

# LAURELHURST DEMOLITIONS & NEW CONSTRUCTION TRENDS

2007-2016



LAURELHURST

HISTORIC CHARACTER  
PROGRESSIVE VISION

John Deodato

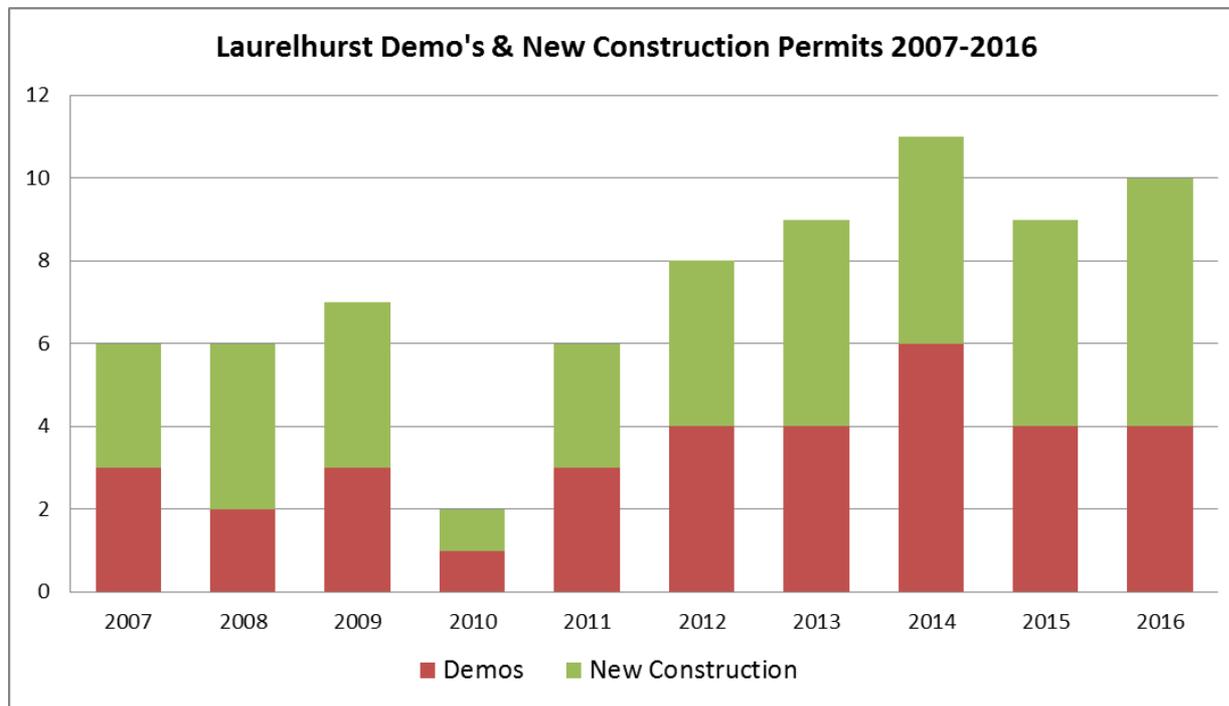
June 2017

# LAURELHURST DEMOLITIONS & NEW CONSTRUCTION TRENDS

2007-2016

## Summary:

Reviewing data from the City of Portland BPS, available on the City websites ([www.portlandoregon.gov](http://www.portlandoregon.gov) & [www.portlandmaps.com](http://www.portlandmaps.com) ) a trend in the neighborhoods redevelopment is evident. Laurelhurst has seen a steady increase in complete and partial demolitions, with the replacing structures substantially increasing in size and cost. There have been (30) demolitions in the ten year period from 2007-2016. The impact has been most noticeable in the NE & NW quadrants where the smaller bungalow homes are the predominant style. As these homes come on the market due to an aging owner base, they are being purchased by developers who will often infill with the largest house the lot can accept. This is effectively eliminating the remaining inventory of affordable, median-priced homes in Laurelhurst. The graph below shows the past 10-year trend, and the following slides document (26) examples of these contributing homes that have been demolished and replaced by contemporary structures.



Note: in years where new construction permits exceed demolition permits, this is often due to vacant lot infill; some of these are also documented in the following examples.

Example #1, 4115 NE Hassalo Street, partial demolition:



Purchased by DiLusso Homes in 2013 (\$390,000)



Sold after demo-rebuild in 2014 (\$900,000)



LAURELHURST

HISTORIC CHARACTER  
PROGRESSIVE VISION

Example #2, 4016 NE Hazelfern Place, complete demolition:



Purchased by DiLusso Homes in 2013 (\$405,000)



Sold after demo-rebuild in 2014 (\$895,000)

Update - resold in May 2017 (\$1,249,900)



LAURELHURST

HISTORIC CHARACTER  
PROGRESSIVE VISION

Example #3, 3904 NE Hazelfern Place, partial demolition:



Purchased by Edelweiss Construction in 2013 (\$345,000)



Sold after partial demo-rebuild in 2014 (\$770,000)

Update – resold in June 2017 (\$899,900)



LAURELHURST

HISTORIC CHARACTER  
PROGRESSIVE VISION

Example #4, 4106 NE Hazelfern Place, complete demolition:



Purchased by Delahunt Homes in 2011 (\$340,000)



Sold after demo-rebuild in 2011 (\$760,000)



LAURELHURST

HISTORIC CHARACTER  
PROGRESSIVE VISION

Example #5, 712 NE 43<sup>rd</sup> Street, complete demolition:



Purchased by Garza Construction Inc. in 2014 (\$386,000)



Sold after demo-rebuild in 2016 (\$980,000)



LAURELHURST

HISTORIC CHARACTER  
PROGRESSIVE VISION

Example #6, 1109 NE 42<sup>nd</sup> Ave., complete demolition:



Purchased by Everett Custom Homes in 2015 (\$360,000)



Sold after demo-rebuild in 2017 (\$1,200,000)



LAURELHURST

HISTORIC CHARACTER  
PROGRESSIVE VISION

Example #7, 3835 & 3823 NE Couch, complete demolition:



Purchased by Everett Custom Homes in 2014  
(\$610,000, for home on double lot)



Sold after demo-rebuild in 2015 (\$938,000 & \$927,000)



LAURELHURST

HISTORIC CHARACTER  
PROGRESSIVE VISION

Example #8, 4034 NE Hazelfern Place, complete demolition:



Purchased by A1 American Contractors Inc in 2013 (\$360,000)



Sold after demo-rebuild in 2014 (\$879,900)



LAURELHURST

HISTORIC CHARACTER  
PROGRESSIVE VISION

Example #9, 4306 NE Flanders Street, complete demolition:



Purchased by Reilly Signature Homes in 2010 (\$330,000)



Sold after demo-rebuild in 2010 (\$700,000)



LAURELHURST

HISTORIC CHARACTER  
PROGRESSIVE VISION

Example #10, 3306 NE Couch Street, partial demolition:



Purchased by James Reynolds Construction in 2012 (\$535,000)



Sold after demo-rebuild in 2012 (\$1,000,000)



LAURELHURST

HISTORIC CHARACTER  
PROGRESSIVE VISION

Example #11, 4215 SE Oak Street, complete demolition:



Purchased by Reilly Signature Homes in 2011 (\$330,000)



Sold after demo-rebuild in 2012 (\$765,000)



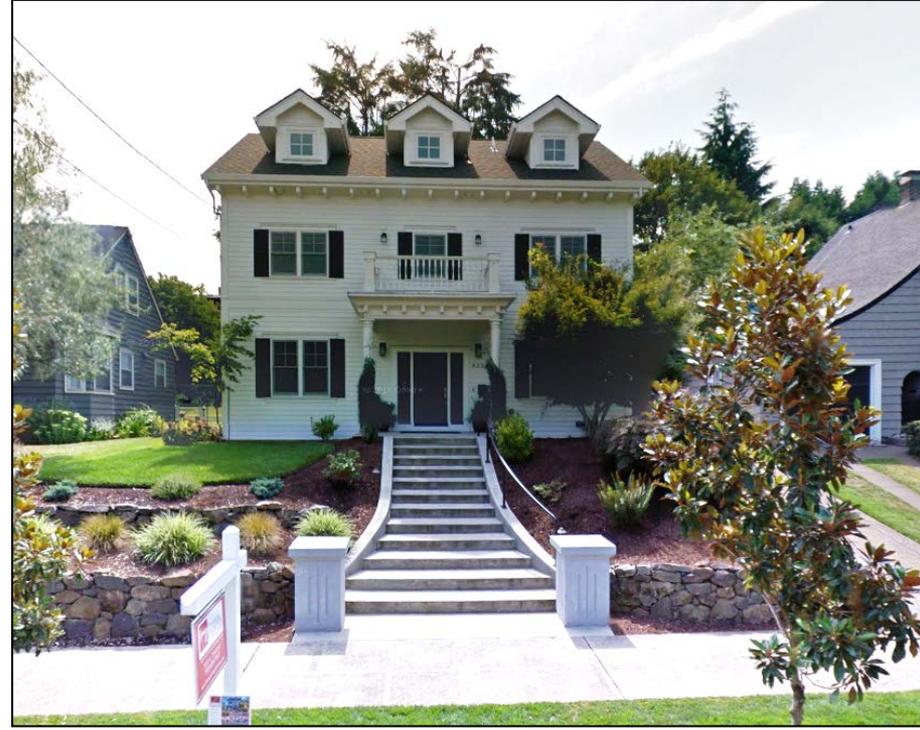
LAURELHURST

HISTORIC CHARACTER  
PROGRESSIVE VISION

Example #12, 4254 NE Hazelfern Place, complete demolition:



Purchased by A1 American Contractors Inc in 2012 (\$350,000)



Sold after demo-rebuild in 2012 (\$920,000)



LAURELHURST

HISTORIC CHARACTER  
PROGRESSIVE VISION

Example #13, 3702 E Burnside Ave., double lot subdivide, new construction:



Empty lot purchased by WBS Construction in 2009 (\$310,000)



Sold new construction in 2010 (\$680,000)



LAURELHURST

HISTORIC CHARACTER  
PROGRESSIVE VISION

Example #14, 431 SE 37<sup>th</sup> Ave., double lot subdivide, new construction:



Empty lot purchased by Renaissance Custom Homes in 2012 (\$375,000)

Sold new construction in 2014 (\$1,079,900)



LAURELHURST

HISTORIC CHARACTER  
PROGRESSIVE VISION

Example #15, 3913 NE Hazelfern Place, double lot subdivide, new construction:



Empty lot purchased by Everett Custom Homes in 2015 (\$410K)



Estimated new construction on sale mid-2017 (\$1,300,000)



LAURELHURST

HISTORIC CHARACTER  
PROGRESSIVE VISION

Example #16, 4332 NE Couch St., complete demolition, new construction:



Purchased by JPID Construction & Design in 2012 (\$250,000)



Sold new construction in 2013 (\$859,900)



LAURELHURST

HISTORIC CHARACTER  
PROGRESSIVE VISION

Example #17, 225 SE 44th Ave., partial (90%) demolition, new construction:



Purchased by RJM Construction & Development in 2011 (\$146,500)



Sold new construction in 2011 (\$769,00)



LAURELHURST

HISTORIC CHARACTER  
PROGRESSIVE VISION

Example #18, 3330 SE Oak St., complete demolition, new construction:



Purchased by owner/resident in 2012 (\$810,000), owner demo'd in 2013 and rebuilt by [Otis Construction Inc.](#) in 2014.



Tax re-assessed after complete rebuild in 2015 (\$1,726,320), Owned by 'Wellington Properties LLC'



LAURELHURST

HISTORIC CHARACTER  
PROGRESSIVE VISION

Example #19, 3924 NE Laddington Ct., complete demolition, new construction:



Purchased by R&L Homes in 2011 (\$315,000)



Sold after demo-rebuild in 2012 (\$890,000)



LAURELHURST

HISTORIC CHARACTER  
PROGRESSIVE VISION

Example #20, 3256 NE Everett St., complete demolition, new construction:



Purchased by owner/resident in 2006 (\$449,900), owner demo'd in 2010 and 'remodeled' by Tom Quinn Construction in 2011.



Sold after complete rebuild in 2012 (\$839,00)



LAURELHURST

HISTORIC CHARACTER  
PROGRESSIVE VISION

Example #21, 3735 NE Hassalo St., complete demolition, new construction:



Purchased by Oregon Houses LLC in 2011 (\$300,000)



Sold after demo-rebuild in 2012 (\$800,000)



LAURELHURST

HISTORIC CHARACTER  
PROGRESSIVE VISION

Example #22, 1122 NE 42<sup>nd</sup> Ave., complete demolition, new construction:



Purchased by Liberty NW Homes LLC in 2014 (\$345,000)



Sold after demo-rebuild in 2014 (\$850,000)



LAURELHURST

HISTORIC CHARACTER  
PROGRESSIVE VISION

Example #23, 4024 NE Royal Ct., complete demolition, new construction:



Purchased by owner/resident in 2013 (\$535,000) owner demo'd in 2013 and new construction completed in 2014.



Tax re-assessed after complete rebuild in 2015 (\$1,057,060),



LAURELHURST

HISTORIC CHARACTER  
PROGRESSIVE VISION

Example #24, 3934 NE Hazelfern Pl., complete demolition, new construction:



Purchased by owner/resident in 2007 (\$246,750) owner demo'd and new construction completed in 2008.



Tax re-assessed after complete rebuild in 2009 (\$648,000)



LAURELHURST

HISTORIC CHARACTER  
PROGRESSIVE VISION

Example #25, 4160 NE Royal Ct., partial demolition, new construction:



Purchased by Stipkala Construction LLC in 2014 (\$385,000)



Sold after demo-rebuild in 2015 (\$850,000)



LAURELHURST

HISTORIC CHARACTER  
PROGRESSIVE VISION

Example #26, 3165 NE Multnomah St, complete demolition, triplex new construction:



On Sale after demo-rebuild in 2016, 3-unit condominium (\$2,400,000); units also listed separately.

Purchased by Blakely Pomeroy Properties LLC in 2014 (\$291,000)



LAURELHURST

HISTORIC CHARACTER  
PROGRESSIVE VISION

## Conclusion:

From the examples shown on the preceding slides, the trend in the Laurelhurst neighborhood redevelopment is evident. Developers are purchasing 'affordable' properties for \$250K to over \$600K and completely or partially demolishing the contributing homes in order to construct high-end infill properties. The current housing market will continue to make this a profitable business case. If no action is taken, the stock of modestly affordable homes remaining within the neighborhood will eventually be replaced by homes that do not fit the proportions or aesthetics of the neighborhood. The benefits of adopting a historic resource review process afforded by a Historic District is the only option to slow the systematic demolition of the smaller and (relatively) affordable homes remaining in the Laurelhurst neighborhood.

There are a three of these homes that were demo-remodeled by the existing owners, but these are a very few exceptions. In total 87% of the home demolished in Laurelhurst (26 of 30) were purchased by construction contractors.

In some the examples shown the replacement home was built with some historic aesthetics to look 'period' for the neighborhood, even if they are out of scale with the original or in some cases adjacent homes. It is possible that some of these may have been able to pass a Historical Resource Review, and may have been still been constructed in a designated Historic District. However, these too removed a relatively affordable home from the neighborhood inventory.



LAURELHURST

HISTORIC CHARACTER  
PROGRESSIVE VISION