

# Northwest District Association OPPOSES DEMOLITION

Application LU 14-210073 DM



# **PLEASE PRESERVE Ballow & Wright**

- **BDS Staff Report** recommends DENIAL
- **Portland Historic Landmarks Commission** recommends DENIAL
- **NWDA Board and Planning Committee** urge DENIAL
- Over 1,500 **Neighbors and Citizens** ask you to vote NO
- **Historic Preservationists** urge you to DENY DEMOLITION
- **National Trust for Historic Preservation** recommends DENIAL
- **Other Neighborhoods** recommend DENIAL

**IF APPROVED, A DANGEROUS PRECEDENT WILL BE SET.**

# Comprehensive Plan Goals are NOT SERVED by demolition

- BDS Staff Report contains a comprehensive analysis  
*Comp Plan Goals 2, 3, 4, 5, 7 and 12, and Northwest District Polices 1, 5, 7, 8, 10 and 11 are not met by demolition and redevelopment.*
- Historic Landmarks Commission letter concurs
- **Comp Plan Goals are BEST SERVED BY PRESERVATION**

**12.3** Historic Preservation Enhance the City's identity through the protection of Portland's significant historic resources. Preserve and reuse historic artifacts as part of Portland's fabric. Encourage development to sensitively incorporate preservation of historic structures and artifacts.

**Objective A:** Preserve and accentuate historic resources as part of an urban environment that is being reshaped by new development projects

## Dangerous Precedent

*If this demolition of a contributing historic resource is approved, it sets the stage for other owners to allow their contributing properties to fall into disrepair, request demolition and replace the resource.*

# **Problems with Demolition Application**

# False or Misleading Claims

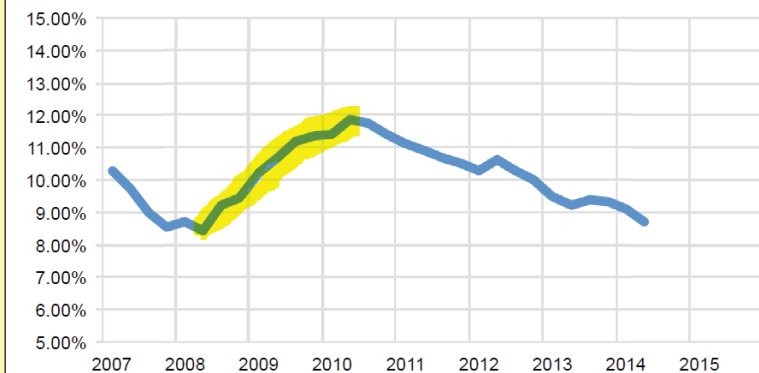
- Did not receive historic listing notice – **FALSE**
  - *documentation shows they did!*
- No opportunity to object – **FALSE**
  - *owner acknowledged to neighbors they did not object*

# Property is Marketable

- Trying to sell/lease during recent RECESSION
- Asking sale/lease PRICE WAS TOO HIGH for market
- VACANCIES INCREASING and RENTS DECREASING 2007-2012

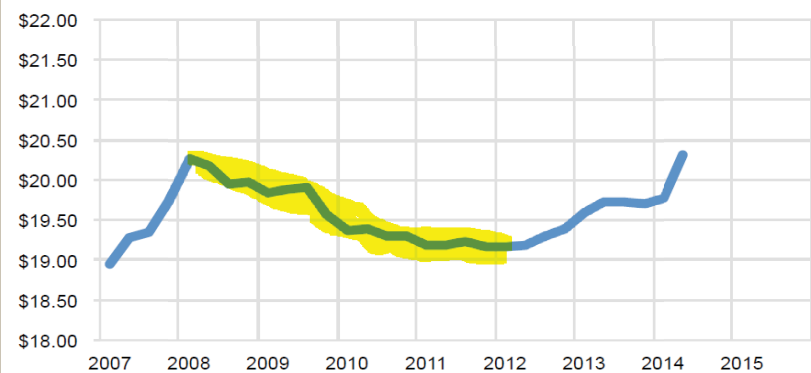
**Current Market has shifted – more lease/purchase options**

Figure 1: Portland Office Market **Vacancy Rate**, 2007-2014



Source: Kidder Mathews

Figure 2: Portland Office Market **Average Asking Rents**, 2007-2014



Source: Kidder Mathews

# Integrity review:

- Current owner's actions highlighted in **RED**

INTEGRITY LOST		
Item	Building Element	Status
1	Site	Altered; originally one interior lot; corner lot added
2	Building Orientation	Altered; reoriented from the street to the parking lot
3	Exterior Brick	Altered; Sandblasted
4	Exterior Mortar Altered	Repointed with Portland Cement
5	Exterior Ground Floor	Altered; Covered with cement and painted
6	Street Entry Door	Altered; replaced with commercial glass doors
7	Canopy on 18th Avenue	Removed
8	Ground Floor Street Windows	Altered; filled-in
9	Entry Sign	Removed
10	Windows	Altered replaced with modern fixed glazing.
11	Cornice	Removed
12	Parking Lot	Added
13	South Entry Created	modern monumental glass arched entry
14	Interior Floor plan	Altered; entirely reconfigured to offices
15	Reception	Created reception atrium at the south
16	Interior Walls	Replaced with gypsum board.
17	Interior Ceiling	Replaced with gypsum board or acoustic drop tile.
18	Elevator	Added
19	Stair Hall	Altered; enclosed



# More False or Misleading Claims

- Didn't remove historic features – **FALSE**
  - *building plans show owner removed most exterior historic features that are missing*
- Maintained building – **FALSE**
  - *building was last updated in 1979-1980*
- Building flanked by non-contributing resources – **MISLEADING**
  - *building is set among highest concentration of national historic landmark buildings in city*

# Zoning – RH with 2 Overlay Zones

- Proposed redevelopment is inconsistent with hierarchy of zoning requirements
  - More restrictive overlay requirements trump RH base zoning
- Overlays: Northwest District Plan and Alphabet Historic District
  - Proposed redevelopment does not comply with:
    - NW District Plan,
    - Historic District Community Design Guidelines and
    - Alphabet District Addendum

# More False or Misleading Claims

- Property not identified with historic trends – **FALSE**
  - *representative of several trends –e.g. early entrepreneurial investment, trolley car era, West End medical uses, women’s progressive era*
- Not affiliated with historically significant individuals/institutions – **FALSE**
  - *several: Ballou & Wright, Camp & DuPuy, Alma B. Youmans Spaulding, Arts & Crafts Society, Julia Hoffman Gallery*
- Low ceilings – **MISLEADING**
  - *drop ceilings can be removed and height restored, internal element*

# More False or Misleading Claims

- 5+ meetings with neighbors – **FALSE**
  - *Select neighbors only invited to 2 meetings*
- Development has been scaled back – **FALSE**
  - *proposed redevelopment grew larger and is currently at maximum allowed per RH base zone*

# The Merits of Preservation are **GREAT!**

*There are no merits to demolition that  
cannot be better met by preservation.*

# Inaccurate historic information

## The true story:

- Context is **HISTORIC DISTRICT**
- Nomination **DOES** support current building
- Streetcar Era Commercial **IS** significant design
- Information now available **STRENGTHENS** historic significance

### Historic Alphabet District Guideline 3:

*Hierarchy of Compatibility. Exterior alterations and additions will be designed to be compatible primarily with the original resource, secondarily with adjacent properties, and finally, if located within a historic or conservation district, with the rest of the District. Where practical, compatibility will be pursued on all three levels. New development will seek to incorporate design themes characteristic of similar buildings in the Historic Alphabet District.*



Abbott Hall and MacKenzie House,  
NW 20<sup>th</sup> Avenue and NW Hoyt Street

# Historic Resources are irreplaceable assets

- Preserve our heritage
- Beautify the City
- Enhance civic identity
- Promote economic vitality

# Ballou & Wright tells a story about Portland

- Successful early entrepreneurs, Ballou & Wright, own the property and develop it as an investment
- Designed and constructed by Camp & Dupuy, a firm behind many other notable buildings in Portland
- Ideally located within 2 blocks of two major streetcar lines during the height of early streetcar use in Portland
- Consistent with trend for medical uses in NW Portland, property opens as Women's Hospital in 1919
- Mrs. Alma B. Youmans Spaulding, a pioneering nurse educator, is the administer of this state-of-the-art Women's Hospital and other medical enterprises through 1935, when building is named for her after her death.
- Home to Arts & Crafts Society and first Julia Hoffman Gallery 1962-1979



# Ballou & Wright Story

## Oregon

Architects Sutton & Whitney, Lewis Building, Portland, are preparing plans for a warehouse to be built for the A. Meier Estate, at Front and Morrison Streets, to cost \$100,000. The structure will be four stories and 100x100 ft. in dimensions.

Architects Claussen & Claussen, Macleay Building, Portland, have been commissioned by the City Council to prepare plans for a permanent detention home for women at Troutdale. Two buildings will be erected, a frame administration building of 32x64 ft. dimension, two stories and basement; and a one-story building 24x74 ft. The two structures will cost \$18,000, and will be equipped with shower baths, modern plumbing and heating systems. The same architects are also preparing plans for remodeling the ground floor of the Macleay Building at Fourth and Washington Streets. New store fronts will be put in, and improvements costing \$5,000 made to the building.

Ballou & Wright, of Portland, will erect a hospital at Eighteenth and Irving Streets. The building will be 50x100 ft., two stories and basement, of brick, and will contain 26 rooms for patients, beside administration quarters. Architects Camp & DuPuy, of Portland, are preparing the plans.

### WOMEN'S HOSPITAL OPENS

#### NEW INSTITUTION TO HANDLE MATERNITY CASES.

Mrs. A. B. Y. Spaulding Equips Three-Story Building Owned by Ballou & Wright.

Announcement has just been made of the opening of the Women's Hospital of Portland, which accepts maternity cases only, at 144 Eighteenth street North, by Mrs. A. B. Y. Spaulding. The hospital has been established in a three-story brick building owned by Ballou & Wright which is modernly finished and equipped throughout.

A gas heating plant, indirect lighting system and an electric light call system to eliminate the noise of a bell system are some of the features of the new hospital. The building is particularly well lighted and ventilated and is finished in white throughout.

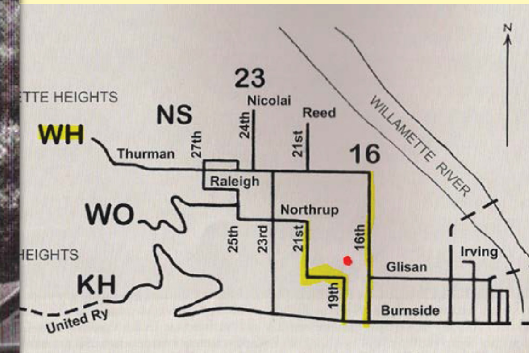
There are both private rooms and wards for patients, surgical and physicians' rooms, linen closets and other rooms, and quarters for the house nurses. There are special bathrooms for the babies and rooms where they may sleep in their metal baskets, which are attached to a wall rack. These baskets can also be attached to the

mothers' beds. The second and third floors of the hospital are duplicates.

Reception rooms, nurses' quarters, dining-room, kitchen, laundry room and the heating plant are on the first floor. Rooms for the patients are on the second and third floors.

The building is constructed of brick, the front being of terra cotta. Corridors from which all rooms are reached run the length of the building on all three floors.

Mrs. Spaulding has been in hospital work for the last 18 years. She organized and acted as superintendent of the Multnomah County Hospital for eight years, and has held several other hospital



### Two Arts Groups Merge



ARCHITECT'S RENDERING of proposed new headquarters for the Allied Arts and Metal Guild and the Arts and Crafts Society. The two non-profit organizations have joined forces to provide an extended program of arts and crafts instruction.



### AVAILABLE NOW! SPACIOUS 3-STORY BLDG AND 2 CORNER LOTS

Excellent Northwest District Location  
616 NW 18th at HOYT  
Home of Portland Osteopathic Hospital  
SOON TO BE VACATED

Offices, small industry, commercial purposes, possible rest home. 50x100 ft. 2 corner lots, each 50x100. Room for office or expansion.

Block masonry, 12,000 sq. ft. 48 rooms, elevator, adequate fire apparatus hot water oil heating, kitchen, dining facilities.

AVAILABLE SOON!—On completion of new Osteopathic hospital.

Information call—CA 8-1109—CA 8-1477

# Restoration is Attainable!

- Problem is DEFERRED MAINTENANCE  
*Last remodeled in 1980*
- Historic Features can be EASILY RESTORED
- Streetcar era buildings reflect like style in neighborhood



# Preservation – keeping neighborhood fabric whole

- Even ordinary buildings should be saved
  - Review within context of contribution to neighborhood



## Why Demolition Review

***It is not the national register of beautiful places it is the national register of historical places***

Ian Johnson,  
State Historic Preservation Office, Oregon

# Support NW Portland District Livability & Character

- The Northwest District is known for its unique local character and attractiveness because of historic buildings
  - Over 100 Years of shared history – 1879's to 2014
- Demolition will leave a hole in the fabric of our local community



Trenkman Houses, Historic registry:78002323 , 1879-1899  
Across Hoyt street directly south of Ballow and Wright building



# Neighborhood Character: Irving Street

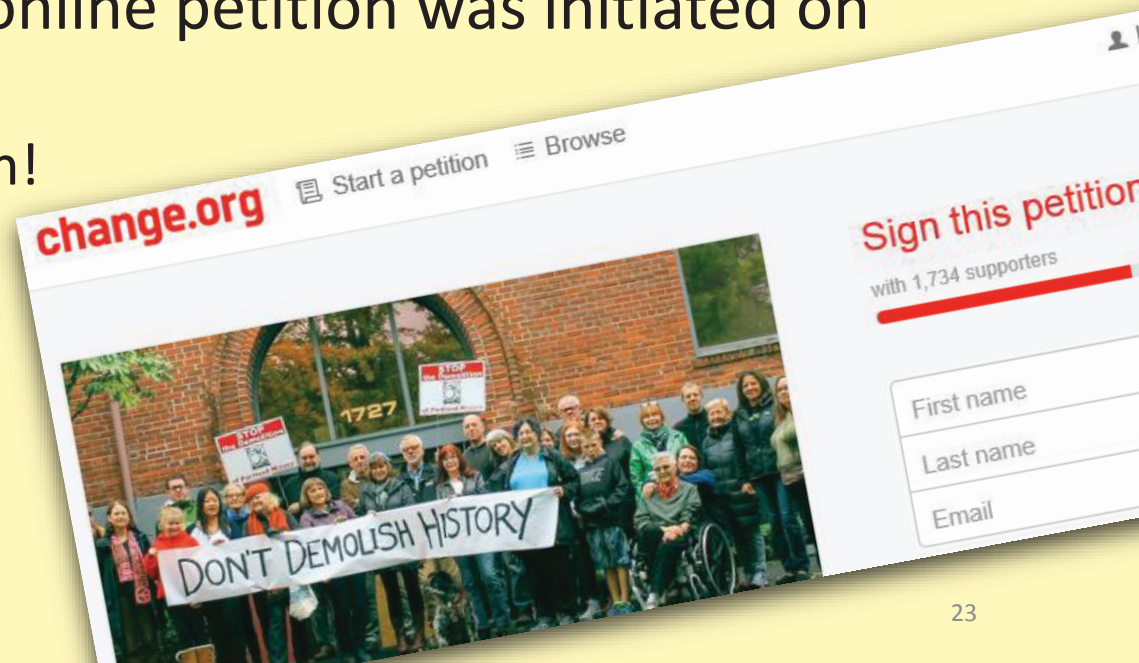
- Portland's only brick brownstones
  - Popular for film and photo shots in Portland
- Supporting Queen Anne style homes



Campbell Townhouses: 1893, NHR: 80003360  
Directly north of proposed development on 18th

# Immediate Neighbors Approached NWDA

- In October 2013, a Position Statement Opposing Demolition is presented to NWDA
  - 50 signatures representing 35 addresses gathered in one week
- On November 9, 2014, an online petition was initiated on Change.org
  - +1,500 signers in one month!



# “Neighborhood Character” of investment and restoration

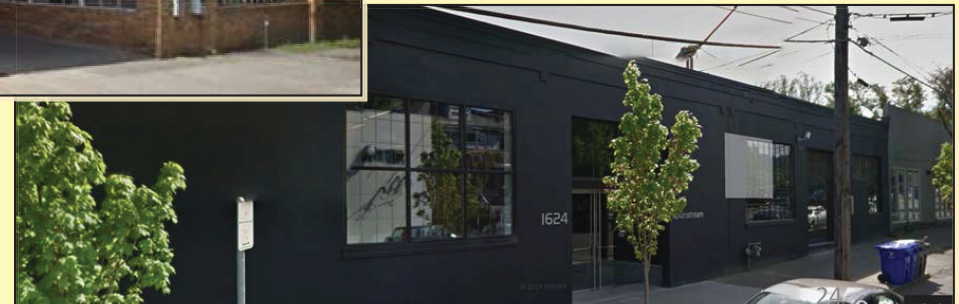
- Examples of ongoing restoration activities in immediate neighborhood

New Furniture Store Coming Soon  
710 NW 17th Ave.



C&G Garage  
(to become Active-space-like offices)  
1798 NW Irving St.

Downstream  
1624 NW Johnson St.





# Redevelopment has negative impact

## Urban Pattern

The Eastern Edge shares the pattern of fine-grain, partial block development that is characteristic of much of the Northwest District. Detached and attached houses are located on narrow lots with shallow, landscaped setbacks. Apartment buildings occupy no more than 100 feet of street frontage, with most front facades divided into building volumes no wider than 50 feet. Industrial structures, too, are of relatively small scale, partially due to this area's pattern of 200-foot by 200-foot blocks (an extension of downtown Portland's historic block structure). Industrial structures here are frequently only a quarter-block in size, with half-block buildings more common in northern portions of the area.

Most industrial buildings contribute to an urban streetscape, with buildings close to sidewalks, although this pattern is interrupted more frequently in northern portions of the area, where vehicle parking sometimes occupies setback areas. A dominant element of the built environment in the Eastern Edge is the presence of the I-405 freeway along its eastern boundary. South of NW Johnson Street, the freeway is located within a large, below-grade cut. North of this street, the freeway is raised above grade, looming as much as 95 feet above street level.



- Eastern Edge urban design is “fine grain, partial lot development”
- Adjacent and nearby contributing sites are being restored
- Streetscape and pedestrian experience would suffer
- At least 2 published historic walking tours feature this area

page C-20 of the Adopted Northwest District Plan  
Ballow & Wright building featured in the lower left pic of report

# Density Goals Easily Met with Preservation

Comp Plan Update notes changes since 1980

- Portland has a zoned capacity of 100,000 units more than will be needed to meet demand by anticipated new households by 2035
- Conway Master Plan includes development of 2,500 new housing units



CON-WAY MASTER PLAN

# Affordable Housing Needs

- Applicant will possibly apply for City tax exemption program and offer 20% of units at rents affordable to persons at 80% of Area Median Income (AMI).
- The private market already provides sufficient units affordable to persons at 80% AMI
- City's program (MULTE) is mostly granted to apartment projects that provide units to persons at or below 60% AMI
- Offering to provide affordable housing for only ten years through a tax break is not much of a public benefit.

# Neighbors Chime In



# Lewis Mills House 1916 restoration



Before



After

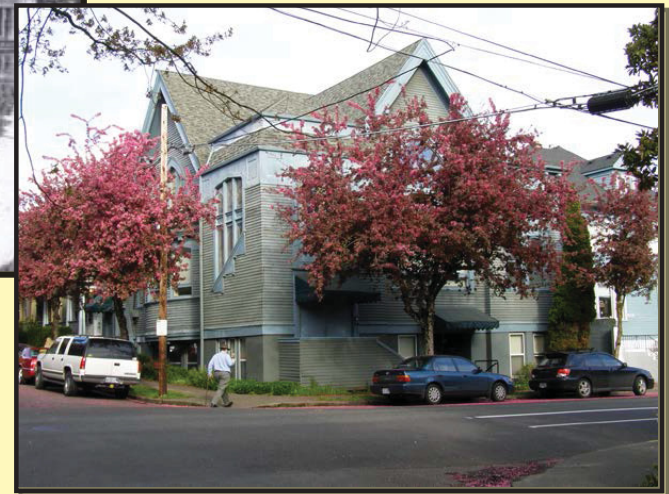
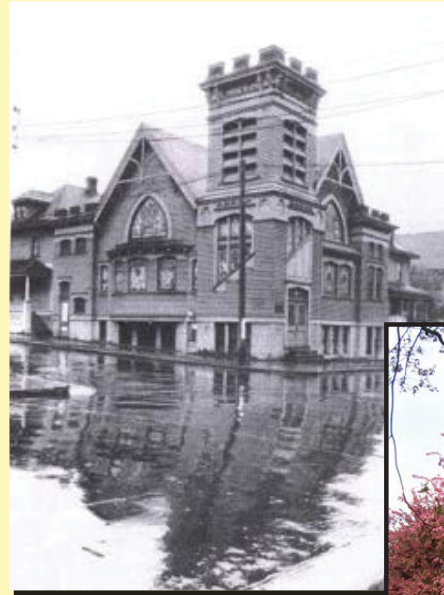
# Johnson Queen Ann Quad

- Commitment to neighborhood – bought rough and rebuilt to code
  - Personal investment by owner – for owner occupied investment property
- Followed renovation rules but now overshadowed by “development”



# Norwegian Methodist Church Apartments

- Original Character maintained as transitioned into Multi Family Housing
- Future Value Concern
  - Irreplaceable structure elements
- Affordable housing with long term commitments



# 1717 NW Hoyt

- Complements the historic district
- Chosen for the neighborhood feel





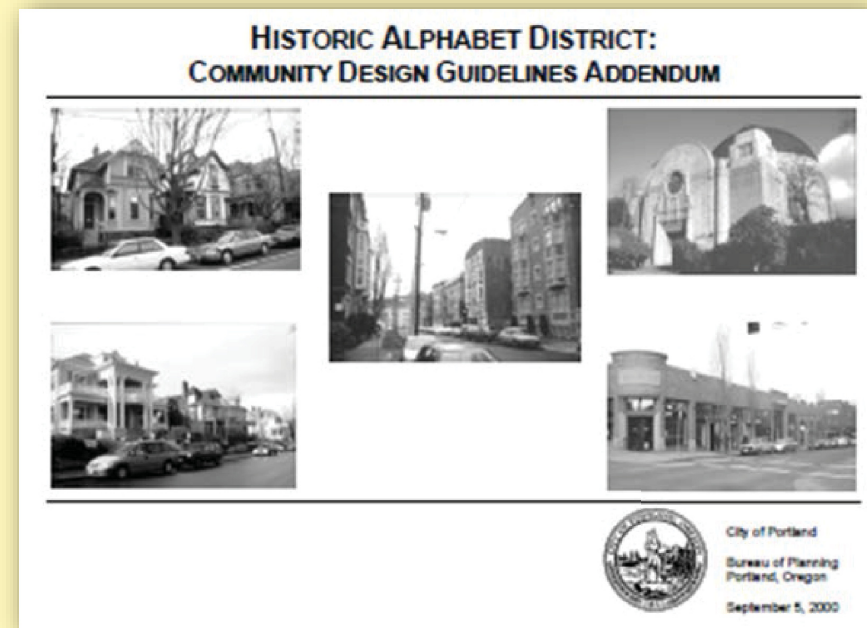
# Approving Demolition Sets a Precedent

- While legally decisions are made case-by-case, prior decisions are always referenced and inform future action
- Demolition of a contributing property in a historic district should not be allowed
- It is not good public policy to reward owners who allowed a historic property to decline



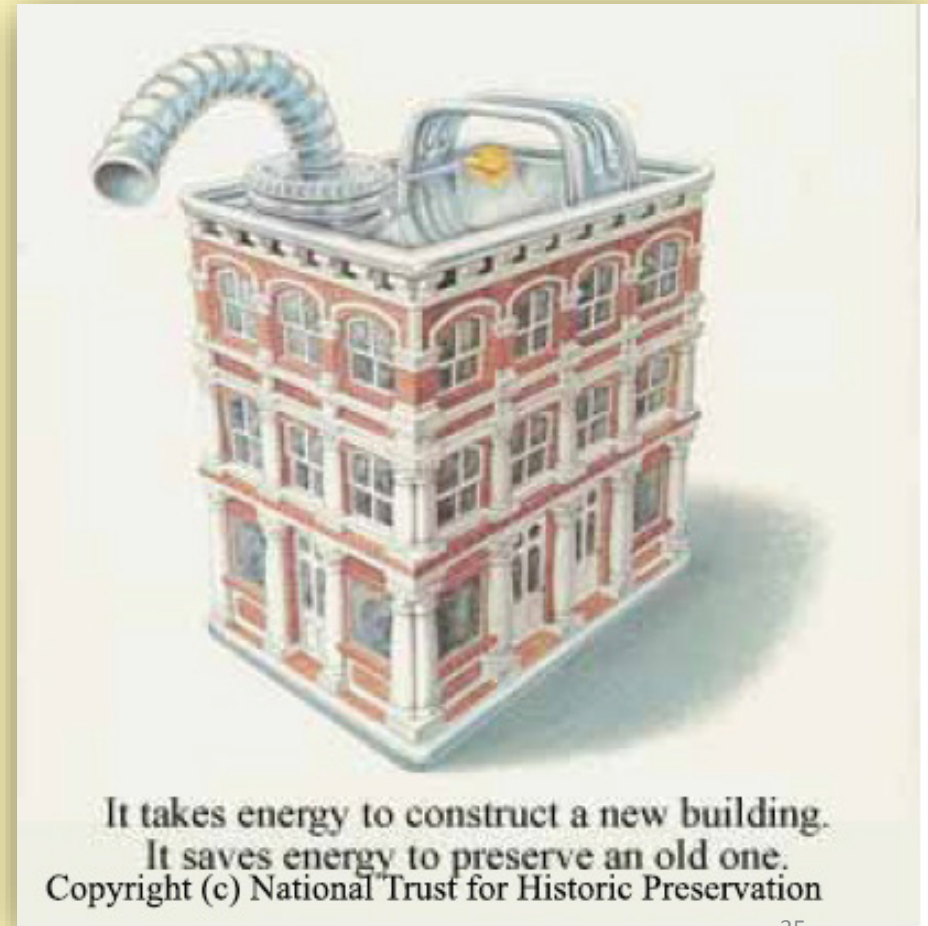
# Demolition Undermines Historic District

- Hard work went into forming the historic district
- Ordinance #174327 passed by City Council on 4/28/2000 to establish Historic Alphabet District
- NWDA and concerned residents worked for over a decade to establish the district and preserve a slice of history
- Interim design guidelines were approved to guide infill development – proposed redevelopment is not consistent with these



# Preservation is the Sustainable Way Forward

- Demolition is environmentally irresponsible where avoidable
- Demolition results in loss of embodied energy
- Preservation and adaptive re-use is much preferred over demolition per City policy
- Demolition would result in a significant amount of construction waste.



# Please Save Ballow & Wright Building

1727 NW Hoyt Street  
Portland OR



Historic Ballow & Wright Building 1727 NW Hoyt Street, Portland Oregon

NEWTRADITIONALARCHITECTURE  
11-07-14 1 of 6