

BEFORE THE PLANNING COMMISSION  
FOR MULTNOMAH COUNTY, OREGON

**RESOLUTION NO. T4-2012-2176**

Recommend to the Board of Commissioners the approval of an application for the demolition of a garage on the National Register of Historic Places associated with the historic Springdale School, located at 32405 E. Historic Columbia River Highway.

**The Planning Commission Finds:**

- a. The Planning Commission is authorized by Multnomah County Code Chapter subsection 35.0520 to recommend to the Board of County Commissioners an action relating to the demolition or preservation of a historical building as defined in MCC 35.0005 Historical Building.
- b. In order for the Planning Commission to recommend demolition of the historic garage under MCC 35.0520(C)(5)(b) as the applicant has requested, the commission must make a finding that the building cannot be preserved because practical preservation measures are inadequate or unavailable.
- c. The Planning Commission finds the applicant presented substantial testimony that:
  1. The garage is only a contributing resource to the overall historical significance of the Springdale School site and that the primary resource on site is the school building itself.
  2. The garage structure could not be moved to another location due to its unreinforced internal structure, dilapidated condition and degrading structural clay tile make up. Any attempt to relocate the structure would cause its collapse.
  3. The cost associated with rehabilitating the structure to a state that it could be occupied exceeds the structure's value as well as the school district's means and such rehabilitation would remove any remaining historically significant architectural elements and constitute a new building.
- d. Based on the above facts, the Planning Commission finds that practical preservation measures are inadequate and unavailable.
- e. The Planning Commission finds that under MCC 35.0520(C)(5)(c), the Comprehensive Plan Policies support demolition of the garage structure because:
  1. Previous modifications and enhancements to the structure, such as a roof replacement, window replacement and door replacement, have eroded the

original architectural features such that it no longer maintains the structural historical nature that the comprehensive plan seeks to preserve.

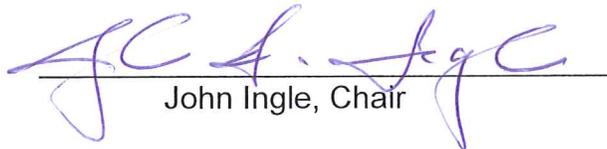
2. The State Historic Preservation Office (SHPO) has issued a letter with a Finding of Effect that removal of the garage structure will have "no adverse impact" on the overall significance of the historical Springdale School site or primary school building.
3. SHPO noted that removal of the garage structure will enhance the primary significant historic resource, the school, by removing a physical barrier to the view of the school from the east and provide more opportunity to utilize the site for new uses.

**The Planning Commission Resolves:**

That this motion to approve demolition of the historic garage, supported by the findings in the staff report (Attached as Exhibit A), and in association with the plans and narrative statements from the case file attached in that staff report, is hereby recommended for adoption by the Board of County Commissioners.

ADOPTED this 7th day of May, 2012.

PLANNING COMMISSION  
FOR MULTNOMAH COUNTY, OREGON

  
John Ingle, Chair