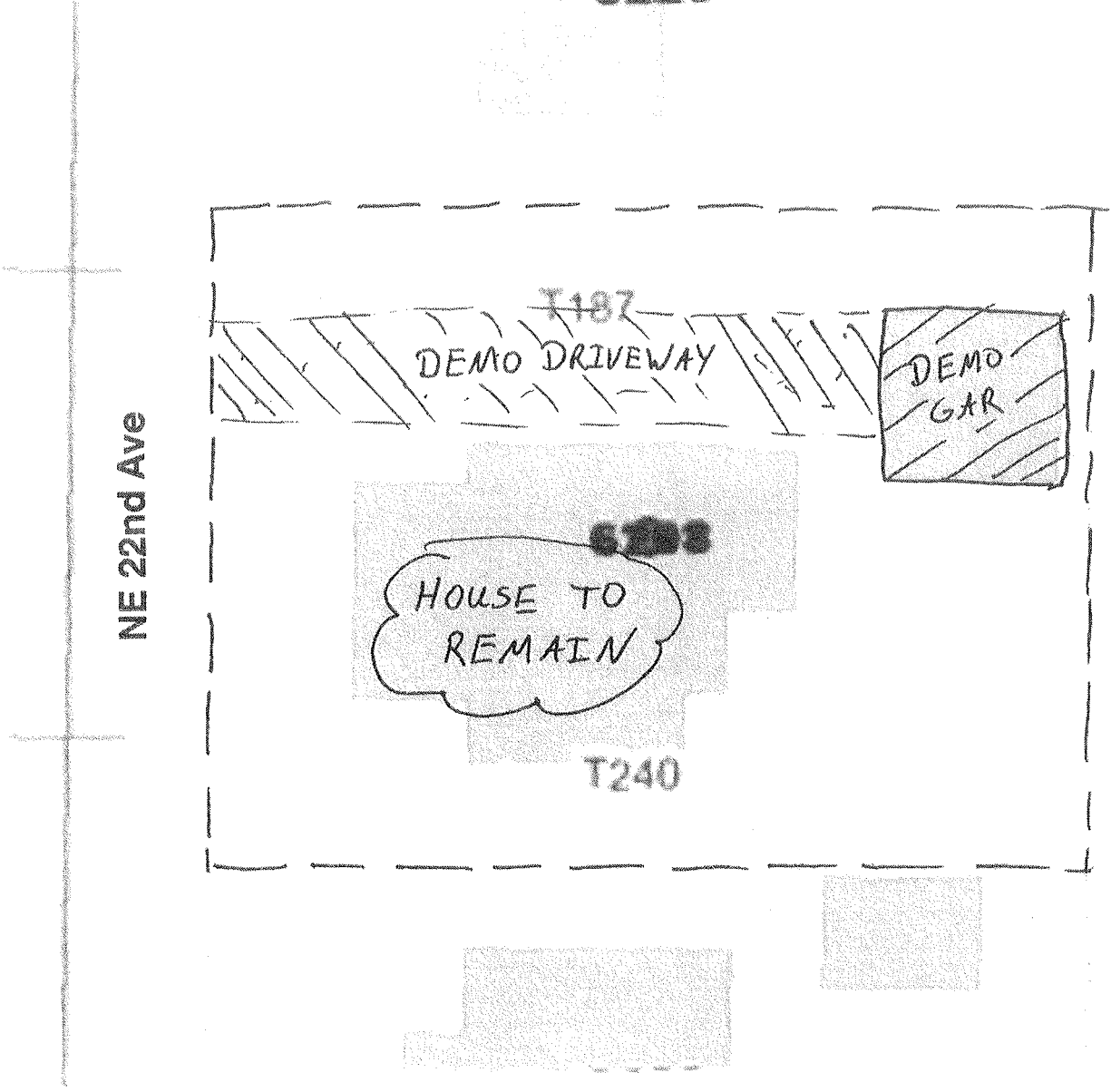
**Building Permit Fees\***

| Please refer to fee schedule |  |
|------------------------------|--|
| Fees due upon application    |  |
| Amount received              |  |
| Date received                |  |

Residential Combo permit subcontractor submittals only can be faxed to 503-823-7693 or e-mailed to BDSSublabels@portlandoregon.gov.

SUBMITTED BY KENA JONES 7/31/2014

2



SA 692581-N  
U-185369 RS

6208 NE 22nd Ave

Demo Detached Garage (400 SF)  
Demo Concrete Driveway



City of Portland  
Bureau of  
Development Services

By Just Date 7/17/14

Approved by  
Planning and Zoning Review

Parcel Number  
 309000000000  
 000000000000  
 000000000000



# Simple Site Erosion Control Requirements Form

Project or Permit Number 14-185369 RS  
 Project Address 6208 NE 22<sup>nd</sup> Ave  
 Name of Responsible Party (print) Joe Eslinger  
 Day Phone 503-621-2199 FAX \_\_\_\_\_ email joe@everetthomesnw.com

**Erosion control inspections are required and it is your responsibility to request these inspections.**

Erosion control measures are required on this site. Because of the size and slope, a drawn plan is not required. Erosion Control Measures and inspections are required prior to beginning foundation excavation. This form may only be used for simple sites:

1. Flat (less than 10% slope before development)
2. More than 50 feet from a wetland or waterbody
3. Outside an environmental or greenway zone
4. Less than 10,000 sq. ft. of ground disturbance
5. Not a land division of 10,000 sq. ft. or more

This is an agreement that the applicant and/or responsible parties will use erosion control during this project as required. The applicant and/or responsible party must sign this form to comply with Section 10.40.020 of the Code. Details for the measures outlined below are located in the City of Portland Erosion Control Manual, available at either the Development Services Center or on our Web site at [www.portlandonline.com/bds](http://www.portlandonline.com/bds)

| Minimum Erosion Control Requirements   | Additional Requirements  |
|--|--|
| 1. Temporary sediment control (silt fences, bio-filter bags or fiber rolls, storm drain inlet protection).   | Prevent the transport of sediment from the site (Manual Sections 2-2 and 4-2) Call for #200 inspection. These items must be provided even with undisturbed vegetative buffers as allowed by manual.  |
| 2. Stabilize access points by installing a gravel construction entrance. Do not use rock or dirt ramps in the gutter, use a wood ramp if needed to get over curb.  | Limit construction vehicle access, whenever possible, to one route. Stabilize access points. Provide street cleaning by sweeping or shoveling any sediment that may have been tracked out. Place sediment in a suitable disposal area where it will not erode again. (Manual Sections 2-2 and 4-1) |
| 3. Stabilize all soils, including stockpiles that are temporarily exposed. Use one or more of the temporary soil stabilization Best Management Practices (BMP's): temporary grasses, mulch applications, erosion blankets, plastic sheeting, plus dust control measures. | Soil Stabilization (Manual Sections 2-2 and 4-4)   |
| 4. Maintain erosion controls identified in requirements 1 through 3 above according to specifications prescribed in manual.  | Inspect and maintain required erosion and sediment controls to ensure continued performance of their intended function. (Manual Chapters 4 and 5)  |
| 5. Comply with the necessary development activity controls, including controls for fuel spill control, waste removal, concrete waste management or painting preparation.   | During construction, prevent the introduction of pollutants in addition to sediment into stormwater. (Manual Section 5)  |
| 6. Use one or more of the following to permanently stabilize soils before final building inspection: Permanent vegetative cover, mulch applications or application of sod.   | After construction but before project completion, permanently stabilize all exposed soils that have been disturbed during construction. (Manual Sections 4-4)  |
| 7. Prevent sediment from entering all storm drains, including ditches, which receive runoff from the disturbed area  | Remove temporary drain inlet protection measures after final site clean-up. Call for #210 inspection.  |
| 8. Post signage on-site that identifies the City's Erosion Control complaint number  | The sign will be provided upon approval of the pre-construction inspection. It must be maintained on-site until the final inspection.  |

**You must request a preconstruction erosion control inspection prior to construction. Call 603-823-7000 and request a #200 inspection using your IVR number.**

I agree to meet each requirement and use appropriate erosion control measures as outlined above to prevent erosion and sedimentation from leaving the site of project/permit number referenced. I understand that all inspections are still required, and that failure to install or maintain adequate measures may result in a re-inspection fees or additional fines. A permanent erosion control inspection #210 will be required prior to a final building inspection.

Signature of Responsible Party Dan Walker Date 7/17/14  
 Property Owner or Owner's Agent





**PETITION: WE OPPOSE THE LOT SPLIT AT 6208 NE 22nd AVE, PORTLAND, OREGON 97211, AND THE RESULTING PROPOSED REMOVAL OF THE BOUNDARY TREE BETWEEN THIS LOT AND 6220 NE 22ND AVE, PORTLAND, OR 97211 ON THE GROUNDS THAT THIS NEGATIVELY EFFECTS THE LIVABILITY OF THIS NEIGHBORHOOD AND WILL ADVERSLY EFFECT PROPERTY VALUES OF HOMES.**

| SIGNATURE                  | NAME                | ADDRESS                        | EMAIL ADDRESS         |
|----------------------------|---------------------|--------------------------------|-----------------------|
| <i>Hollie Prohaska</i>     | HOLLIE PROHASKA     | 6220 NE 22nd                   | prohask@hotmail.com   |
| <i>Lesley Wilson</i>       | Lesley Wilson       | 6204 NE 35th Ave               | lesleymon@yahoo.com   |
| <i>Gretchen Byes</i>       | GRETCHEN BYES       | 6221 NE 22                     |                       |
| <i>Roy S. Granville Jr</i> | ROY S. GRANVILLE JR | 6125 NE 22nd Ave               |                       |
| <i>Marc Peters</i>         | Marc Peters         | 6120 NE 22nd Ave               |                       |
| <i>Francel Noriega</i>     | Francel Noriega     | 3625 NE Killingsworth St       |                       |
| <i>Brandon Carlberg</i>    | Brandon Carlberg    | 3625 NE Killingsworth          |                       |
| <i>Leah Green</i>          | <i>Leah Green</i>   | 2525 N. "                      | leahg                 |
| <i>Megan Miller</i>        | Megan Hillard       | 5839 NE 28th Ave               |                       |
| <i>Matt Stuart</i>         | Matt Stuart         | 5839 NE 28th Ave               |                       |
| <i>Rosaleen Harte</i>      | ROSALEEN HARTE      | 4643 NE 27th St 97211          |                       |
| <i>Lisa Kranz</i>          | Lisa Kranz          | 16507 SE Key Ct Milw. OR 97267 |                       |
| <i>Michael A Johnson</i>   | Michael A Johnson   | 6221 NE 22nd Portland 97211    |                       |
| <i>Sarah Kornegany</i>     | Sarah Kornegany     | 1635 NE Rosa Parks 97211       | havas-1979@yahoo.com  |
| <i>CASEY SPET</i>          | CASEY SPET          | 1635 NE ROSA PARKS 97211       | OSPRY0@GMAIL.COM      |
| <i>Nancy J. Judkins</i>    | NANCY J. JUDKINS    | 6214 NE 26th 97211             |                       |
| <i>Michael LaCasa</i>      | Michael LaCasa      | 3706 NE Holman Trl             | zupite@hotmail.com    |
| <i>Michael LaCasa</i>      | Michael LaCasa      | 3706 NE Holman 97211           |                       |
| <i>Ann Cookman</i>         | Ann Cookman         | 2055 NE Holman St 97211        | way2smile@comcast.net |

**PETITION: WE OPPOSE THE LOT SPLIT AT 6208 NE 22nd AVE, PORTLAND, OREGON 97211, AND THE RESULTING PROPOSED REMOVAL OF THE BOUNDARY TREE BETWEEN THIS LOT AND 6220 NE 22ND AVE, PORTLAND, OR 97211 ON THE GROUNDS THAT THIS NEGATIVELY EFFECTS THE LIVABILITY OF THIS NEIGHBORHOOD AND WILL ADVERSLY EFFECT PROPERTY VALUES OF HOMES.**

| SIGNATURE | NAME              | ADDRESS                | EMAIL ADDRESS              |
|-----------|-------------------|------------------------|----------------------------|
|           | Brent DiElmo      | 6341 NE 22 Ave 97211   | azuresteel@yahoo.com       |
|           | JOHN LAWRENCE     | 6201 NE 22ND 97211     | johnalawrence@gmail.com    |
|           | FRANCINE CORRIERE | 6345 NE 23 97211       | francine@PDXBROKERS.O      |
|           | SHANNON McWeeny   | 2403 NE 37th Ave       | SHANNON.MCWEENY@SMALC      |
|           | Stacy Urban       | 1817 St Johns Blvd     |                            |
|           | Wendy Baker       | 4624 NE 21st Ave 97211 | wbaker9812@gmail.com       |
|           | KATHY CAIN        | 6231 W.E 22 97211      | Lotus4298@comcast.net      |
|           | Rhonda Elsass     | 220 NE 133 97230       | RDE1127@comcast.net        |
|           | Sabrina Krieger   | 220 NE 133 97230       | pell0476@aol.com           |
|           | Martin Vandepas   | 6107 NE 14th 97211     | vandepas@gmail.com         |
|           | Manya Wubbald     | 5707 NE 32 Ave         | manyawubbald@gmail.com     |
|           | ALLISON MEDELES   | 3110 NE JARET          | hiallison@gmail            |
|           | MARISSA RODRIGUEZ | 5705 NE 31 STAVE       | mhrrodriguez@gmail.com     |
|           | Jasmine Biwell    | 4427 NE 65th Ave 97218 | biwelljasmine107@gmail.com |
|           | CODY BOTTARA      | 46340 NE 22 AVE 97211  | reverend76@drum            |
|           | EDDIE MOUTETO     | 8013 SE LORISON        | e.mouteto@blx.to           |
|           | Julia D'Agostino  | 2504 NE Hoyt St #17    | Julia_bee19@yahoo.com      |
|           | April K           | 25th + NE Alberta St   |                            |
|           | SARAH LEVY        | 5826 NE 27th Ave       | Sarah.Levy@aecom.com       |

**PETITION: WE OPPOSE THE LOT SPLIT AT 6208 NE 22nd AVE, PORTLAND, OREGON 97211, AND THE RESULTING PROPOSED REMOVAL OF THE BOUNDARY TREE BETWEEN THIS LOT AND 6220 NE 22ND AVE, PORTLAND, OR 97211 ON THE GROUNDS THAT THIS NEGATIVELY EFFECTS THE LIVABILITY OF THIS NEIGHBORHOOD AND WILL ADVERSLY EFFECT PROPERTY VALUES OF HOMES.**

| SIGNATURE | NAME                       | ADDRESS                            | EMAIL ADDRESS             |
|-----------|----------------------------|------------------------------------|---------------------------|
|           | Helen Friedman             | 1755 NE Saratoga St. PDX 97211     |                           |
|           | DAN MOORE                  | 6201 NE 23 <sup>rd</sup> AVE 97211 |                           |
|           | Craig Colbeck              | 5206 NE 30 <sup>th</sup> Ave 97211 |                           |
|           | ROGER W FARNEN             | 1644 NE 54TH AVE 97213             |                           |
|           | <del>Matthew Mattson</del> | 3270 NE Ainsworth St. 97211        |                           |
|           | Nicole English             | 5027 NE 19 <sup>th</sup> AVE 97211 | Popula1@comcast.net       |
|           | DALE VANRUNK               | 1137 NW Ash St Camas WA            |                           |
|           | Paula English              | 5027 NE 19 <sup>th</sup> AVE       |                           |
|           | JHAN HOCHMAN               | 6036 NE 22 <sup>nd</sup> Ave       | jhanhoc@gmail.com         |
|           | Karen Tarnan               | 6416 NE 22 <sup>nd</sup>           |                           |
|           | Don Butcher                | " " "                              | donb504@earthlink.net     |
|           | Jennifer Dymond            | 6206 NE 17 <sup>th</sup> AVE       | dymonduga@yahoo.com       |
|           | Corey Osman                | " "                                | " "                       |
|           | Linda S Paulson            | 6230 NE 22 <sup>nd</sup> 97211     | lindaspaulson47@gmail.com |
|           | EVELYN GREEN               | 6235 NE 23 <sup>rd</sup> 97211     | evelyn.green19@yahoo.com  |
|           | Rachelle Zuber             | 6217 NE 21 <sup>st</sup> 97211     | Rachelle900@gmail.com     |
|           | Rebecca Wetherby           | 4935 NE 7 <sup>th</sup> Ave 97211  | rebeccaw@happyprods.com   |
|           | Zoe Kimball                | 1126 NE Lenore St                  | ZoeKimball@earthlink.net  |
|           | Catherine Riccio           | PDX 97211                          | ricchokey@gmail.com       |

**PETITION: WE OPPOSE THE LOT SPLIT AT 6208 NE 22nd AVE, PORTLAND, OREGON 97211, AND THE RESULTING PROPOSED REMOVAL OF THE BOUNDARY TREE BETWEEN THIS LOT AND 6220 NE 22ND AVE, PORTLAND, OR 97211 ON THE GROUNDS THAT THIS NEGATIVELY EFFECTS THE LIVABILITY OF THIS NEIGHBORHOOD AND WILL ADVERSLY EFFECT PROPERTY VALUES OF HOMES.**

| SIGNATURE | NAME                | ADDRESS                            | EMAIL ADDRESS           |
|-----------|---------------------|------------------------------------|-------------------------|
|           | LEAH MACKESON       | 4528 NE 18th Ave Portland 97211    |                         |
|           | Shannon FitzMaurice | 6107 NE 14th AVE 97211             | Shannonmfitz@gmail.com  |
|           | Aaron Vannatter     | 2055 NE Holman St. 97211           | asvannat@gmail.com      |
|           | Andrea Bottorff     | 6340 NE 22nd Ave                   | abdottorff@gmail.com    |
|           | SHARON THORNE       | 2135 NE AINSWORTH 97211            |                         |
|           | Anthony K. Peters   | 6406 NE 22nd Ave                   | ikkgul3@gmail.com       |
|           | John Barber         | 4617 NE 32nd Ave 97211             |                         |
|           | Evan McKillave      | 1406 NE Holman St 97211            | rocketlegs@gmail.com    |
|           | JEREMY ZANE         | 2220 NE ALBERTA ST                 |                         |
|           | GREGOR MIZIUMSKI    | 5826 NE 27th                       | Pocitils@Monkeybits.com |
|           | Tonda Liggett       | 6341 NE 25th                       | +14606@gmail.com        |
|           | Howard Rotstein     | 3025 NE 51                         | 97213                   |
|           | Rena Jones          | 6240 NE 22nd                       | rena.music3@yahoo.com   |
|           | Robert Keigley      | 1735 NE Rosa Parks way             |                         |
|           | Rosanne Scott       | 1735 NE Rosa Parks Way             |                         |
|           | LEAH GREGORY        | 6426 NE RODNEY AVE 97211           | leahbee.fly@gmail.com   |
|           | ROBERT BERRES       | 6211 NE 22ND AVE., P.L.D. OR 97211 | ROBERRES@AOL.COM        |
|           | Starla McCullar     | 6030 N. Boston Av. Pk 197217       |                         |
|           | Helene Farnen       | 1644 NE 54th Ave. PDX, OR          |                         |



**PETITION: WE OPPOSE THE LOT SPLIT AT 6208 NE 22nd AVE, PORTLAND, OREGON 97211, AND THE RESULTING PROPOSED REMOVAL OF THE BOUNDARY TREE BETWEEN THIS LOT AND 6220 NE 22ND AVE, PORTLAND, OR 97211 ON THE GROUNDS THAT THIS NEGATIVELY EFFECTS THE LIVABILITY OF THIS NEIGHBORHOOD AND WILL ADVERSLY EFFECT PROPERTY VALUES OF HOMES.**

| SIGNATURE | NAME               | ADDRESS   | EMAIL ADDRESS                                    |
|-----------|--------------------|---|--|
|           | Leif               | 6232 NE 32nd  | steve.the.lemur132@gmail.com                     |
|           | James Oelrich      | 6107 NE 22nd Ave                                      | jamesoelrich@gmail.com                           |
|           | Finnian McNiff     | 516 NE Stafford St                                    |  |
|           | Margie D Chambers  | 3301 S.E. 62nd  | mickeylady@comcast.net                           |
|           | Ronald G. Chambers | 3301 S.E. 62nd  |  |
|           | Cheri N. Oelrich   | 6107 NE 22nd Ave.                                     | cherioelrich@gmail.com                           |
|           | Conrad Sizer       | 2056 NE Highland St                                   | Conradsizer@gmail.com                            |
|           | CATT PALLEN        | 5326 NE 83RD AVE                                      | cattipallen@hotmail.com                          |
|           | RUBY C. ARIZA      | 253 NE MORGAN ST                                      |  |
|           | P May              | 418 W FOSS CT   |  |
|           | DOUG APPENDI       | 5815 NE 36th AVE                                      | DMAPP@GMAIL.COM                                  |
|           | Marc Sciglimpaglia | 6240 NE 22nd Ave                                      |  |
|           | Jennifer Knop      | 5815 NE 36th  | jennifer.knop@gmail.com                          |
|           | Christina          | 1830 N Killingsworth                                  |  |
|           | Jennifer Zarnoch   | 6406 NE 22nd Ave Pdx <sup>OR</sup>                    | <del>jenzarnoch@mac.com</del> jenzarnoch@mac.com |
|           | Tina Lundell       | 6015 NE 28th Ave <sup>Portland</sup> <sub>97211</sub> | tina-mardy@juno.com                              |
|           | MARGARET AJNE      | 6015 NE 28th Ave Portland, OR 97211                   | Ditto  |
|           |                    |   |  |
|           |                    |   |  |

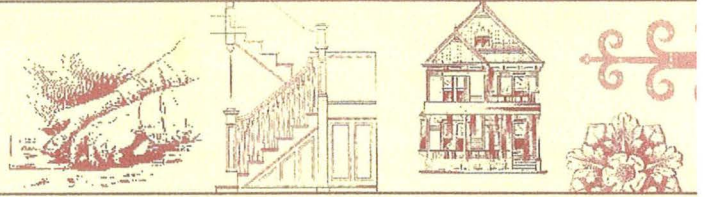
Wendy Rahm  
1221 SW 10<sup>th</sup> Avenue, #1001  
Portland, OR 97205  
503 227-8527

Mr. Mayor and Commissioners,

Thank you for letting me speak. I'm Wendy Rahm, a resident of the mixed use/residential West End and here to speak about it as a special, unique part of Portland. The West End is what makes Portland Portland, but it's at risk. A few years ago I did a survey of the West End's historic buildings and found over 100 of them. Most are not on the historic register. Over 80 were built between 1880 and 1935, an active period of the city's westward growth. The area is rich with magnificent architecture by well known architects -- buildings that tell Portland's story beautifully. Most buildings are unprotected. I have prepared a presentation that I would be happy to show you, to better understand the connection between these buildings and Portland's story. These buildings are at risk as building heights of 325', 460' and unlimited heights are being proposed for the area. For example, 460' is proposed for the Governor Hotel's block. That makes no sense. We will need to find a balance between density and livability and our history. As a resident, I can tell you the area is thriving, partly because of its human scale and authenticity. At the recent Making Cities Livable Conference at the Governor Hotel where over 300 elected officials, architects, and urban planners from 25 different countries assembled, some comments I heard were: Authenticity cannot be recreated; Heritage is a fleeting resource. Many I spoke with coveted the concentration of so many authentic buildings. It is what other cities wish they had preserved. Authenticity draws the creative class. This area is livable because of the human scale provided by these historic and old buildings. Its urban form fits with new concepts emerging for the most sustainable urban form, that of mid-rise, dense, compact "flat" cities. To protect this part of Portland's history for future generations, it may mean new historic districts, lower height/FAR in the West End, and some neighborhood specific design guidelines that encourage compatible development on a more refined scale. I would be happy to help out on this in any way you might deem useful. I hope you come to value this special area of town as much as I do. It demonstrates that Portland has a respectful sense of itself and its past. It's why Portland is so special.



**Architectural Heritage Center**  
701 SE Grand Avenue  
Portland, OR 97214  
503 231-7264  
503 231-7311 fax  
www.visitahc.org



June 25, 2014

MEMO TO: Andre Raiford, Owner - - Burger Barn property, 3962 NE Martin Luther King, Jr. Blvd

FROM: Cathy Galbraith – Executive Director, Bosco-Milligan Foundation/Architectural Heritage Center

Many of us have long been concerned about the continued survival of buildings associated with Portland's African American community and its history over time. We have been documenting this history and promoting it through our continuing "Cornerstones" initiative, since 1993.

We and others remain concerned about the pending demolition of your building at 3962 NE Martin Luther King, Jr. Blvd. We know you have a demolition permit and ask that you not prematurely demolish the building at this time. There's nothing to be gained and plenty to lose with a demolition right now, since the development of the larger site at NE Shaver and Martin Luther King is not ready for immediate re-development.

As you and your family know, the former Burger Barn building was owned and housed a restaurant operated by George and Geraldine Raiford Powe; it was a thriving African American-owned business and is historically significant as such. Despite the negative history chapter represented by the "Possum Incident", the building remains an important African American historic resource. "Empty" sites where history once happened are largely irrelevant, once buildings are torn down.

Right now, there are some potential opportunities to secure some funding to assist in bringing the building up to code, so that it can continue to stand and take its place in community efforts to preserve Portland's African American historic places. Specifically, the property sits inside the Interstate Urban Renewal boundary; that URA has announced a grant round through the Community Livability program. "Historic and Cultural Assets" are among the eligible areas for funding.

I would like to put together a funding application for the Burger Barn building through this program. I need your OK to do so, since you are the property owner. The application is due in early September; it is a very competitive process and the application needs to be complete and responsive to every potential skeptic. (I served on the Interstate Urban Renewal Board for a number of years (representing historic Preservation interests) and was a member of the Community Livability Grants program review Committee for four years. (Note - PDC disbanded all of its urban renewal boards last year, in budget cuts.)

I'm willing to do whatever I can to make possible the preservation, and continued active economically feasible of the Burger Barn building. It is too important to tear it down needlessly at this particular time. Perhaps you can view this as a Raiford family legacy project; in any case, I hope that you will be supportive of a chance to save the Burger Barn building at this time.



# OREGON BLACK PIONEERS

CELEBRATING THE CONTRIBUTIONS OF OREGON'S AFRICAN-AMERICAN PIONEERS

## MEMORANDUM

### BOARD OF DIRECTORS

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DATE: June 30, 2014  
TO: Andre Raiford, Owner, Burger Barn Property  
FROM: Gwen Carr, Vice-President, Oregon Black Pioneers (OBP) *GC*  
RE: Preserving the Burger Barn Property

The board of directors of the Oregon Black Pioneers supports the community efforts to preserve the Burger Barn property located at 3962 NE Martin Luther King, Jr. Boulevard.

The Oregon Black Pioneers mission is to research, recognize and commemorate the culture and heritage of African Americans in the state of Oregon. The Oregon Black Pioneers, in partnership with the State Historic Preservation Office (SHPO), have launched a new property survey project entitled *Preserving Oregon's African American Historic Places* that seeks to document historic buildings, sites and structures associated with Oregon's African American history.

Due to its historic and cultural significance, the Burger Barn property is exactly the type of African American historic resource to be included in the property survey. We hope we can work together to preserve the Burger Barn building. If you have any questions you may reach Kim Moreland, Project Manager at [historic\\_places@qwestoffice.net](mailto:historic_places@qwestoffice.net). You may learn more about the Oregon Black Pioneers at [www.oregonblackpioneers.com](http://www.oregonblackpioneers.com)

**IMPORTANT TAX INFORMATION:** Oregon Black Pioneers Corporation (OBP) is recognized as a 501(c)(3) not-for-profit organization by the Internal Revenue Service. Contributions to OBPC are tax-deductible to the extent allowable by IRS. OBPC provided no goods or services in exchange for this tax deductible contribution.

[www.oregonblackpioneers.org](http://www.oregonblackpioneers.org) • [blackpioneers@qwestoffice.net](mailto:blackpioneers@qwestoffice.net)  
Pioneer Trust Building, Suite 210 • 117 Commercial Street NE • Salem, Oregon 97301



King Neighborhood Association  
*The Soul of Portland*  
Northeast Portland

July 16, 2014

To: Andre Raiford, Owner of 3962 NE Martin Luther King, Jr. Boulevard

Mr. Raiford,

The members of the King Neighborhood Association endorse the community undertaking to preserve the building located at 3962 NE Martin Luther King, Jr. Boulevard. The history of the building itself, as well as its status as a symbol of African-American experience in the Albina area, make it well worth preserving. Preliminary plans to include 3962 NE MLK in an African-American historic resource survey reflect the importance of this site to the community's memory, as well as its present-day experience.

From its status as the second-oldest commercial building on MLK Boulevard, to its long history of use, commercial and residential, by African-Americans, the building at 3962 NE MLK embodies a history that should be kept in living memory. Preservation of the building will permit just that to happen, and we support the community in making it happen.

We join with the Architectural Heritage Center, Oregon Black Pioneers and historic preservationist Dr. Tanya Lyn March in endorsing Teresa Raiford's efforts to preserve the building at 3962 NE MLK and finding creative ways to keep it as a marker of part of the history of the Albina area, and a vital site for community use into the future.

Sincerely,

  
Margo Dobbertin, KNA Chair

Irek Wielgosz, Co-Chair

Jeff Scott, Treasurer

Leigh Rappaport, Representative-at-Large

Andrew Neerman, Representative-at-Large

Diego Gioseffi, Representative-at-Large

Eilleen Kennedy, Representative-at-Large

Nick LaRue, Representative-at-Large

# *Mike's History Tours*

June 26, 2014

MEMO TO: Andre Raiford, Owner—3962 NE Martin Luther, Jr. Blvd. Property formerly known as The Burger Barn.

FROM: Tanya Lyn March PhD- PhD in Urban Studies from PSU, MS in Historic Preservation from Columbia University. I am currently an educator and work as a preservation consultant.

The Black History of Portland is missing from the major history books. I spent seven years researching Guild's Lake Courts for my PhD in Urban Studies at PSU. I have recently helped assist efforts to have the PDX Civil Rights history interviews archived at PSU. My colleague Mike Ryerson and myself operate a walking tour company in Northwest Portland. Our walking tours have been highly effective teaching tool and retail promotion. I see the proposed action to save and restore the Burger Barn location as a catalyst for cultural heritage with a focus on a unique local Black History. Our company is supported by several businesses in the areas we showcase. I believe the 114 year-old history of your property and access to food, beverages and history as Teresa Raiford has proposed will be a viable economic vehicle for your businesses as well as a historical gathering point for heritage tourism.

I have attached the 1990s history of your properties. I have also broken the surface on the Gray Family (1906 residents who were Black Americans) and lived in the residence formerly listed as home and an established a business on Union Avenue on your properties in MLK.

The potential to use the significant history of the community to create a dynamic unique retail anchor is enormous. Burger Barn needs to stay in the family, I want to support the development and preserve culture and community. To assist in this effort I will with your approval complete the nomination to get this listed under Restore Oregon's most endangered buildings list. I have had success getting a building on the list in the past by nominating the Jantzen Beach Parker Carousel. In addition my network of educators and preservationists are excited about bringing resources, awareness, and funding support to this project for Your Family.

# 26th June Mrs. Katherine Gray founder of the Harriet Tubman club: lived in the Burger Barn Building



*Local  
History of Location*

[[http://1.bp.blogspot.com/-8yCASzpjwXo/U6zge1Sga6I/AAAAAAAAAH3w/Map9wRo1u9U/s1600/112974490\\_137236749543.jpg](http://1.bp.blogspot.com/-8yCASzpjwXo/U6zge1Sga6I/AAAAAAAAAH3w/Map9wRo1u9U/s1600/112974490_137236749543.jpg)]

Image taken by Friends of River View 6/27/13

Katherine Gray was one of the Founders of the Zion AME Church

She and her family arrived in Portland in 1900 her husband was a Gold Miner. The family lived and worked in the structure that is widely known as the Burger Barn on MLK from 1906-1911 [no record for 1912 yet explored]

It is a lot harder to track down renters than owners because there are no deeds to track etc. Also women because they change their name when they marry are also more difficult. Women would sometimes even

5

lose their first name and become Mrs. [Husband's first and last name].

The Burger Barn structure is steeped with a rich Black History dating back over a hundred years. Katherine Gray was a co-founder of the Colored Women's Equal Suffrage League. [<http://portlandtribune.com/pt/9-news/129905-walking-with-civil-rights-pioneers>] I left all race descriptions and poor spellings of names as I found them in the records. Rather than create more posts on the Gray Family I'll just up date this post as the timeline expands.

[last update June 27, 2014]

## Timeline of the Gray Family

### **April 31, 1870 Tombstone**

Katherine Gray is Born in Kingston, New York

### **1886 City Directory Polk Portland**

Gray Harry M. lab [laborer] res 415 5th

### **1900 Federal Census**

|  |    |
|--|----|
| Harry M Gray [ <a href="http://search.ancestry.com/cgi-bin/sse.dll?db=1900usfedcen&amp;indiv=try&amp;h=68590038">http://search.ancestry.com/cgi-bin/sse.dll?db=1900usfedcen&amp;indiv=try&amp;h=68590038</a> ]   | 37 |
| Catherine Gray [ <a href="http://search.ancestry.com/cgi-bin/sse.dll?db=1900usfedcen&amp;indiv=try&amp;h=68590039">http://search.ancestry.com/cgi-bin/sse.dll?db=1900usfedcen&amp;indiv=try&amp;h=68590039</a> ] | 30 |
| Ethel Gray [ <a href="http://search.ancestry.com/cgi-bin/sse.dll?db=1900usfedcen&amp;indiv=try&amp;h=68590040">http://search.ancestry.com/cgi-bin/sse.dll?db=1900usfedcen&amp;indiv=try&amp;h=68590040</a> ]     | 12 |
| Edith Gray [ <a href="http://search.ancestry.com/cgi-bin/sse.dll?db=1900usfedcen&amp;indiv=try&amp;h=68590041">http://search.ancestry.com/cgi-bin/sse.dll?db=1900usfedcen&amp;indiv=try&amp;h=68590041</a> ]     | 11 |
| Sevryn Gray [ <a href="http://search.ancestry.com/cgi-bin/sse.dll?db=1900usfedcen&amp;indiv=try&amp;h=68590042">http://search.ancestry.com/cgi-bin/sse.dll?db=1900usfedcen&amp;indiv=try&amp;h=68590042</a> ]    | 7  |
| Archibald Gray [ <a href="http://search.ancestry.com/cgi-bin/sse.dll?db=1900usfedcen&amp;indiv=try&amp;h=68590043">http://search.ancestry.com/cgi-bin/sse.dll?db=1900usfedcen&amp;indiv=try&amp;h=68590043</a> ] | 5  |
| Eliza West [ <a href="http://search.ancestry.com/cgi-bin/sse.dll?db=1900usfedcen&amp;indiv=try&amp;h=68590044">http://search.ancestry.com/cgi-bin/sse.dll?db=1900usfedcen&amp;indiv=try&amp;h=68590044</a> ]     | 48 |

Family is living at 346 College Harry M. Gray lists his job as a Gold Miner

### **1905 City Directory Polk Portland**

Gray Harry M. miner res 695 2d. [2737 SW Second built 1890  
 [<https://www.google.com/maps/@45.503147,-122.679749,3a,75y,265.5h,90t/data=!3m4!1e1!3m2!1sJ4rms74OTQnTNM5BWtiaSAI2e0>]

1906 City Directory Polk Portland

Gray Harry M. miner, res 840 Union Av N [http://historicpreservationclub.blogspot.com/2014/06/burger-barn-needs-team-of-volunteers.html] [AKA Burger Barn Building]

Gray Ethal nurse bds 840 Union Av N

Gray Edith student bds 840 Union av N.

1909

Severn B. Gray dies [http://historicpreservationclub.blogspot.com/2014/06/seeking-pre-burger-barn-history-who-was.html] of TB

1909 City Directory Polk Portland

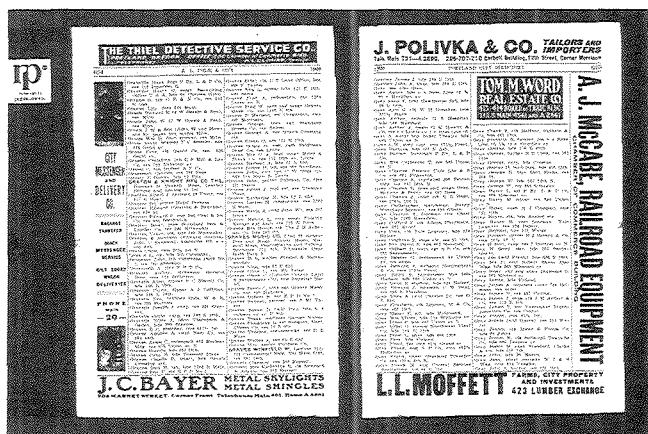
Gray Harry M. miner res 840 Union Av. N [http://historicpreservationclub.blogspot.com/2014/06/burger-barn-needs-team-of-volunteers.html] [AKA Burger Barn Building]

Gray Edith S. Hairdresser Mrs. Iola Hudson bds 840 Union Av. N.

Gray A. water boy Baker Theater [http://www.pdxhistory.com/html/portland\_theaters.html] bds 840 Union Av N.

Gray Mrs. Catherine T. res 840 Union Av N.

West, Eliza A. (wid Frank) dba 840 Union av N.



[http://4.bp.blogspot.com/-

7

\_FqL2r0rVfM/U6ywuNRSVII/AAAAAAAAAH3Q/truqz2AJLL0/s1600/1909CityDirectory.jpg]

1909 Portland Polk

**1910 City Directory Polk Portland**

Gray Archie clk Henry Jennings and Sons [http://files.usgwarchives.net/or/multnomah/bios/jenning1211gbs.txt] b. 840 Union Av N. [AKA Burger Barn Building]

Gray Henry M. miner h 840 Union av N

**1911 City Directory Polk Portland**

Gray Harry M. miner h 842 Union av. N [Demolished House]

Gray Edith s b 842 Union Av N.

**February 3, 1912**

Archibald R. Gray dies

**1913 City Directory Polk Portland**

Gray Harry M. lab h 298 E 40th

Gray Edith S. b 620 Wasco [post 1931 1608 NE Wasco/no records found]

[Ethel L. b 400 13th]

**1914 Colored Women's Council** [The History of Portland's African American Community (1805 to the Present

[https://scholarsbank.uoregon.edu/xmlui/bitstream/handle/1794/5816/Portland\_Alбина\_African\_American\_History.pdf] page 46]

Finally Found an Image of Katherine Gray and one of her daughters. Note that she is referred to as Mrs. H. M. Gray and is the Vice President of the Colored Women's Council her daughter Miss Edith Gray is the Secretary.



Colored Women's Council, 1914

(courtesy of OHS)

[[http://2.bp.blogspot.com/-](http://2.bp.blogspot.com/-OWi8lyWTFU8/U67t1qALttI/AAAAAAAAAH4M/WH2bOOH8x1M/s1600/The+History+of+PDX+AA+p46.png)

[OWi8lyWTFU8/U67t1qALttI/AAAAAAAAAH4M/WH2bOOH8x1M/s1600/The+History+of+PDX+AA+p46.png](http://2.bp.blogspot.com/-OWi8lyWTFU8/U67t1qALttI/AAAAAAAAAH4M/WH2bOOH8x1M/s1600/The+History+of+PDX+AA+p46.png)]

### **August 15, 1914**

In this city, August 15, at the family residence, 298 East 40th st. S.E., Catherine Elizabeth, infant daughter of Mr. and Mrs. Harry M. Gray. The services and interment will be held at Riverview Cemetery at 2 P.M. today (Sunday). The remains are at the conservatory chapel of F. S. Dunning, Inc., East Side Funeral Directors.

[The Oregonian, 16 Aug 1914, p6]

### **1917 (Cathy Galbraith AHC)**

Katherine Gray moves into/purchases home at SE47th and Franklin

### **1918 City Directory Polk Portland**

West Eliza A (wid Frank) laundress r 620 3rd [2404 SW Third/SOUTH AUDITORIUM Urban Renewal]

### **Feb. 14, 1920**



At the residence, 4525 Thirty-third avenue Southeast. February 14, 1929. Harry Malcolm Gray, aged 56 years, 11 months and 10 days, beloved husband of Katherine Gray, father of Ethel Turner and Edith Williams, brother of Miss Ella Sevler of St. Louis, Mo. Friends invited to attend the funeral services at 2 P.M. today (Tuesday), February 17, 1920, at Holman's funeral parlors, Third and Salmon streets, under the auspices of Excelsior Lodge No. 23, F. and A. M. Interment Riverview Cemetery [<http://www.riverviewcemetery.org/>].

[The Oregonian, 17 Feb 1920, p13]



[[http://4.bp.blogspot.com/-](http://4.bp.blogspot.com/-SBEI388ru4/U6zZLV2wqzI/AAAAAAAAAH3g/TzOSZAEKrqY/s1600/112974185_137236701129.jpg)

[SBEI388ru4/U6zZLV2wqzI/AAAAAAAAAH3g/TzOSZAEKrqY/s1600/112974185\\_137236701129.jpg](http://4.bp.blogspot.com/-SBEI388ru4/U6zZLV2wqzI/AAAAAAAAAH3g/TzOSZAEKrqY/s1600/112974185_137236701129.jpg)]

courtesy Friends of River View

### ***June 1920 City of Portland Pay Roll Register (City Archives via researcher Jan Dilg)***

Katharine Gray's name is on the Payroll employed at a comfort station [<http://historicpreservationclub.blogspot.com/2012/08/comfort-station-had-vault-lights.html>]. She first earned \$110/month and records of her employment by Portland Parks and Recreation at this capacity continued until January **1931**. In July it seems she was employed as an attendant at a comfort station attendant at a swim tank. [tanks were often indoor swimming pools like the pool at Couch School-no indication of which location she worked at in the park system]

### ***12-17-23 Building Permit***

Katherine Gray owner of 4827 33rd Ave [4827 SE Franklin] had her home attached to the city sewer.

**1930 Federal Census**

Eliza A. West (relationship Grandmother) Female Negro age 78 born in New York

Katherine Gray (Head) Female negro age 59 born in New York

?33rd Avenue

**March 16, 1941**

Eliza West died Oregon State Library; *Oregon Death Index 1931-1941*.

**February 3, 1956**

Death: Feb. 3, 1956  
Portland  
Multnomah County  
Oregon, USA

Funeral service for Mrs. Katherine Gray, 4827 S.E. Franklin avenue, will be conducted Monday at 2 p.m. in Zion AME church, of which she was one of the founders. Mrs. Gray also had been director of the church choir for more than 40 years.

Born at Kingston, N.Y., April 31, 1870, Mrs. Gray had lived in Portland since 1900. Besides her church activities, she was a founder of the Harriet Tubman club [[http://centuryofaction.org/index.php/main\\_site/Essays/oregon\\_womens\\_clubs](http://centuryofaction.org/index.php/main_site/Essays/oregon_womens_clubs)], a past commander of the National Federation of Colored Women for Oregon [<http://portlandtribune.com/pt/9-news/129905-walking-with-civil-rights-pioneers>] and member of Enterprise chapter, Order of Eastern Star [[http://www.aaregistry.org/historic\\_events/view/order-eastern-star-begins](http://www.aaregistry.org/historic_events/view/order-eastern-star-begins)].

Mrs. Gray was the mother of five children, of whom the only survivor is a daughter, Ethel, Mrs. Bert Turner.

[The Oregonian, 5 Feb 1956, p28]

Posted 26th June by Dr. Tanya Lyn March

Labels: Burger Barn, Katherine Gray



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Preview

12



**POLICE PROTEST** — Hundreds of off-duty police officers and their supporters march toward City Hall in downtown Portland Friday to protest the firing of two officers by Commissioner Charles Jordan and Police Chief Bruce Baker last week. *4/3/81*

DAVID WEINTRAUB/Oregon Journal

2803 NW Cumberland Rd  
Portland, Oregon 97210  
8 April 1981

Portland Police Association  
508 SE 19th  
Portland, Oregon 97214

Association:

I felt upon first hearing of it that the patrolmen opossum incident was simply a foolish and immature act by policemen who were supposedly on useful serious duty. I felt that the appropriate action should be low profile personal counsel for the individual policemen and equally quiet relief from the duty which they were clearly unable satisfactorily to fulfill. I have come to believe I was incorrect. The high profile airing of the issue has made it clear to me that there is a sizeable underlying problem. I am now grateful to those who have borne the brunt of airing of the issue-- the two patrolmen, Chief Baker, Commissioner Jordan, policemen of the force, and your association. I hope that Mayor Ivancie will assume a stance characterized by the wisdom Commissioner Jordan has predicted.

It is my conviction that all thoughtful citizens and public officials in particular, as they attempt to fulfill their obligation to teach and to lead, must realize that imperfection in our community's race relations demands that we act with unusual thoughtfulness and care on all matters which relate to racial and ethnic interfaces. We public are imperfect in our attitudes. ~~It~~ Indeed, we have recently revealed that we are not even fully aware of the degree of our apathy, anger, anxiety, and insensitivity. I do believe we can be led. I believe the patrolmen were not thoughtful, were not careful and did not attempt to lead.

The two patrolmen have borne large burden in the incident. I am hopeful that the contractual arrangements of their employment will facilitate a humane solution for them personally. The force has suffered a form of erosion of apparent prestige from which it can quickly recover because of the candor with which the incident has been publicized. Commissioner Jordan and Chief Baker have stepped forward to attempt to lead us all. Mayor Ivancie will have the opportunity to assist in working out reconciliation and the opening of a new positive chapter in Portland's race relations in which racial and ethnic issues

are approached with maximal thoughtfulness and sensitivity.

I hope you will consider these thoughts as you plan and execute your association's policies involving minority racial and ethnic groups and individuals.

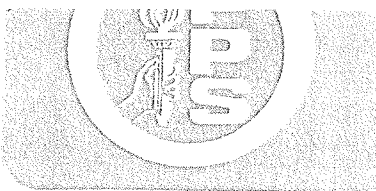
Sincerely,



William K. Harris

Copy to:

Commissioner Jordan  
Chief Baker  
Commissioner Ivancie  
The Oregonian  
The Journal



PORTLAND PUBLIC SCHOOLS

501 North Dixon Street / Portland, Oregon 97227

Mailing Address: P.O. Box 3107 / Portland, Oregon 97208

Phone: (503) 249-2000 / 249-0741

BOARD OF EDUCATION

Herb Cawthorne  
Frank McNamara  
Sarah Newhall  
Wally Priestley  
Forrest N. Rieke  
William Scott

97235

March 27, 1981

The Hon. Charles Jordan  
City Commissioner  
1220 SW Fifth Avenue  
Portland, Oregon 97204

Dear Commissioner Jordan:

I have been deeply concerned at the controversy and the implications of it surrounding the Opossum Incident. The matter has so concerned me that I chose to make a statement at the demonstration at City Hall on March 25th. I wanted you to have a copy of my statement, and I have enclosed it for your review.

Martin Luther King said once, "When evil men plot, good men must plan. When evil men burn and bomb, good men must build and bind." The problems of police/community relations, within the black community, are serious and have been compounded by the childish actions of a few members of the police department. It is important that leadership in our community come forward to provide a clear statement that such actions will not be tolerated and that better community relations between the police and the black community are essential.

Cordially,

Herb L. Cawthorne, Member  
Board of Education

HC

lc/wp

AST

# The Urban League of Portland

---

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URBAN LEAGUE  
AFFILIATE



A United Way Agency

C-710

404 COMMUNITY SERVICE CENTER  
718 West Burnside  
Portland, Oregon 97209  
(503) 224-0151

March 17, 1981

Commissioner Charles Jordan  
404 City Hall  
1220 S.W. Fifth  
Portland, Oregon 97204

Dear Charles:

Needless to say, I am furious about the incident of police officers dumping dead opossums in front of a business in Northeast Portland.

How can officers who are sworn to protect citizens ever be taken seriously in their role when they are, in fact, doing pranks such as this. I can't imagine an incident of this nature occurring anywhere else in the city. The officers' story of it all being a joke is unbelievable and unacceptable. I do hope they are not excused and merely given a slap on the wrist. To do so will say to other officers, "Do whatever you want in this community, then apologize and we'll forget the whole thing."

These officers should be punished, so that other officers will think before committing such an act in our community.

Sincerely,

  
Freddie Petett,  
Executive Director

FP/bp



Caucus A  
0245 S. W. Bancroft  
Portland, Oregon 97201

March 20, 1981

RECEIVED  
MAR 25 1981

Mr. Charles R. Jordan  
Police Commissioner  
City of Portland  
1220 S. W. 5th, Rm. 404  
Portland, Oregon 97204

CHIEF OF COMMISSIOER  
OF PUBLIC SAFETY

Dear Commissioner Jordan:

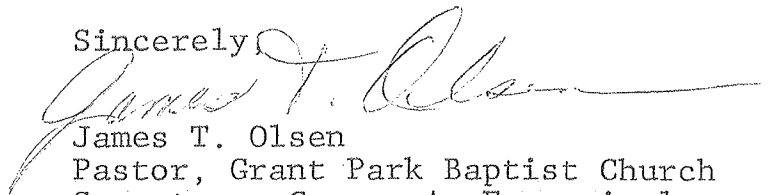
The recent "oppossum dump" at a Northeast Portland restaurant involving police officers is a serious matter. This senseless act calls into question the credibility and character of police behavior. It is more than a practical joke! That it further fragments and frightens an already suspicious community climate seems clear. This is especially true in view of recent revivals of racism locally and nationally.

That is why we believe this matter needs a full investigation. The Portland community must be assured that this behavior is the work of a foolish few and not the way of many. Concerned citizens deserve to know that racism in any form will never be accepted by any responsible representative of our city. Further, once the investigation has been completed, the results should immediately be made public.

Finally, we applaud any attempts at improving community/police relationships, and we encourage the Police Department, and you, to continue efforts to improve this process by developing specific strategies in officer recruitment, placement, and community sensitivity.

We, the undersigned, stand ready to support you and the Police Department in healing past wounds and building future bridges of understanding within our community.

Sincerely,



James T. Olsen  
Pastor, Grant Park Baptist Church  
Secretary, Caucus A, Ecumenical  
Ministries of Oregon

Rev. Terry Allen Moe  
Rev. Wayne Hill  
Rev. Stephen Stobie  
Sharon Miyaji  
Rev. Dale Turner  
Rev. Jay McMurren  
Rev. Gary Grafwallner  
Rev. Terry Swicegood  
Rev. Randy Riggs  
Paula Haataja  
John Stephens, Jr.

Redeemer Lutheran Church  
Fremont United Methodist Church  
St. Andrews Catholic Church  
St. Andrews Community Center  
Highland Baptist Church  
Grace Memorial Episcopal Church  
Augustana Lutheran Church  
Westminster Presbyterian Church  
Westminster Presbyterian Church  
Project Linkage  
Grant Park Baptist Church member

TESTIMONY OF VALERIE AITCHISON  
July 31, 2014

My name is Valerie Aitchison, and I live at 1628 NW 32<sup>nd</sup>, in Willamette Heights. Last month, our neighborhood was at the center of a very public demolition issue. Earlier this year, a California software executive and his wife bought a beautiful 1892-house listed on Oregon's Historic Landmark Inventory, publicly stating they intended to do modest renovations to the house. Somewhere along the line, things abruptly changed, and the neighborhood learned that in the City of Portland, it's possible to do three things in less than one business day: (1) Withdraw a property from the Inventory; (2) Submit plans for a new ultra-modern house; and (3) Get the City's approval to tear down a 122-year-old house that had been a focus of the neighborhood.

The whole experience left a group of Willamette Heights neighbors committed to convincing you that the rules concerning demolitions of older homes should be changed. We support the three principles you've heard discussed today:

1. Defining "demolition" as the removal of 50% or more of an existing building.
2. Require all residential demolitions to adhere to minimum delay and neighborhood notification requirements.
3. Establish a task force to identify additional building and zoning code improvements that would ensure demolitions are appropriately managed and that replacement construction responds to neighborhood characteristics.

I've submitted a list of <sup>146</sup>~~130~~ neighbors who have expressed support for these three principles. We gathered those names in less than a day, and could have gathered many more had we had time. We urge you to adopt rules that slow demolitions way down, rules that will involve neighborhoods far more. Without those rules, we'll lose an important part of the character of Portland. We should not be stewards of that loss.

John Rettig  
Gary J Hartnett  
Janet Sherman  
Ted Kaye  
Debbie Kaye

David Schultz  
Rhonda Rasmussen  
Steve McCarthy  
Lucinda Parker McCarthy  
Sharon Grayzel

Sue Hickey  
Valerie Aitchison  
Will Aitchison  
Jeffrey Courion  
Linda Rahm-Crites  
Karen Chaivoe  
Rob Holladay  
Kendall Holladay  
Betsy Wright  
George Wright  
Judy Fawkes  
Tom Fawkes  
Patti Louie  
Becky Edington  
Chris Edington  
Patrick O'Brien  
Abby Tibbs  
Alice David  
Carol Triffle  
Jerry Mouawad  
Silas Beebe  
Andy Olshin  
Rebecca Mischel  
Jan Madill  
Bill Madill  
Ulysses Sherman  
Charlie Mills  
Diane Polver  
Alison Skalet  
Jason Skalet  
Kathryn Menard  
Donna Slepach  
Jerry Slepach  
Liz Field  
Jared Polesky  
Marje Lundell  
Jane Chaddick  
Kenn Fine  
Yonette Fine  
Marilyn Murdoch  
Ted Reichelt  
Susan Reid  
Frank Bird  
Mark Alter

Gabrielle Ackerman  
Gary Oxman  
Elizabeth Cushwa  
Ned Perry  
Deborah Peterson  
Sylvia Peterson-Perry  
Rebecca Peterson-Perry  
Kim Carlson  
James Berry  
Erica Berry  
Annika Berry  
Mike Kennedy  
Libby Kennedy  
Carmel Bentley  
Susan Hedlund  
John Walling  
Linda McKim-Bell  
Curtis Bell  
Kathleen Goforth  
Kiki Adamovics  
Tim Hibbits  
Peggy Reid  
Mary Ellen Wetteland  
Charles Gresham  
Katharine A. Parsons  
Douglas W.W. Parsons  
William J. Holloway  
Timea Deakova  
Norma Wetteland  
Michael Wells  
Julie Lawrence  
Belle Mann  
Jason Mann  
Tom Giese  
Nora Lehnhoff  
Jere Grimm  
Mary Jo Kalberer  
Susan J. Merrifield  
Paul Goldman  
Marion Goldman  
William Neeland  
Pam Hayes  
John Rettig  
Rolla Lewis

Pam Hayes  
Ben Hayes  
Eric Grimm  
Molly Hayes  
Peter Hayes  
Jennifer Saunders  
Tom Saunders  
Daniel Saunders  
Gregory Saunders  
Pala Townsend  
Richard F. Townsend  
Irene Sandler  
Paul Levy  
Naomi McCoy  
Peter McCoy  
Toula Korelis-Barron

Jane Beebe  
Spencer Beebe  
Fred Cohen  
Melanie Mooney  
Jodi Heintz  
Emanuela Seragusa  
Kristine Inman  
Kathy Cramer  
John Cramer  
Karl Wetzel

Tom Showalter  
Mary Ellen Showalter  
Joanna Prestwich  
Steven Shea  
Anita Witt  
Marvin Witt  
Margaret Wise  
Michael Sears  
Leslie Sears  
Barbara Wetsel  
Katrina Perry  
Ann Witsel  
Claire Draudt  
Alida Draudt  
Scott Grady  
Kursteen Price



# Northwest District Association

July 31, 2014

The Honorable Charlie Hales, Mayor  
Commissioner Amanda Fritz  
Commissioner Dan Saltzman  
Commissioner Nick Fish  
Commissioner Steve Novick  
City of Portland  
1221 NW 4<sup>th</sup> Avenue – Suite 340  
Portland, OR 97204

Re: Issues Related to Portland Historic Landmarks Commission  
State of the City Presentation Report:  
City Council Hearing July 31, 2014

Dear Mayor Hales and City Council Members:

The State of the City Preservation Report (the “Report”) prepared by the Portland Historic Landmarks Commission provides an excellent overview of many of the challenges facing our city as economic pressures increase the pace of development and affect the fabric of our neighborhoods. “Priority 5” of the Report notes that the “epidemic of single-family home demolitions erodes the character and culture of our neighborhoods, promotes and accelerates gentrification, creates a negative environmental impact, and disincentivizes historic preservation.”

Few areas within our city have felt this trend more acutely than Northwest Portland, which is already one of the most densely populated neighborhoods in the state. There have been several controversial and high profile examples recently in Northwest Portland in which developers have sought to demolish historic homes, and those homes were saved only by the prompt – and many would say heroic – actions of residents. Although these homes were not protected by zoning classifications or historic designations, they add to the character of our neighborhood and represent exactly the kind of “historic” structures that make Northwest Portland a special place in which to live, work and recreate.

The Northwest District Association (the “NWDA”) strongly encourages the City Council to look for ways to assist neighborhoods in maintaining their unique character and livability during this period of rapid development. The City needs to respond quickly and aggressively to this trend in order to avoid irreversible damage to our neighborhoods. On Monday, July 21, 2014, the NWDA’s Board of Directors adopted a resolution encouraging the City to take the following measures with respect to the demolition delay process set forth in City Code Section 24.55.200:

Board of Directors  
2014-2015

*President*  
Gustavo Cruz

*1st Vice President*  
Juliet Hyams

*2nd Vice President*  
Ron Walters

*Secretary*  
Karen Karlsson

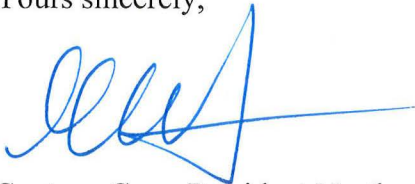
*Treasurer*  
Wayne Wirta

*Board Members*  
Carla Charlton  
Wendy Chung  
Rodger Eddy  
Don Genasci  
Rebecca Hamilton  
Brad Houle  
Phil Selinger  
Kathy Sharp  
Page Stockwell  
Bill Welch

1. Require an automatic demolition delay for all structures exceeding 75 years old;
2. Adopt a pragmatic definition of "demolition," perhaps based on a percentage of the subject structure; and
3. Revise the "single family residence" exception set forth in Subsection K.1. to provide that the subject property may not be subsequently divided by the applicant to add additional structures, thereby eliminating the latest "loophole" employed by developers to skirt the demolition delay procedures.

Thank you for your attention to these important issues, and we appreciate your consideration of our recommendations.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Gustavo Cruz', with a long horizontal line extending to the right.

Gustavo Cruz, President Northwest District Association

# Reducing Residential Demolition in Historic Neighborhoods

---

pp 1-18



The 1906 EW Ring House at 2808 SE Belmont was razed in February. Photo courtesy Christopher Wilson.

*Single-family homes are being demolished at a record rate in Portland's established neighborhoods. The loss of integrity and history threatens the livability of our city and has fast become a critical concern to the Historic Landmarks Commission and the citizens of Portland. The Landmarks Commission seeks the support of City Council to work toward immediate and long range strategies that address this issue through our building code.*



## **Executive Action Summary Recommendations**

### **3 Priority Responses**

- 1. Remove the Demolition Delay Exception- We recommend requiring all residential demolitions to comply with the minimum delay and notification requirements.**
- 2. Define Demolition- It is estimated that for every three demolition permits, there is at least one 'virtual demolition'. We recommend closing the loophole in the code that allows this by defining demolition as removal of more than 50% of an existing building.**
- 3. Establish a Demolition Task Force- We suggest a team comprised of BDS and BPS staff be directed by Council to work with stakeholders to identify additional building and zoning code improvements that further manage demolitions and ensure that replacement construction is contextually appropriate. The outcome of this action would be a code revision that addresses this issue in more detail.**



## Supporting Information and Further Details

### Residential Demolition Data- Key Points from the BPS 2014 Report (See Attached)

1. 2013 Set a Record for Residential Demolition in the City of Portland
2. 2014 is Currently on Pace to Break the 2013 Record
3. 1927 is the Average Age of a Home Demolished in the City of Portland
4. Demolition Does Not Equal Increased Density. More Than Half Result in No Increase in Density. In Fact, Only 8% of Demolitions Account for Over 80% of the Increased Density Resulting from Residential Demolitions.
5. The Average Replacement Dwelling is Nearly Twice the Size of the Original Dwelling.
6. Nearly 40 Million Pounds of Waste Were Created in Portland From Single Family Demolitions Last Year, Equating to 5% of ALL Waste Generated in the City.

### Further Details on the 3 Priority Responses

#### 1. Remove Demolition Delay Exception

Expand existing demolition delay and notification requirements to include all residential dwellings by removing Section K.1 in Code Chapter 24.55.200. The Building Code requires a 35-day delay and notification for the proposed demolition of residential buildings in residential zones. It also allows for an additional 120-day delay at the request of the neighborhood association. However, an exception granted when the structure is being replaced by another single family home provides a loophole for the developer, effectively eliminating any delay.

## Portland Historic Landmarks Commission

Demolition White Paper, July 28<sup>th</sup>, 2014

### 2. Define Demolition

Further define demolition as the removal of 50% or more of an existing building. Currently, a demolition permit is required only if the site is scraped clean and no definition of "demolition" exists in the applicable portion of the building code, Chapter 24.55.150.

### 3. Demolition Task Force

Identify staff from the Bureau of Development Services (BDS) and the Bureau of Planning and Sustainability (BPS) who can identify other demolition mitigation methods. The Task Force should explore potential amendments to the Portland Building Code, Zoning Code, and Comprehensive Plan with input from the Historic Landmarks Commission and other stakeholders.

### Examples of Other Long-Term Mitigation Methods Which Might Be Evaluated

*The methods below are, in part from the Portland Coalition for Historic Resources*

- Apply an automatic 120-day delay and notice to any residential structure older than 75 years old. This is particularly important given our Historic Resource Inventory dates to 1984 and does not encompass the entire City.
- Downzone lots in historic neighborhoods that are rated for higher density where it's been proven that replacement dwellings will not result in a significant demolition predicated density goal increase. Nearly 1/5<sup>th</sup> of Portland's single-family homes sit on land zoned for higher density and are therefore vulnerable. The removal of these single-family homes with houses that are oversized within the context of the neighborhood have a negative impact on affordability and neighborhood character. Currently only 8% of demolitions result in over 80% of the density increase as measured in housing units.
- Identify clusters of similar aged residences by neighborhood throughout the city where the average age is 75 years old or older and apply a newly defined "Historic Neighborhood Plan District Overlay", modeled on the existing Laurelhurst and Eastmoreland Plan District Overlays, applying the following restrictions to new construction of single family, duplexes, and townhome construction:
  - a) Limit Floor Area Ratio (FAR) to not more than 120% of the average FAR of single family homes within the Plan District (In plain speak, this equates to how much of the lot can be covered by buildings).
  - b) Limit street and side property line setbacks to an amount consistent with average setbacks of existing single family homes in the district

# Portland Historic Landmarks Commission

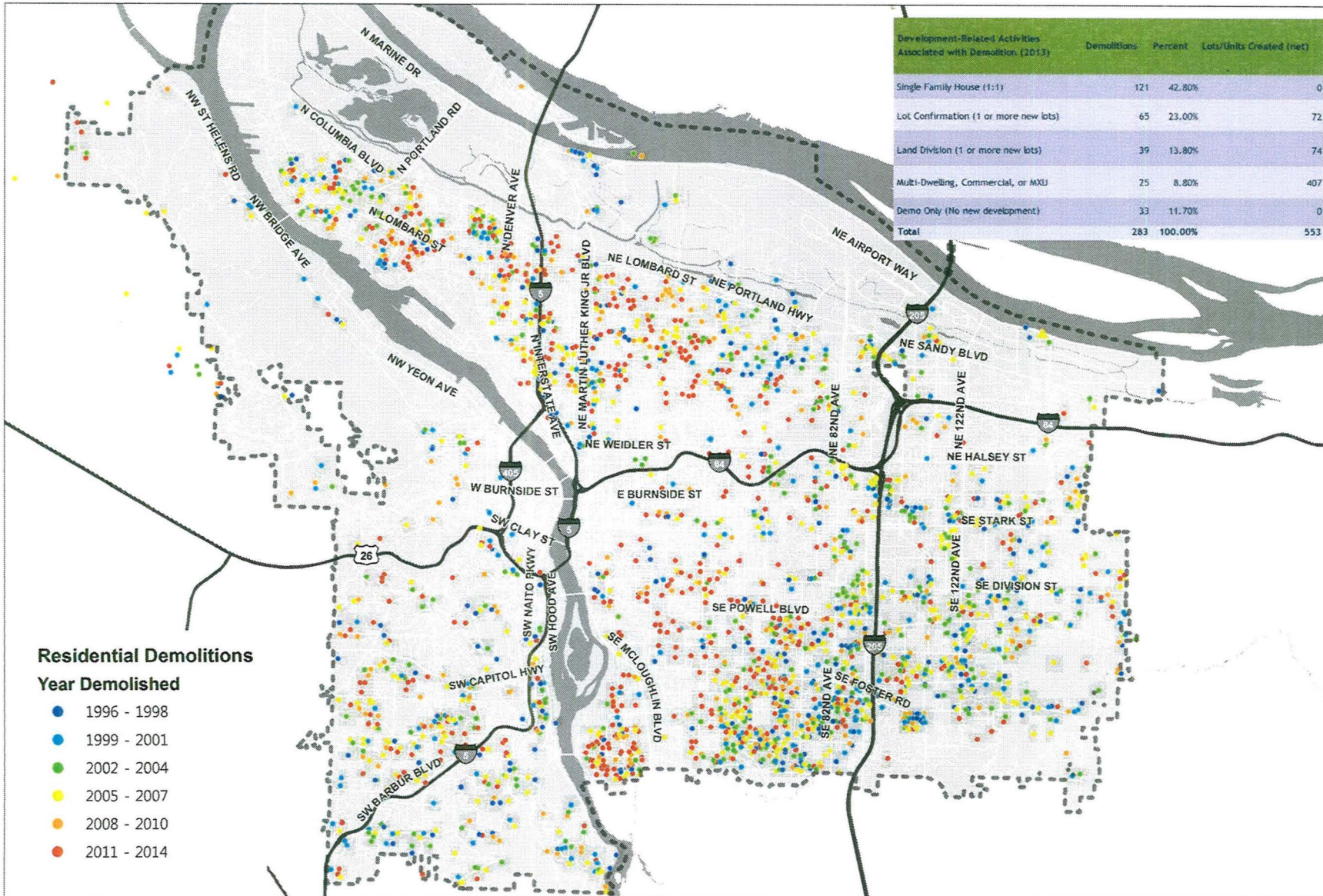
Demolition White Paper, July 28<sup>th</sup>, 2014

- Within each Historic Neighborhood Plan District identified above, National Register Historic District, and Historic Conservation District re-evaluate the zoning of all single family residences not facing high traffic corridors on land currently zoned for R2.5 or greater density and down-zone to reflect the size of the houses on those properties.
- Apply a per-ton tax on all building demolition debris hauled from a site at a rate to be determined by the Bureau of Development Services at a level sufficient to fund 1/2 the annual cost of a five year effort to update the Historic Resources Inventory, and to fund education, planning, and HRI maintenance efforts related to Historic Preservation after that five year period.
- Undertake a full-scale update of the Portland Historic Resources Inventory using the best available technology and, as appropriate, trained neighborhood volunteers.
- Consider that Demolitions are highest in outlying areas of the City and likely support gentrification since the replacement dwellings are nearly twice the size on average. Implement policy that supports citywide equity goals.
- Include Historic Resource Inventory status, National Register District status, Historic Conservation District status, and individual Landmark Listing status on the main summary display page of PortlandMaps.com property listings.

## REFERENCES

1. **"Demolition Data"** Bureau of Planning and Sustainability. 29 April 2014.
2. **"Residential Demolitions || 1996 to Present"** Bureau of Planning and Sustainability. 29 April 2014.
3. **"Examples of Virtual Demolitions"** Jim Heuer. 27 July 2014.
4. **"Proposals to Curb the Epidemic of Demolitions.."** Portland Coalition for Historic Resources. 16 July 2014. Reference: <http://restoreoregon.org/demolition-recommendations/>
5. **"Various Permit Filings"** [www.portlandoregon.gov](http://www.portlandoregon.gov). Retrieved 28 July 2014.



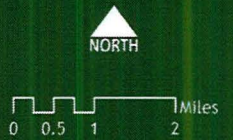


| Development-Related Activities Associated with Demolition (2013) | Demolitions | Percent        | Lots/Units Created (net) |
|--|-------------|----------------|--------------------------|
| Single Family House (1:1)  | 121         | 42.80%         | 0                        |
| Lot Confirmation (1 or more new lots)                            | 65          | 23.00%         | 72                       |
| Land Division (1 or more new lots)                               | 39          | 13.80%         | 74                       |
| Multi-Dwelling, Commercial, or MXU                               | 25          | 8.80%          | 407                      |
| Demo Only (No new development)                                   | 33          | 11.70%         | 0                        |
| <b>Total</b>   | <b>283</b>  | <b>100.00%</b> | <b>553</b>               |

City of Portland, Oregon  
Bureau of Planning & Sustainability  
Geographic Information System

# Residential Demolitions

## 1996 to Present



The information on this map was derived from City of Portland GIS databases. Care was taken in the creation of this map but it is provided "as is". The City of Portland cannot accept any responsibility for error, omissions or positional accuracy.



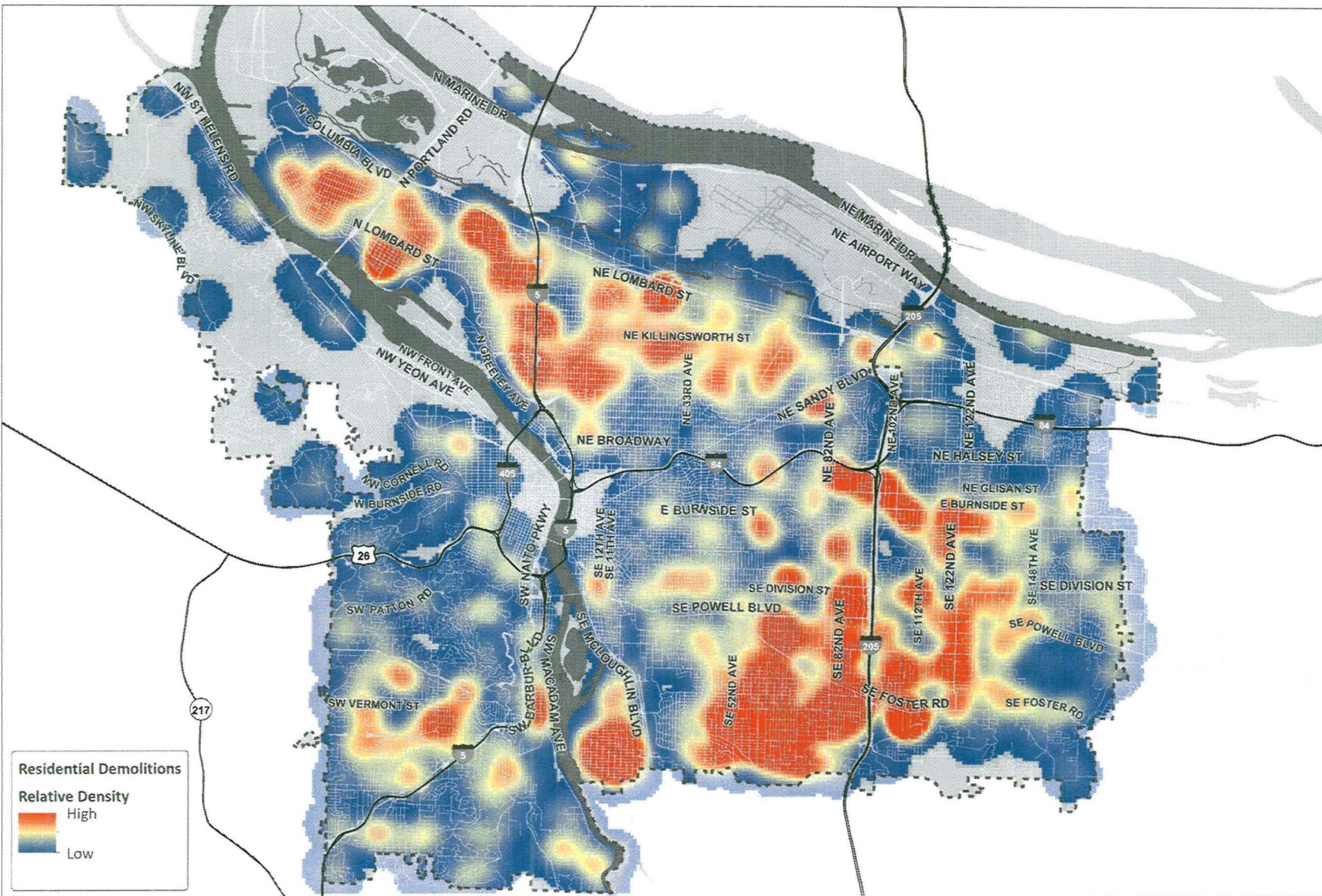
Bureau of Planning and Sustainability  
Innovation. Collaboration. Practical Solutions.



City of Portland, Oregon  
Charline Hilde, Mayor • Susan Anderson, Director

# Residential Demolition Density

1996 to Present



**Residential Demolitions**  
Relative Density

High

Low



The information on this map was derived from City of Portland GIS Databases. Care was taken in the creation of this map but it is provided "as is". The City of Portland cannot accept any responsibility for error, omissions or positional accuracy.

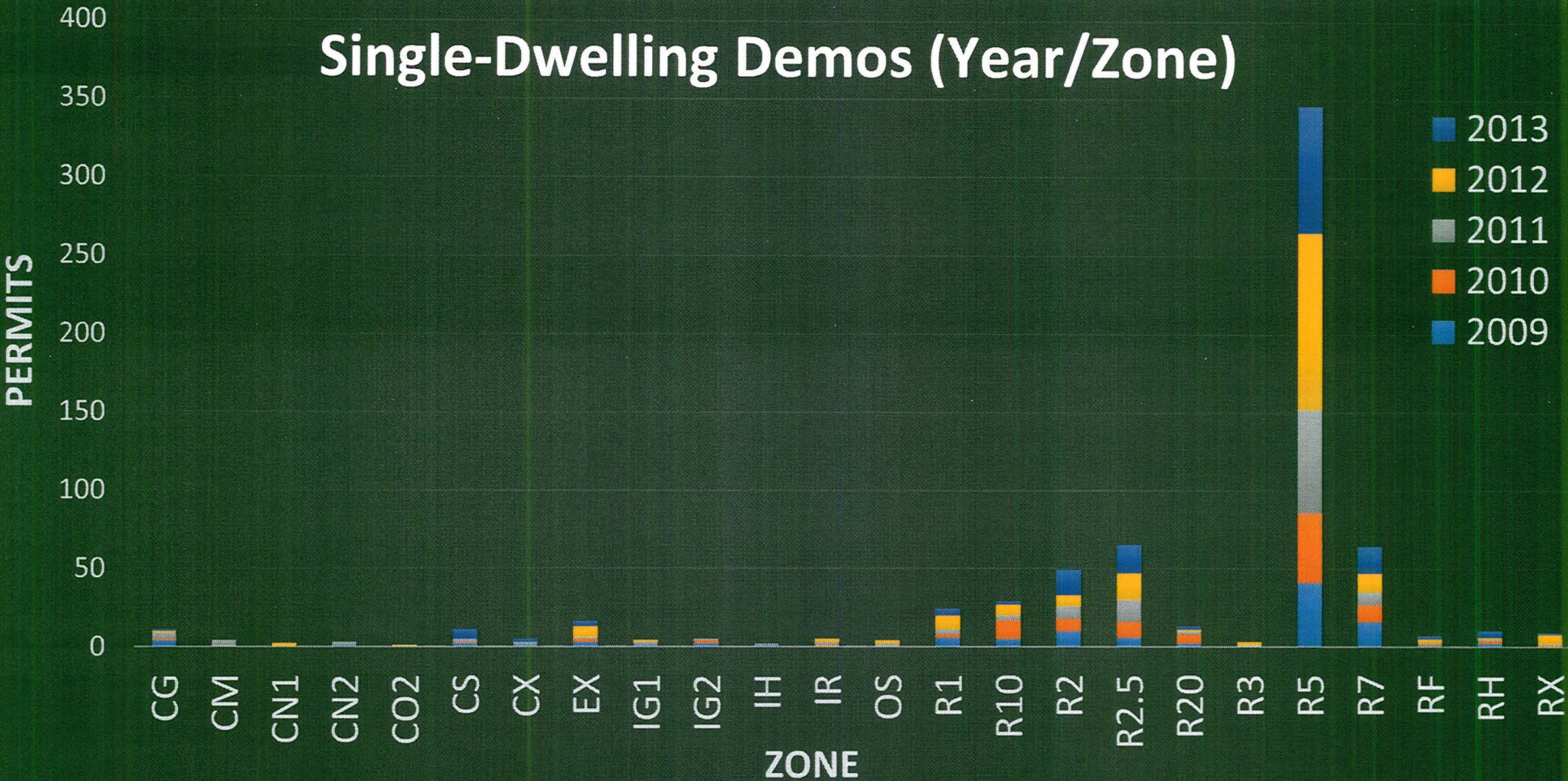


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City of Portland, Oregon  
Charlie Hales, Mayor - Susan Anderson, Director

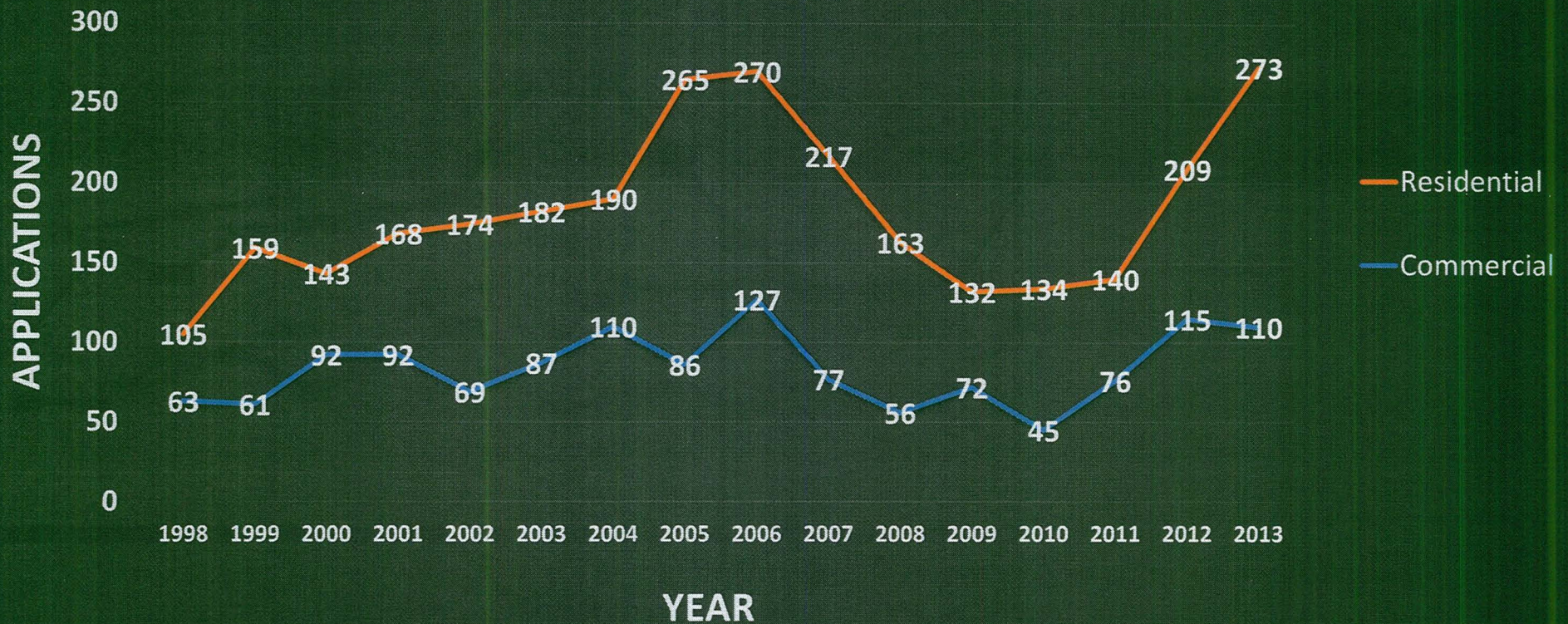
# Single-Dwelling Demos (Year/Zone)



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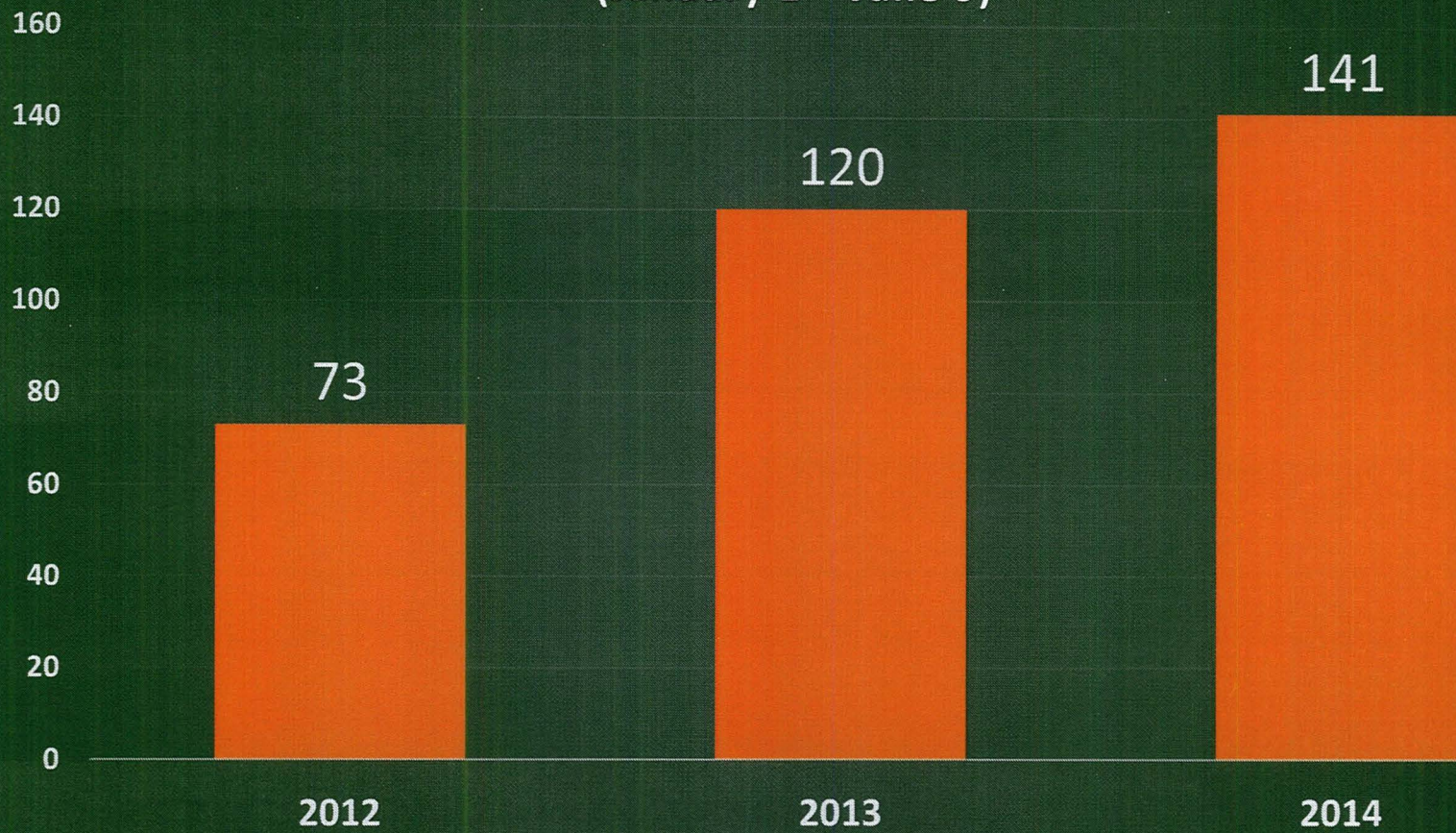
# Single-Dwelling Residential and Commercial Demolition Applications



Bureau of Planning and Sustainability  
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## Single-Dwelling Demolition Permit Applications (YTD) (January 1 – June 9)



Bureau of Planning and Sustainability  
Innovation. Collaboration. Practical Solutions.

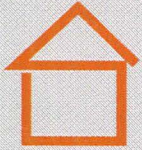




## 1996 - 2011

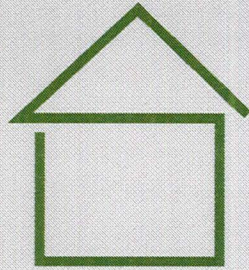
### Average Size of House

Demolished



1,119 SF

New



2,075 SF

2,500 SF National Average

### Average Year Built



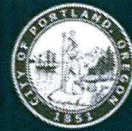
1927

### Year Built (Range)

| <i>Year Built</i> | <i># Demos</i> |
|-------------------|----------------|
| 1864 - 1911       | 429            |
| 1912 - 1937       | 658            |
| 1938 - 1964       | 698            |
| 1965 - 2011       | 51             |



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## Major Alterations/Remodels Not considered a demolition



Bureau of Planning and Sustainability  
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# Do Demolitions Equate to More Density?

## Development-Related Activities Associated with Demolition (2013)

|                                       | Demolitions | Percent       | Lots/Units Created (net) |
|---------------------------------------|-------------|---------------|--------------------------|
| Single Family House (1:1)             | 121         | 42.8%         | 0                        |
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| Multi-Dwelling, Commercial, or MXU    | 25          | 8.8%          | 407                      |
| Demo Only (No new development)        | 33          | 11.7%         | 0                        |
| <b>Total</b>                          | <b>283</b>  | <b>100.0%</b> | <b>553</b>               |



Bureau of Planning and Sustainability  
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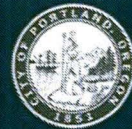


## Demolition

### Mechanical removal



Bureau of Planning and Sustainability  
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## Deconstruction

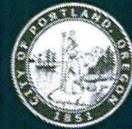
Deconstruction is an alternative to mechanized demolition. **Deconstruction is a systematic disassembly of a building in the opposite order it was constructed.** The work is done mostly by hand and the goal is to **salvage as many materials as possible for reuse.**

Tax deductions for materials donated to a non-profit

Results in more jobs, affordable quality building materials, community development and is more sustainable



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# Demolition Waste Generated (Single Dwelling)

Average Size



1,119 SF



Average Waste



115 lbs/SF



Number of Demos



X 300

300 Demos/Yr



19,303 Tons/Yr waste generated (demos)

453,370 total tons waste generated (all waste)

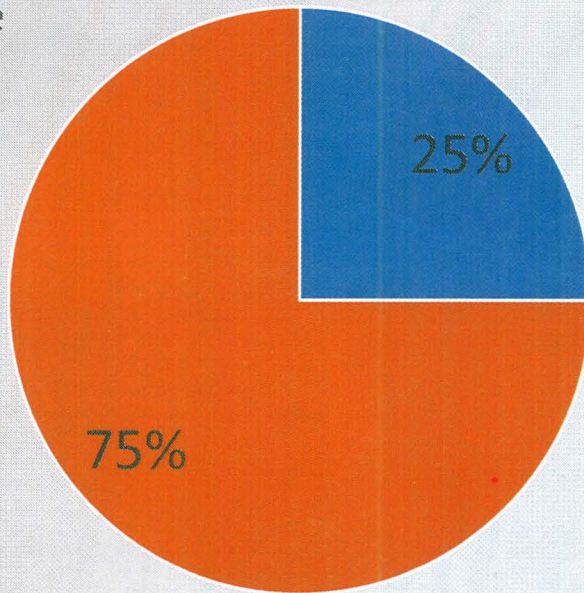


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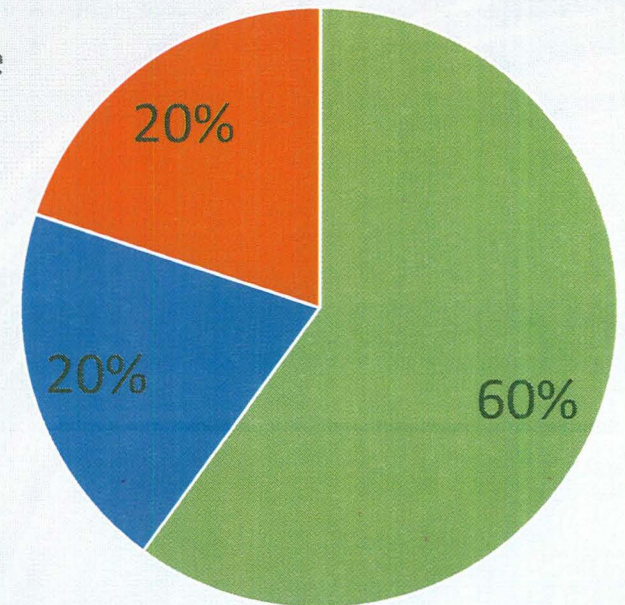
## Demolition

- Recycle
- Landfill



## Deconstruction

- Reuse
- Recycle
- Landfill



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# Deconstruction



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