

# **PITTOCK- LEADBETTER HOUSE: REUSE FEASIBILITY STUDY**



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Economic and Development Services



# Purpose & Approach

## Feasibility Study Purpose:

- Identify/assess prospective feasibility for re-use of the Leadbetter House

## Caveats:

- Primary focus on house (less on surrounding area)
- Sustainability emphasis with City responsibility to fund/maintain as a public, historic community asset

## Approach:

- ✓ Orientation
- ✓ Interviews
- ✓ Comparables
- ✓ Preferred Uses
- ✓ Next Steps

Conducted pre-pandemic

# The Leadbetter Property

## House:

- 1901 built by Henry Pittock, owner of *Oregonian* and Camas/OR City paper mills
- 1979 listed on National Register of Historic Places

## Property:

- 2019 City purchased 33 acres from Mills family (with 3-acre home site)
- Reuse to fit with Legacy Lands Visioning/North Shore Subarea Plans



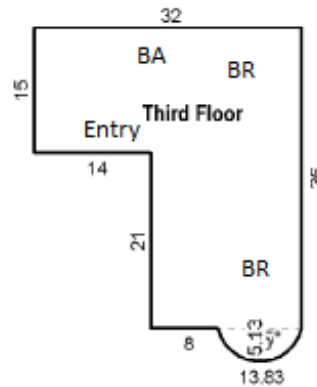
# House Plan

## Configuration:

- 3 floors + basement
- 5,057 square feet  
(3,905 w/o basement)

## Uses (by floor):

- 1<sup>st</sup>/Parlor, dining, study ballroom, kitchen, bath
- 2<sup>nd</sup>/4 bedrooms, 2 bath
- 3<sup>rd</sup>/2 bedrooms + bath
- Bsmt: unfinished
- No elevator



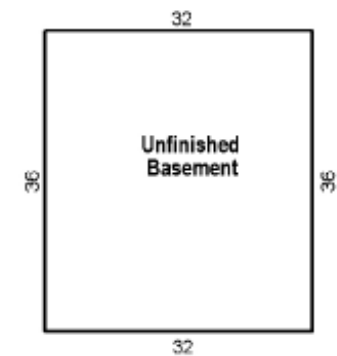
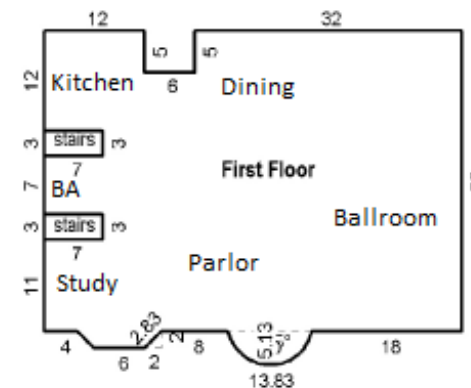
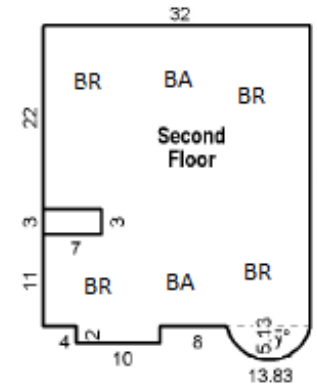
## Pittock-Leadbetter House (Lakeside)

### Building Area:

1st Floor - 1,774 sq ft  
 2nd Floor - 1,202 sq ft  
 3rd Floor - 888 sq ft  
 Basement - 1,152 sq ft  
 (unfinished)  
 Stairs - 42 sq ft  
**Total - 5,057 sq ft**

*Note: All areas rounded to nearest square foot (sq ft)*

*Sources: Clark County Assessor (2019) and National Register of Historic Places Inventory - Nomination Form (1977-78)*



# Neighbors

## House Site:

- Existing house + barn

## Added Mills Property:

- Includes Pomaria House

## Surrounding Uses:

- Public & private owners



# Reuse Alternatives

## Factors Considered:

- Market demand
- Barn use
- Capital cost
- Income potential
- Transport access
- Historic preservation
- Park related
- Public purpose

*Evaluation was pre-COVID*

Potential Use	Market Demand	Barn Use	Capital Cost	Income Potential	Transport Access	Historic Preservation	Park Related	Public Purpose
Residence	○○○	○○	○○○	○○	○○○	○○○	○	○
Bed & Breakfast	○○○	○○	○○	○○	○○	○○○	○○	○○
Lakeside Inn	○○	○○○	○	○○○	○	○○	○○	○
Retail Store	○	○○	○	○	○	○○	○	○○
Gallery	○○	○	○○	○	○	○○	○	○
Restaurant	○○○	○○	○	○○	○	○	○○	○○
Winery	○○	○○○	○	○○	○	○	○○	○○
Private Office	○○○	○○	○○	○○○	○○	○○	○	○
Park Office	○○	○○	○○	○○	○○	○○	○○	○○
Learning Center	○○	○○	○	○○	○○	○○	○○	○○
Theater	○○	○○	○○	○	○	○	○○	○○
Event Center	○○○	○○○	○○	○○○	○○	○○	○○	○○○
Hybrid Use (small scale)	○○	○○	○○	○○	○	○○○	○○	○○
Hybrid Use (larger scale)	○○	○○○	○	○○	○	○○	○○	○○○

Legend: ○ denotes weak fit, ○○ neutral, ○○○ strong fit.

# Events Center Preferred Use

## Caveats:

- Best possible reuse
- Most clear public purpose

## Caveats:

- Break-even not assured
- Upper level accessibility?
- Auto & delivery access?
- Status of barn & Pomaria?

## Management Options:

- ✓ City Parks/Rec
- ✓ City management w/private/non-profit contractor
- ✓ Hybrid approach w/contractor for part & rest City ops

**Default:** City management unless better offer

# Stakeholders & Comparables

## 2019 Interviews:

- *Market Appeal* – be realistic & tell a story
- *Renovation & On-Going Maintenance* – authentic & tech savvy
- *Operations* – reliability w/catered focus
- *Financial Responsibility* – go first-class w/partners

## Facility Comps:

- ✓ *Vancouver*: Historic Trust
- ✓ *Regional*: Pittock, Ainsworth, Stimson-Green
- ✓ *Camas*: Lacamas Lake Lodge, Camas Hotel, Black Pearl

*Nothing directly compares to the Leadbetter House*



# Preferred & Add-On Use Potential

## Ground Floor Event Venue:

- 45-70 event capacity (depending on configuration)
- Capital funding from contributed sources
- Potential for operating break-even  
(per Lacamas Lake Lodge – but maybe optimistic)

## Add-On Uses:

- Upper floors – B&B, interpretive, office, caretaker's
- Other site uses – outdoor seating, pavilion, barn and/or Pomeria renovation
- Pay their own way?

# Next Steps

## From Initial Feasibility Review to Rehab

- 1) Feasibility report as interim guide to action plan
- 2) Confirm or review public event space/anchor use
- 3) Determine access needed to support planned uses
- 4) Authorize preliminary A/E for design/cost feasibility
- 5) Determine how facility/grounds to be managed
- 6) Formulate & implement capital funding program (multi-phase & public-private)

**Note:** Study conducted pre-pandemic, so feasibility/timing may require reconsideration



**Questions/ Discussion/ Next Steps**  
**Thank you!**