

RESOLUTION NO. 738-R

A RESOLUTION ADOPTING FINDINGS OF FACT RELATED TO EDGEFIELD MANOR AND ASSOCIATED STRUCTURES

WHEREAS, Edgefield Manor and the associated structures have been identified as "1C" in the Comprehensive Plan Inventory, and

WHEREAS, The Planning Commission held a public hearing and received testimony on March 15, 1989, and

WHEREAS, The Planning Commission identified and analyzed conflicting uses as required by Goal 5, and

WHEREAS, The Planning Commission adopted the following findings of fact as part of its recommendation to City Council, and

WHEREAS, The City Council held a public hearing and received testimony on April 11, 1989

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THAT:

The following be adopted as Findings of Fact:

1. The 9.8 acre Edgefield Manor site is historically significant as the largest example in Oregon of a locally sponsored social welfare institution that operated during the first decades of the twentieth century.
2. The Manor building and power station are architecturally significant as rare East Multnomah County examples of the Colonial Revival Style.
3. Without the Manor building, the historical significance of the Edgefield Manor site is significantly diminished.
4. Although the Manor is structurally sound, it is in a deteriorating condition that will accelerate if not corrected soon.
5. The cost of basic renovation to bring Edgefield Manor back to a condition allowing occupancy is in excess of \$4.2 million. Renovation costs can be expected to exceed this amount if modification of the interior is required to adapt the facility to a new use.

6. While not in strict compliance with current building codes, the major areas of non-compliance relate to fire and life safety exiting requirements of the Code.
7. Section 104(f) of the Uniform Building Code specifies the circumstances under which repairs, alterations and additions necessary for the preservation or rehabilitation of a building designated as having special historical or architectural significance may be allowed without conformance to all the requirements of the Code.
8. Demolition costs for the Manor are estimated to be approximately \$220,000, including asbestos removal.
9. The Manor building does not lend itself to adaptation for reuse without major interior renovation.
10. The most feasible use of the Manor site is light industrial development, which is in line with the "Multnomah County Farm Land Use" study by ECO Northwest and Comprehensive Plan and zoning designations of the City of Troutdale.
11. The Multnomah County Corrections Facility poses a significant constraint to marketability and reuse of the Manor site, even for industrial development.
12. The large supply of vacant, buildable industrially-zoned land in East Multnomah County constrains the marketability of the site in the near future.
13. The site's access to Interstate 84 (I-84) and its marketability may be enhanced at some time in the future if the proposed expressway connecting I-84 and the Mt. Hood Highway (US 26) is constructed with a grade-level interchange at Halsey Street.
14. The Manor site, as well as the 83.5 acre tract, is not located in an area of identified environmental sensitivity. The property is planned and zoned for urban use, i.e. light industrial. Development of the intended uses will be controlled by existing City codes which regulate impacts for site and nearby properties. Construction activity, whether for new construction or for renovation/restoration work, may result in temporary or short term air and water pollution impacts.
15. The Manor building is uninsulated and operationally energy inefficient, utilizing a radiant hot water system. To maintain minimum temperatures of 55 degrees to 60 degrees to help stabilize deterioration will cost approximately \$48,000 per year.


16. The building is an "attractive nuisance".

ADOPTED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THIS
11TH DAY OF APRIL, 1989.

YEAS 5

NAYS 0

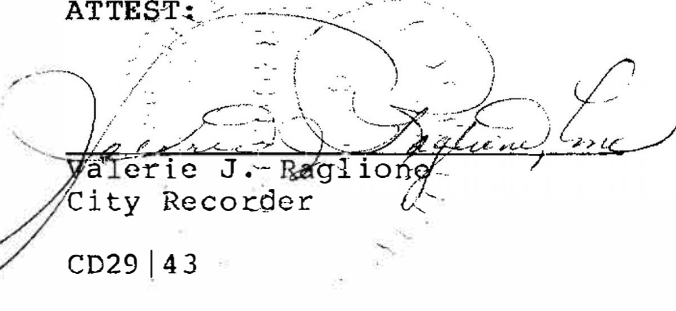
ABSTAINED 0



Sam K. Cox, Mayor

Date Signed: 4/12/89

ATTEST:



Valerie J. Raglione
City Recorder

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