BEND LANDMARKS COMMISSION
STAFF RECOMMENDATION

CITY OF BEND
COMMUNITY DEVELOPMENT

PROJECT NUMBER: PLHIS20260508
(Type III Quasi-Judicial Review – Landmarks Commission)

DATE MAILED: November 9, 2026
Day 17 of the 120-day review period

APPLICANT: Antra Svarcs Richardson
826 NW Delaware Avenue
Bend OR 97703

ARCHITECT: Life Design Build, LLC
20970 Kin Hezakiah Way
Bend OR 97702

OWNER: Vantage Point Holdings LLC
243 Rametto Road
Santa Barbara, CA 93108

PROJECT LOCATION: 826 NW Delaware Avenue, Bend OR 97703
Tax Lot 5500 on Deschutes County Assessor's Map 17-12-32CD

REQUEST: A request to demolish two accessory structures. (Type III Quasi-Judicial Review)

STAFF REVIEWER: Heidi Kennedy AICP, Senior Planner
(541) 617-4524; hkennedy@bendoregon.gov

APPLICABLE CRITERIA, STANDARDS AND PROCEDURES:

Bend Development Code (BDC) – Version effective date: 09-04-2026

BDC Criteria

Chapter 4.2, Minimum Development Standards Review, Site Plan Review and Design Review.

BDC Standards

Chapter 2.1, Residential Districts

Procedures

Chapter 4.1, Development Review and Procedures

Bend Code (Municipal Code)

Chapter 10.20, Historic Preservation Code

FINDINGS OF FACT:

1. **LOCATION:** The subject property is located at 826 NW Delaware Avenue and is further identified as Tax Lot 5500 on Deschutes County Assessor's Map 17-12-32CD.
2. **ZONING AND PLAN DESIGNATION:** The subject property is zoned Medium Density Residential District (RM) and designated RM on the City of Bend Comprehensive Plan Map. The property is also identified as being in the Old Town Historic District.
3. **SITE DESCRIPTION AND SURROUNDING USES:** The property is a rectangular, shaped lot on the north side of NW Delaware Avenue between NW Broadway and NW Wall Street. The property is developed with a single unit dwelling and two outbuildings in the rear of the property that are accessed off the abutting alley along the north property line.



4. **PROPOSAL:** A request to demolish the two accessory structures on the property. (Type III Quasi-Judicial Review)
5. **BACKGROUND/PROPERTY NOMINATION INFORMATION:** The subject property is listed on the National Register of Historic Places as part of the Old Town Historic District.

826 NW Delaware Avenue **Historic Name: Dawson, Lyle and Bertha House** **Built: 1916**
Deschutes Addition: Block 11 **Lot: 3** **Legal: 171232CD05500**
Style: Craftsman Bungalow **Builder: Unknown** **Architect: Unknown**
Rank: Historic Non-Contributing **Site ID #: 2529**
Description: House is a modest example of a side-gable Craftsman style bungalow with knee braces. The home originally had a full-width recessed porch supported by four tapered posts. Today the porch has been enclosed and a small gabled entry vestibule has been added. The exterior is clad with T-1-11 siding. The building rests on a lava rock foundation and has a combination of wood one-over-one double hung and aluminum sliding windows.
Cultural Data: Likely built as a rental, the first verified owners of the home are Lyle T. and Bertha P. Dawson in 1921. Lyle was a cashier for the Bend Water, Light & Power Company. By 1921, they sold the home to Ray Cleveland, an employee at Brooks-Scanlon Lumber Company.
Accessory Structure: Garage **Built:** 1930
Description: Historic Non-Contributing single car garage which sits parallel to the alley.

6. **APPLICATION ACCEPTANCE DATE:** This application was submitted on October 14, 2026 and deemed complete on October 23, 2026. The 120-day review period ends on February 20, 2026.
7. **PUBLIC NOTICE AND COMMENTS:** On October 26, 2026, the Planning Division mailed notice of the request to surrounding owners of record as shown on the most recent property tax assessment roll and to the addresses of property (based on the City's current addressing record) within 500 feet of the site, and to the designated representatives of the Old Bend Neighborhood District. A "Proposed Development" sign was also posted on the site on October 26, 2026. As of the date of this report, no public comment letters have been received by the Planning Division.
8. **LEGAL LOT OF RECORD:** The subject property is Lot 3, Block 11 of the Deschutes Addition subdivision recorded in 1912. Therefore, the subject property is a legal lot of record.
9. **RELATED APPLICATIONS:** This application is related to two other applications including PLHIS20260509, an Historic Resource Alteration request and PLHIS20260510, an Historic Resource new construction request.

APPLICATION OF THE CRITERIA:

The following findings evaluate the application(s) for conformance with applicable standards of the City of Bend Municipal Code.

CHAPTER 10.20, HISTORIC PRESERVATION CODE

10.20.030 Procedures.

E. Applications shall be reviewed according to the processes described below:

3. The following applications are reviewed by the Landmarks Commission via the Type III process:

...

c. Moving or partial/complete demolition of a historic structure.

FINDING: The applicant is seeking approval to demolish two existing detached structures. One of the structures is listed as an historic non-contributing single car garage and the other structure is not listed in the Old Town Historic District nomination information for the property. The applicant has applied for a Type III application review which will require review by the Landmarks Commission for this request. Section 10.20.080 of the Historic Preservation Code is reviewed below.

Chapter 10.20 Historic Preservation Code.

10.20.080 Demolition or Moving of Historic Structures

The following regulations apply to the demolition and moving of contributing and noncontributing historic resources:

A. The owner shall apply for approval to demolish or move a historic resource to the City of Bend. A pre-application meeting with the City is required.

FINDING: The applicant has met with staff to discuss the process of demolition of the historic non-contributing single car garage and the other detached structure or shed on the property. A demolition application was submitted on October 14, 2026. This requirement has been completed.

B. At least 30 days prior to submitting an application to move or demolish a designated historic resource, the applicant shall provide mailed notice of the intended demolition or removal to the Deschutes County Historical Society and State Historical Preservation Office. The letters shall include the historic name of the resource, the date of construction or significant event associated with the property, a statement of its cultural or historic significance, and the reason for the proposed removal or demolition. Copies of the two mailed notices shall be submitted by the applicant with the demolition or removal application.

FINDING: This requirement applies to the request to remove a designated historic resource. The garage and the other detached structure are located in the Old Town Historic District and the garage is designated a historic non-contributing structure or resource according to the National Park Service information for 826 NW Delaware Avenue. The other smaller shed it not listed or identified in the nomination information.

The applicant has submitted copies of the mailed notice dated September 9, 2026 sent to both the Deschutes County Historical Society and the Oregon State Historic Preservation Office. This requirement has been completed.

C. As part of the pre-application meeting, staff will provide the applicant information regarding financial incentives for historic preservation and adaptive reuse projects including but not limited to the Oregon Special Assessment

Program, donations of facade easements, the Federal Investment Tax Credit, the "Preserving Oregon" grants, the "Preserving America's Treasures" grants and special provisions in the International Building Code and International Existing Building Code available for designated historic resources. The applicant shall acknowledge in writing that he/she is aware of the above incentives.

FINDING: Staff has provided the applicant links to all the known State and National financial incentives programs. The applicant has acknowledged that she is aware of the available financial incentives and does not wish to take advantage of any of the listed incentives.

D. At least 30 days before submitting an application for demolition or removal of a historic structure, the applicant shall post a notice on the property notifying the public that the applicant is considering applying to move or demolish a historic structure. The notice shall also invite purchasers and tenants to make written offers to purchase and/or rent the structure. The notice posted on the property shall be placed at a conspicuous location easily visible from the adjacent street. A copy of the notices shall be submitted with the removal or demolition application.

FINDING: The applicant has posted a notice on the property as required. In addition, notice advertising the Landmarks Commission public hearing has been posted on the property. Therefore, this requirement has been met.





E. An application to move or demolish a historic resource shall contain the following information, if available:

1. The first list of submittal requirements applies to all historic resources, both contributing and noncontributing resources.

a. Proof of ownership of the property.

FINDING: The applicant has provided a copy of the statutory warranty deed as well and the authorization documents for the entity that owns the property, Vantage Point Holdings, LLC. The property was purchased in 2024.

b. Whether or not the structure could be adaptively reused.

FINDING: The applicant contends that the structures cannot be adaptively reused. According to the submitted narrative, the two deteriorated rear-yard accessory structures are a serious safety concern. The applicant has provided photographs supporting this observation.

c. Records of how the structure has been used over time.

FINDING: The current property owner purchased the property in 2024 and it appears that the outbuildings are being used for storage purposes in the past as well as currently based on photographs submitted with the application.

d. Date property was acquired and status of the property under this chapter at the time of acquisition, e.g., whether the property had been designated as a historic resource.

FINDING: The property was acquired by the current property owner in 2024. The Old Town Historic District was listed on the National Register on June 3, 2005. The entire property is located within the Old Town Historic District.

e. Statement of the necessity of the action requested.

FINDING: The applicant is requesting approval to demolish the two severely deteriorated accessory structures located in the rear of the property. Both structures are in advanced states of disrepair, both presenting substantial safety concerns. Following the property's purchase in 2024, temporary supporting braces were installed on the leaning garage to mitigate the risk of collapse due to the unstable walls.

f. Whether or not there is a viable economic or public use for the structure as it exists.

FINDING: There are no viable economic or public uses for the two structures. Neither has a foundation, and both have significant deterioration of floors, walls and roofs. Neither structure retains framing or other structural components suitable for practical reuse. Most of the wood that made up the garage floor has been removed or rotted away. However, the applicant has indicated that were a few 2" thick timber boards that could hopefully be incorporated in part of the backyard landscaping (planter boxes and hardscaping).

g. Alternatives to the requested action that have been studied.

FINDING: The only alternative to demolition is to reenforce and leave the detached structures on the property. However, given the poor condition, they are not ideal storage areas.

h. Records of the current owner's efforts to maintain and rehabilitate the structure in the past five years or since purchasing the structure, if ownership has been for a period of less than five years.

FINDING: The applicant purchased the property in 2024 and temporary supporting braces were installed on the leaning garage to mitigate the risk of collapse due to the unstable walls.

i. The information used in the original designation of the property or structure as a historic resource as filed in the Deschutes County Historical Landmarks Commission Historic Sites file or applicable National Register of Historic Places nomination.

FINDING: The National Register information for the property has been included on page 3 of this staff report.

j. Evidence of structural maintenance including maintenance records for the past five years or since the current owner purchased the building, and whether the current owner has neglected the structure thereby deliberately leading to demolition by neglect.

FINDING: As mentioned above, it is evident from the submitted pictures that the structures have been in disrepair for a significant amount of time and prior to the applicant purchasing the property as the owner has owned the property for less than three years.

k. Records of applications for any available historic preservation or energy efficiency grants or tax incentives.

FINDING: The applicant has not applied for any energy efficiency grants or tax incentives.

l. Whether or not the structure poses a threat to the public health or is a safety or fire hazard and whether or not there is a technically feasible means of alleviating the public health, safety, or fire hazard.

FINDING: As mentioned previously, both structures are in advanced states of disrepair, both presenting substantial safety concerns. Following the property's purchase in 2024, temporary supporting braces were installed on the leaning garage to mitigate the risk of collapse due to the unstable walls.

m. Current photographs of the structure and its setting showing all exterior sides of the structure.

FINDING: The applicant has provided several photographs of each of the structures as part of the application materials. The photographs are of both the inside and outside of the structures. The photographs are included at the end of this staff report.

2. **The following applies to contributing resources only:**

   a. Records of efforts to sell the property during the past 18 months to a party interested in preserving or adaptively reusing the structure.

   b. Records of advertisements for tenants for the structure.

   c. Evidence prepared by parties of comparable lease or rental rates for the structure.

   d. Architectural plans and construction drawings of the historic structure.

   e. Copies of all attempts to market the property, such as advertisements, notices, and news articles in magazines, newspapers, and the local historical society newsletter.

   f. Evidence that the owner(s) are willing to consider in good faith, in the interest of preserving the structure, all reasonable offers to purchase, rent or lease the property and whether the owners have made a good faith effort to locate a tenant or a buyer for the property.

   g. Reports of registered structural engineers, registered architects or historic preservation contractors with historic preservation experience about the feasibility of rehabilitation, restoration or an adaptive reuse project.

   h. The importance of the historic structure to the identity of the neighborhood and the importance to the appearance of the built environment and architectural diversity and texture of Bend.

FINDING: According to the nomination information, the detached garage is identified as non-contributing. The other shed is not even listed as part of the nomination information. Therefore, this section does not apply to the detached non-contributing garage and other shed on the property.

F. The Landmarks Commission shall make a decision on whether a resource may be demolished or moved based on the following criteria:

1. **The request is consistent with relevant State Administrative Rules and statutes; and**

FINDING: The National Parks Service works in partnership with the State of Oregon to administer the federal programs that encompass survey, planning, grant-in-aid, tax benefits and federal project review of Nationally registered properties.

In Oregon, the program is mandated by parallel state legislation and administrative rules. The State Historic Preservation Office (SHPO) administers several state statutes relating to historic preservation and has certified the City of Bend as a certified local government and approved the Bend Preservation Code which outlines the process for demolition of structures within a Nationally registered historic district. Therefore, this application request is following the adopted standards which are consistent with relevant State Administrative Rules and Statutes.

2. The request is consistent with relevant Comprehensive Plan policies; and

FINDING: The Bend Area Comprehensive Plan Chapter 3 includes the following related policies:

Historic Sites

3-1 The City encourages the preservation, rehabilitation, and reuse of historic structures whenever practical.

3-2 The City will continue to encourage identification and preservation of significant historical and cultural sites.

3-3 The preservation of exterior facades should be the emphasis of the City's encouragement of historic preservation.

3-4 The City encourages public educational institutions to promote the importance of Bend's history and historic landmarks.

As identified in the submitted photographs of the detached structures, the structures are in extremely poor condition. The buildings are accessed off the abutting alley and are not visible from NW Delaware Avenue. Therefore, they are not ideal candidates for any public, restoration funds. Staff recommends the Commission approve the demolition of the two detached structures as it is not practical to restore the structures.

3. There is no viable economic alternative to demolition.

FINDING: As is evidenced by the photographs submitted with the application, the detached structures are in very poor condition and it is not realistic to restore the structures. Staff recommends the Commission approve the demolition of the two structures.

G. The Commission may attach conditions to the decision regarding historic artifacts and/or regarding the future development of the location if other historic resources will be affected by the proposed development.

FINDING: As part of this demolition application approval, a demolition building permit from the Building Division will be required.

Condition of Approval: *Apply for and receive approval for a demolition permit through the Building Safety Division prior to demolition of the two detached structures on the property. (Condition #1)*

H. If the City approves the application for demolition, a building permit may not be issued until all appeals have been exhausted or waived.

FINDING: The City of Bend Planning and Building Division will not issue a demolition permit until all appeals have been exhausted or waived.

I. The Building Division shall notify the Landmark Commission staff of abatement of dangerous buildings involving historic structures. Landmark Commission staff may work with property owners to remedy the cause for the abatement notice. The Building Division shall entertain requests for extensions of time in processing such abatements to enable the property owner to remedy such dangerous conditions; provided, that the public safety is maintained.

FINDING: The two outbuildings have not been officially designated as dangerous buildings by the Building Safety Division.

J. The same procedures as stated in this section for demolition shall apply to moving a building or structure. The setting is an important component of the historical context. The site to which the building or structure is moved shall be as similar as is possible to the original setting.

FINDING: The applicant is not intending to move either of the two outbuildings.

K. When the Landmarks Commission approves the demolition of a historic resource inventoried in the Bend Comprehensive Plan it shall make a recommendation to the City Council regarding whether or not the landmark or historical status should be removed from the Comprehensive Plan. In making this recommendation the Commission shall consider the following factors among others: the historic resource was part of an ensemble designated as a historic landmark; or the site of the historic resource itself was designated as a significant

feature of a historic landmark; or other buildings, structures, or objects on the property are historic resources.

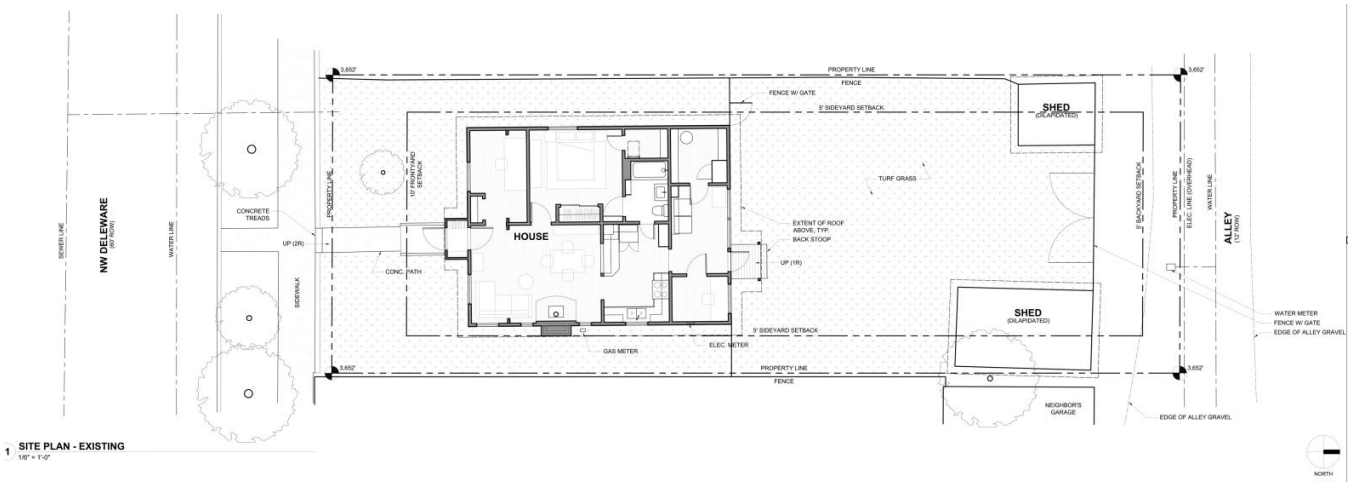
FINDING: The property is part of the Old Town Historic District. Therefore, the opportunity to remove the property from the Old Town Historic District boundaries is not an option.

L. Notice of the demolition of a historic resource shall be given to the State after the resource is removed.

FINDING: If this request is approved by the Commission, staff will notify the States after the detached structures are removed.

M. If a designated historic resource is to be demolished, if it is practical and if funds are available, the Landmarks Commission shall keep a pictorial and graphic history of the historic building or site and obtain artifacts from the building or site which it deems worthy of preservation.

FINDING: As part of this application request, color photographs of the inside and outside of the structures have been provided. A site plan identifying the footprint of the structures has also been provided.



Photos of 826 NW Delaware accessory structures intended for demolition

OLD GARAGE





North facing exterior (towards alley)



East facing exterior

OLD GARAGE



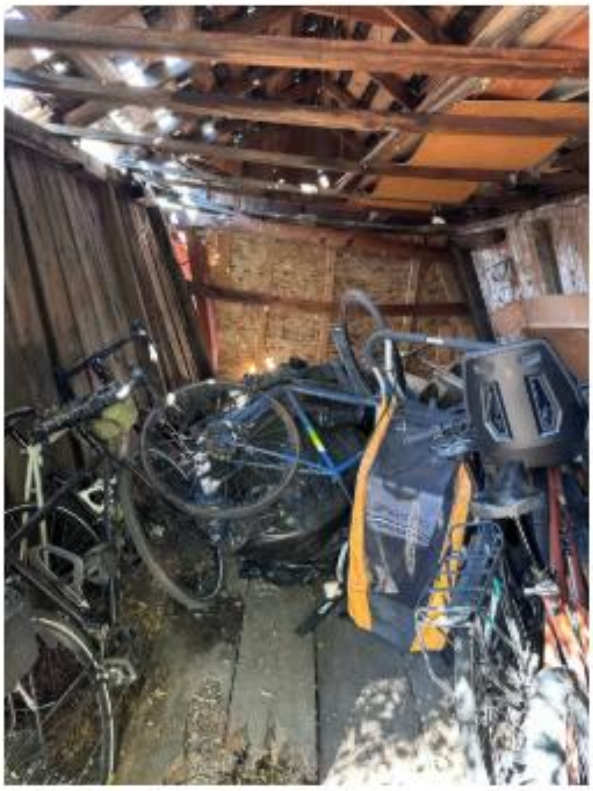
South and west facing exterior



OLD GARAGE



interior





OLD GARAGE



OLD GARAGE



interior



OLD SHED









OLD SHED



OLD SHED









STAFF RECOMMENDATION:

Staff recommends the Landmarks Commission approve the request to demolish the two detached structures in the rear of the property subject to the following conditions of approval:

RECOMMENDED CONDITIONS OF APPROVAL:

1. Apply for and receive approval for a demolition permit through the Building Safety Division prior to demolition of the two detached structures on the property.

Written by: Heidi Kennedy

Heidi Kennedy AICP, Senior Planner

Accommodation Information for People with Disabilities & Language Assistance Services
You can obtain this information in alternate formats such as Braille, electronic format, etc. Free language assistance services are also available. Please email **accessibility@bendoregon.gov** or call 541-693-2198. Relay Users Dial 7-7-1. All requests are subject to vendor processing times and should be submitted 48-72 hours in advance of events.

Servicios de asistencia lingüística e información sobre alojamiento para personas con discapacidad
Puede obtener esta información en formatos alternativos como Braille, formato electrónico, etc. También disponemos de servicios gratuitos de asistencia lingüística. Póngase en contacto en correo electrónico **accessibility@bendoregon.gov** o número de teléfono 541-693-2198. Los usuarios del servicio de retransmisión deben marcar el 7-1-1. Por favor, envíe sus solicitudes con 48-72 horas de antelación al evento; todas las solicitudes están sujetas a los tiempos de procesamiento del proveedor.