



THE DEKUM CHARLES



WOODLAWN TRIANGLE HISTORIC HOME RENOVATION

6817 NE 7th Ave
Portland, OR 97211

**Aging 1890 Single Family Home
Transformed Into Four Multi-Unit Residential Flats**

Our Objective:

To provide unique, affordable housing options in Portland's most desirable, close-in, urban, walkable, bikeable, high-quality-transit-served, and amenity-filled neighborhoods.

How? Through renovation, not razing.



Woodsong Property Renovation Partners, LLC is committed to utilizing existing structures -- retaining their unique, exceptional, and/or historic qualities, while simultaneously creating additional square footage by raising the structure with the latest technology in building lifting, allowing for the provision of green, market-rate affordable housing.

Reconstructions, rather than demolitions.

Perhaps you've noticed this trend in our close-in neighborhoods? An aging and/or distressed home is purchased and promptly demolished, and a \$600,000+ single family home is built in its place, often pricing the average home buyer out of the neighborhood(s) they are most interested in living in, or out of the market completely.

What if, instead of turning out just one new single-family home that only an upper-income household could afford, multiple housing products were offered back to the market?

What if, instead of demolishing the existing structure, a responsible and green rehabilitation was implemented, resulting in the following:

- Stacked flats, including an English basement apartment in the newly reconstructed foundation and basement...
- with a mix of 2- and 3-bedroom units that will appeal to families, groups of singles, couples, and others seeking more than 1-bedroom apartment,
- in a building that reads from the outside like a single-family home,
- including off-street, secure and covered bicycle parking provided to meet the demands of today's market, and
- a water-wise, permaculture-inspired, low maintenance, beautiful and forgiving landscape design.
- Finally, each unit will be built to meet the latest in building standards, including green, energy-efficient construction, strong design, and with the entire structure updated/constructed to meet today's building, earthquake, electrical, plumbing, fire, and safety codes.
- **All this while preserving an historic 1890 Queen Anne vernacular home that adds to the character of the desirable Woodlawn neighborhood.**

The Property:

6817 NE 7th Ave was a distressed property when we purchased it, unoccupied and in need of significant rehab. The three-story home, 1,756 square feet according to tax records (though this didn't reflect the third floor attic), is located on a sizable 5,000



square foot lot fronting on the Dekum Triangle neighborhood center, an area currently seeing a renaissance within the Woodlawn neighborhood.

The former owner had been attempting to turn the property into three residential units, but was unable to complete the work due to financial challenges. Woodsong Property Renovation Partners, LLC closed the purchase of the property in January, 2015. Design, engineering, and permitting work extended through the end of 2012, and the project has been under construction since January of 2016.

The Neighborhood:

Dekum Triangle is currently blossoming as the walkable center of the Woodlawn neighborhood, with many new homes and commercial buildings under construction or recently completed. The award-winning Breakside Brewery, the Oregon Public House (the nation's first not-for-profit pub), the second retail location of the nation's first cider-only pub, Bushwhacker Cider, the Firehouse restaurant, Woodlawn Coffee & Pastry, and Good Neighbor Pizzeria are currently all located within a two-minute walk around Dekum Triangle. A short walk or bike ride further up Dekum Street are P's and Q's Market, Tamale Boy, Bassotto Gelateria Café, and the Hi Wheel Wine & Mead Co.

Three TriMet frequent service bus lines (6, 8, and 75) are within a quick walk of the property, each one connecting it with one of three separate light rail stations that together provide access to all of the Portland region's light rail lines.

The property is also within a few blocks of the famed Vancouver/Williams bicycle street couplet, which provide easy, high-quality bicycle access to/from downtown and other points south; good bicycle network facilities also provide multiple low-stress connections in other directions.

The Challenge:

The property is zoned CM, which means that, in theory, the structure could be demolished and replaced by a new mixed use building up to 45 feet in height, with as many residential units as would fit above ground floor retail.

We believe this option, however, doesn't pay enough respect to the existing structure. Under the demolition scenario, the entire existing structure would wind up in a landfill, unless some efforts were made to reclaim some small percentage of its materials for re-use.

The embodied energy of the initial construction of this house has already been amortized fully over its current 125-year lifespan. Many of the old growth timbers used for its frame are of a size and quality that are rarely (if ever) found in the construction of new homes today. It was constructed entirely with hand-made square iron nails, produced in the late 19th century by local blacksmiths and sailors who heated square iron rods in a forge, then hammered all four sides of the softened end to form a point; the pointed nail rod was then reheated and cut off. The character of its architecture has been a contributing factor in the character of the surrounding area for over a century, a type of character not likely to be reproduced given today's construction styles.



Our Proposal:

Create, from the existing framework of an 1890 Queen Anne vernacular-style structure: four unique, variably priced, independent flats; while retaining and preserving the historic elements, including: the front porch, attic dormers, intricate exterior woodworking, and other period details that add to the building's status as a contributing property in the Woodlawn Historic Conservation District.

To achieve this objective, Woodsong Property Renovation Partners, LLC, is working with experienced Portland general contractor Terry Long of 2nd Story Plus construction. Through the use of their proprietary and patent-pending JackStilts system, we have lifted the existing home up off of its foundation, performing a Green Rehab on the original structure, excavating a new basement and pouring a new foundation.

A new English basement residential unit has thus been created, with some of the additional newly created basement space available for storage & utilities. The remainder of the yard will be landscaped with urban forest garden-inspired, greywater-irrigated permaculture, and other features designed to contribute to a shared community space for residents:

- **Unit 1** will be a 2BR/1BA ~1,050 sq ft basement-elevation unit, opening on to two new sunken patios, one in the front facing east, and one in the side yard facing south.
- **Unit 2**, on the first floor fully above ground, will be a 2BR/1.5 BA ~1,050 sq ft unit, opening on to the internal front entryway from the front porch.
- **Unit 3**, on the second floor, will be a 3BR/1.5BA, ~1,050 sq ft unit, accessed via the internal staircase within the house, and eventually opening on to a second-floor balcony the same size as the lower front porch (full width of the east side of the house).
- **Unit 4**, on the top floor, will be a 2BR/1BA ~1,050 sq ft unit, accessed at the top of the internal staircase within the house, with small south-facing balcony accessed via a French door. It has a charming view of the Dekum Triangle commercial area, and on a clear day you can see many of the surrounding mountains, including Mt. Adams, Mt. St. Helens, and Mt. Hood.
- Bicycle parking and secure storage space will be provided in an external bicycle garage.

Four new Missing Middle housing units will thus be created where, prior to this project, zero habitable units existed within the shell of a former single-family house.

Current Status:

This property was purchased by Woodsong Property Renovation Partners, LLC at the end of 2014. It spent all of 2015 in design and permitting, with groundbreaking at the beginning of 2016. Construction was slowed down during the initial excavation phase by Oregon's wettest winter on record, but eventually the house was moved six feet to

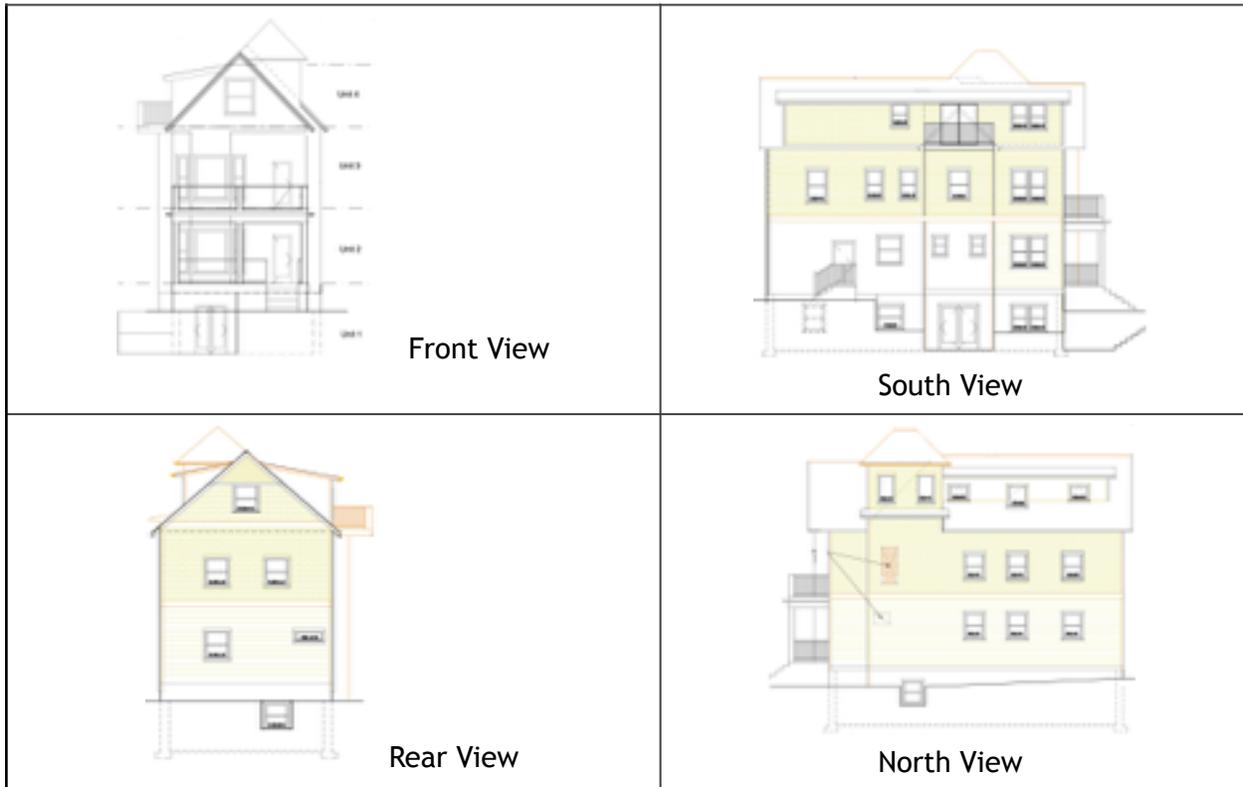


the south (per City requirements to create a 10' setback on the north side to protect the adjacent single-family home from the dangers of this commercial zone with a residential use). The house is now sitting on top of a brand-new foundation in its new location, the framing is complete for the new floorplan on each level, and rough-in utility work is currently underway.

Property Photos (Before Condition)



Architect's Designs:



Project Under Construction, October 2016:



Neighborhood Photos:



Disclaimer: This is a strictly confidential informational project summary for advisors and potential investors of Woodsong Property Renovation Partners, LLC. It is not a solicitation or an offer, and is not for general distribution, especially to those unable to assess or sustain the risk of participation.