

October 22, 2014

Planning and Sustainability Commission  
1900 SW 4<sup>th</sup> Avenue  
Portland, Oregon 97201-5380

RE: 2153 SW Main

I support the Mixed Use Dispersed designation on the office building where I have rented by office for the last twenty years. I love the neighborhood, the redwoods trees, the historic buildings, well-kept properties, and the proximity to Washington Park, downtown and Northwest Portland. The King Hill historic district is a rich mixture of residents and business in thoughtfully restored Victorian structures.

The change in designation will preserve a Victorian historic structure in the King's Hill Historic District at a significant corner of SW King and Main. The building was lawfully converted from its previous residential use to an office use in 1965 (almost fifty years ago) through a building permit. The building was irrevocable converted and now has no kitchen or other faculties required of a residential building. The structure cannot be converted back due to current building codes and property values. The structure would be torn down and replaced with a modern expensive house.

SW Main acts as a separation between the residential use to the south and the office uses to the north. The property is on the north side of SW Main Street. The area is stable and has had this land use configuration for almost fifty years (half a century). The office buildings have lawns and landscaping facing the houses. The offices are generally occupied during the day and week and the houses at night and weekend.

This rich mixture of uses creates a positive sense of place.

Sincerely,



Peter Finley Fry