Sabin LUTC Minutes

September 12, 2016

8:30 pm

Mt. Bachelor Room

LUTC Attendees:

*Rachel Lee*

*Asher Atkinson*

*Kirke Wolfe*

*Don Rouzie*

Guests:

*Kendal Hansen, Lovett Deconstruction*

*Clay Veka*

*Pam Kahl*

*Maria*

*Adrianne Cohen*

*Claire Bellinger*

*Shayan Rohani*

1. June minutes. Rachel moved to approve; Asher seconded. Approved unanimously.
2. Deconstruction, with special guest Kendal Hansen of Lovett Deconstruction.

Lovett Deconstruction does both whole-house deconstructions, and partial deconstructions (e.g., for a whole-house gut remodel, or for a new kitchen, bathroom, etc). Deconstruction typically costs about 2/3 more than other demolitions. There are currently 9 companies certified to do deconstruction in Portland. Last year, approximately 30 houses in the city were deconstructed. Under the new ordinance, it’s estimated that about 150 to 180 houses will be required to be deconstructed next year. Workers at Lovett Deconstruction wear protective gear when deconstructing portions of the structure containing lead or asbestos, so moving from a bulldozer to deconstruction does not mean a policy of simply substituting hazardous materials exposure for the workers in place of the neighbors. Due to the inability to reuse wood painted with lead paint, Kendal estimated that Lovett Deconstruction is able to reuse only about 55 to 65 percent of the typical house.

1. Demolition Notice: 4633 NE 18th Avenue.

This is a very small 1907 house, which the current owners intend to demolish and rebuild as their dream house. The LUTC does not intend to request a demolition delay.

1. Historic Review: 3121 NE 12th Avenue.

This notice was received this afternoon and added to the agenda. The LUTC has no concerns about the new railings and front steps. The notice is inaccurate in stating that the proposed replacement garage will be in the same location. The drawings show that although it is not moving any farther into the side setback, the existing garage does not currently intrude into the rear setback. The LUTC is concerned about moving the new garage into the rear setback so that it will be only 18 inches from the property line. Setbacks are meant to protect light, air, and fire-fighting access, among other purposes. Rachel will write a comment letter that: (1) expresses the LUTC’s support of the railings and new stairs; and (2) expresses the LUTC’s concern as to the rear setback, but not the existing side setback.