

Multnomah County Official Records
E Murray, Deputy Clerk

2021-148840



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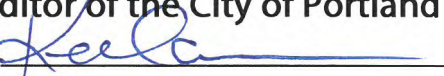
10/05/2021 11:15:06 AM

ORDER-ORDER
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CITY OF PORTLAND
Office of the City Auditor
1221 SW Fourth Avenue, Room 130
Portland, OR 97204

I hereby certify this Land Use Document No. LU 21-029602 DM AD – Order of Council to be a complete and exact copy of the original as the same appears on file and of record in my office and in my care and custody on October 1, 2021.

Mary Hull Caballero
Auditor of the City of Portland
By 
Deputy

Return to City Auditor
131/130/Auditor's Office

LU 21-029602 DM AD – Consider proposal of 340 NW Glisan for Demolition Review and Adjustment Review approval, and Bureau of Development staff recommendation for denial, for a contributing building, the Old Blanchet House at 340 NW Glisan Street in the New Chinatown / Japantown National Register Historic District

Applicant/Owner: 340 NW Glisan LLC
310 NW Glisan St
Portland, OR 97209

Scott Kerman, Blanchet House Of Hospitality
310 NW Glisan St
Portland, OR 97029

Owner's Representative Gary Golla, Sera Architects
338 NW 5th Ave
Portland, OR 97029

Site Address: 340 NW Glisan St

Legal Description: BLOCK 25 W 1/2 OF LOT 7, COUCHS ADD

Zoning: CXd – Central Commercial with a Design overlay

Case Type: DM – Demolition Review; AD – Adjustment Review

Procedure: Type IV

Proposal

The Applicant, 340 NW Glisan LLC, which is wholly owned by Blanchet House of Hospitality ("Blanchet House"), seeks approval to demolish the vacant Blanchet House, a Contributing Resource in the New Chinatown/Japantown National Register Historic District. The Blanchet House operation previously relocated to a new building at 310 NW Glisan and the subject property has been vacant for the past 9 years.

Additionally, the Applicant seeks an Adjustment from PCC 33.445.330.A.2.c which provides that a demolition permit cannot be issued until a permit for a new building on the site has been issued that replaces the historic resource if demolition is approved. The Applicant requests to secure the demolition permit prior to submitting a building permit for any new development on the site.

Type IV Demolition Review is required in order to obtain approval for demolition of contributing resources in historic districts. The Type II Adjustment Review is required to issue the demolition permit before any new building permit for redevelopment of the site. Both Reviews will be processed at the same time as part of the Type IV Demolition Review process.

Relevant Approval Criteria

In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- 33.846.070 Demolition Review
 - 33.846.080.C.1. *Denial of a demolition permit would effectively deprive the owner of all reasonable economic use of the site*
- 33.805 Adjustment Review
 - Adjust 33.445.330.A.2.c which requires a new building permit to issue before the demolition permit can be issued.

Procedural History

- A City Council Hearing was held on June 30, 2021. At that time the record was closed and a return hearing was scheduled for July 22, 2021.
- At the July 22, 2021 City Council Hearing, the written record was re-opened through July 27, 2021 at 5 PM to allow comment on a motion for a Condition of Approval.
- A continued City Council Hearing was scheduled for July 28, 2021 at 10:15 PM.
- The continued City Council Hearing was held on July 28, 2021 and Council tentatively voted 5:0 to approve the Demolition and Adjustment Review with a condition of

approval. The Council continued the matter to August 18, 2021 at 9:45 am time certain for a final vote.

- Council took a final vote to approve the Demolition and Adjustment on August 18, 2021 at 9:45 AM and approved the findings.

Decision

Based on evidence in the record and adoption of the Council's Findings and Decision in Case File LU 21-029602 DM AD and by this reference made a part of this Order, it is the decision of the City Council to approve the Demolition Review for 340 NW Glisan Street, the old Blanchet House and approve the Adjustment Review to issue the demolition permit prior to building permit approval at 340 NW Glisan Street.

Approval per Exhibit C.1 and subject to the following Conditions of Approval:

- A. As part of the building permit application submittal, the following development-related conditions (B through C) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 19-145295 DZ". All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. At the time of building permit submittal, a signed Certificate of Compliance form (<https://www.portlandoregon.gov/bds/article/623658>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.
- C. The Demolition Review and Adjustment Review are approved subject to the following conditions:
 1. Prior to issuance of the demolition permit:
 - (a) The property owner will request formation of a stakeholder committee with the following representative members: 1) Executive Director of Japanese-American Museum of Oregon or board member of Japanese-American Museum of Oregon; 2) A representative from the Japanese American community as selected by the Japanese-American Museum of Oregon; 3) a member of the Old Town Community Association as selected by its board; 4) a historian/architect with knowledge of the District and its history; 5) Executive Director of Blanchet House or a member of the

Blanchet House board; and 6) a representative of the Harrington Health Clinic. The property owner will consult with Historic Review Staff at the Bureau of Development Services to invite the historian/architect. If Blanchet House no longer owns the property, representative members 5 through 6 will be selected by the property owner.

- (b) The property owner shall invite participation in the stakeholder committee in writing to each member identified above by certified mail. The written invitation shall include a request for an initial meeting within 30 days of the final effective date of this Decision and the stakeholder committee shall hold a meeting within 45 days of the final effective date of this Decision. The meeting can be held through remote access. The stakeholder committee can meet more than once for this purpose.
 - (c) The stakeholder committee shall document the structure through such methods as documentary, physical or pictorial evidence and advise the property owner on the retention of historical physical elements prior to issuance of the demolition permit. In no case, will this requirement be interpreted to restrict or prohibit demolition of the building.
 - (d) The committee shall complete, and the property owner shall share the findings with the Historic Review staff at the Bureau of Development Services, no later than 60 days after the initial meeting date.
- 2. Historic Resource Review will be required for any new development of the site.
 - 3. No later than 120 days after the initial stakeholder meeting, the stakeholder committee must review and summarize the known written and oral history of the people who used the site from its construction around 1905 to present, and its relationship to the New Chinatown-Japantown Historic District. The committee shall submit recommendations to the Blanchet House and its partners on feasible and meaningful ways to reflect, revive, and honor that human history in the uses within the new building. Committee recommendations must include meaningful, substantive efforts to convey Japanese cultural heritage. Interpretative signage alone shall not be deemed adequate.
 - 4. Blanchet House and any subsequent owner must use reasonable efforts to incorporate these use recommendations into the future redevelopment. In no

case, will this requirement be interpreted to restrict or prohibit demolition of the building.

IT IS SO ORDERED:

8/23/2021

Date

Ted Wheeler Digitally signed by Ted
Wheeler
Date: 2021.08.23
08:52:44 -07'00'

Mayor Ted Wheeler

Presiding Officer at Hearing of

August 18, 2021

9:30 a.m. Session