

Historic Resource Reviews: Type IV Demolition Review
1727 NW Hoyt Street
Portland, Oregon

Site: 1727 NW Hoyt Street

Cross Street: 18th Avenue

Legal Description: Lots 2 and 3, South 1” of Lot 6, Block 162,
Couch’s Addition to the City of Portland

Property ID: R140834

Site: 10,100 square feet (.23 acre)

Improvements: Three-story URM office with 12,930 square feet (gross) and a 5,000 square
foot, 14-space surface parking lot adjacent north

Requested Land **Historic Resource Demolition Review (Type IV)**

Proposed Work: Demolition of a Contributing Building in a National Register District

Applicant: Mark Edlen
Gerding Edlen
1477 NW Everett Street, Portland, OR 97209
503-299-6000 - Mark.Edlen@gerdingedlen.com

Preparer: Robert Mawson
Heritage Consulting Group
1120 NW Northrup Street, Portland, OR 97209
503-228-0272 - rmawson@heritage-consulting.com

Owner: Megan Murphy
Blackstone Group
635 NW Albemarle Terrace, Portland, OR 97210
917-690-3103; megankatemurphy@gmail.com

Zoning: RHd
(High Density Residential with a historic overlay)

Comments: The property has never used any local, state or federal historic
preservation incentive, including the Oregon Special Assessment for
Historic Properties.

EXECUTIVE SUMMARY

The applicant is proposing to demolish a vacant three-story office building and surface parking lot located in a residential area of the Alphabet Historic District in order to consolidate the parcel with the adjacent quarter block parcel to the north and build a half-block apartment building of approximately 80 units. The parcel is located at the northeast corner of Hoyt Street and 18th Avenue. Proposals to demolish contributing resources are reviewed through a Type IV Demolition Review. The approval criteria is broad, asking the fundamental question of whether the City's goals and policies are better fulfilled by allowing demolition and redevelopment, or by retaining the existing resource.

Alphabet Historic District: The current building and its associated surface parking lot are located within the Alphabet Historic District National Register District and are designated as a single contributing resource. Listed in 2000, the district is approximately 156 acres, from Burnside to Marshall Streets and 17th Avenue to 24th Avenue. In total, the district includes 635 buildings of which 75% are designated as contributing.

The significance of the district is detailed in the National Register nomination. It is significant under Criterion A for its association with important local institutions such as the Bishop Scott School and Good Samaritan Hospital, and for its association as a center for Portland's Jewish and Scandinavian populations. The district is also notable under Criterion B for its association with locally prominent merchants, professionals, civic leaders, and politicians. And finally the district is notable under Criterion C for its early residential architecture in the city, particularly multifamily housing. The district's period of significance is from 1880 to 1940.

Parcel History: The subject building was constructed in 1918 for lease as a maternity hospital. The architects were Camp & Du Puy; the hospital's proprietor was Mrs. Alta B. Y. Spaulding. At the time, the maternity hospital was one of at least six in the city. In 1928, the hospital closed. The building then went through several medical enterprises owned by others but under the management of Spaulding until her death in 1935. In 1938, the building was converted to a convalescent home that also served as a boarding house. From 1944 to 1959, the building operated as the Portland Osteopathic Hospital; at this time, the hospital acquired the lot to the south for onsite parking. In 1963, after being vacant for four years, the Arts & Crafts Society bought the building for gallery and classroom space. In 1978, the building was adapted for use as law offices.

Demolition Review Approval Criteria: Demolition of a contributing resource within a National Register district requires a Type IV Demolition Review. The approval criteria are found in Section 33.846.080 of the Portland Zoning Code. The criteria states that proposals will be approved if the review body finds that denial of demolition would a) effectively deprive the owner of all reasonable economic use, or b) that demolition and associated construction has been found to be more supportive of city policies than preservation of the resource. In this application, the applicants are asking for City approval under b, that the city is better served by demolition and redevelopment than retention.

Applicant's Statement

Historic preservation is an important value to the City. It creates a sense of place and maintains direct links to the heritage of our community. It is a tangible expression of the citizens that built our home. At the same time, historic preservation is but one goal of many that needs to be balanced to maintain the city's livability, vitality and community. It is that logic – understanding and balancing competing goals – that underlies the City's Type IV demolition review process. It is a process that allows public engagement and thoughtful discussion to ensure that buildings important to our community are not lost. It is also a process that shines a light on a particular resource, sometimes resulting in new research on the building and a fuller understanding of the value of the building as a historic resource. And it is a process that allows for the demolition of older and historic buildings when the City is better served by redevelopment than retention.

The Historic Values of the Existing Resource

The development team does not lightly propose demolition. In the course of project development, the team undertook exhaustive research into the building's history, going far beyond the information found in the National Register nomination. The project team also evaluated the property as a historic or cultural resource apart from its association with the historic district, considering for example the building a notable for architecture, building type or association with its proprietor Mrs. A. B. Y. Spaulding.

Lack of Historic Values Directly Associated with the Historic District: Based on this research, the project team concludes that this building only obliquely contributes to the historic district and is not even indirectly tied to any specific historic values expressed by the district. The subject resource is one of approximately 478 such contributing resources in the 156 acre historic district. The building is flanked by non-contributing resources and is not part of an historic ensemble. The district boundaries were not specifically crafted to capture this building. Outside of the property inventory section of the National Register nomination, the parcel, building and those associated with its history were not mentioned or referenced in the nomination. Specifically, the nomination does not mention either the building architects or Spaulding. As to the property inventory section of the nomination, the project team deemed it as imprecise, giving the impression that the building was more prominent and that the property had a high degree of integrity than in reality. In sum,

- The property is not associated with any event, trend or institution identified in the National Register nomination;
- The property is not associated with any person of note identified in the National Register nomination¹;
- The property is not associated with any architect or builder identified in the National Register nomination;

Streetcar Commercial: In the course of its work, the project team examined two specific questions: First, the property inventory states that the building is notable as a *good example of*

¹ The property was owned by Ballou & Wright. Oscar Ballou is identified in the nomination but it does not associate this property with him.

Streetcar Era Commercial style.² (Please note that text in *italics* is presented verbatim from its respective source). The district nomination itself is silent on *Streetcar Era Commercial style*. It does not describe the style nor does it mention that this kind of building is important to the historic district. The nomination does not mention *Streetcar Era Commercial* as being an important value or otherwise. Nonetheless, the project team examined whether the assertion is correct. As described in the following document, almost by definition, the style is a pragmatic commercial response to opportunity created by the streetcar. It is expressed particularly throughout the city at those streetcar intersections where all four corners feature a retail-oriented structure with large storefronts. Yet, the hospital was not located on a streetcar line, was not located at a corner, was built for a specific non-commercial use, and did not feature storefronts.

A. B. Y. Spaulding: In its pre-application notes, the City's Bureau of Development Services suggested that the building was potentially notable for that association. This issue formed the second avenue of specific research. The Alphabet District nomination does not cite the association with Spaulding as being notable; in fact, the nomination does not cite Spaulding as being important to the district or being associated with this property.

A. B. Y. Spaulding was Superintendent of the Multnomah County Hospital from 1910 to 1917.³ During that time, she is credited with advancing the professional development of the hospital's nursing staff, and by extension helping to establish the OHSU School of Nursing. In 1917, Mrs. Spaulding retired from the hospital and the following year, she opened the Women's Hospital at 1727 NW Hoyt. In the course of research that included the archives of the Oregon Historical Society and OHSU, the project team determined that Spaulding was one of many important voices for the professional development of nurses in Portland. Others included Grace Phelps, Elnora Thompson and Emma Jones, as well as Emily Loveridge of Good Samaritan Hospital. The team also found that the Multnomah Hospital Nurses Home, a direct result of Spaulding's work at the hospital, still existed and is owned by the City.⁴ According to National Register standards, for a property to be considered notable for its association with a person, there are two important qualities: a person must be significant and the quality of their association with the property must be significant. *Properties that pre- or post-date an individual's significant accomplishments are usually not eligible*.⁵ Based on this guidance, it is an open question as to whether A. B. Y. Spaulding's specific contribution to the development of nursing was singularly and uniquely substantive. Regardless, if she were deemed to be important, the best and most appropriate building to be deemed "historic" for that relationship was the Nurses Home. The building at 1727 Hoyt, constructed after Spaulding's time at the County Hospital, would not be considered significant for its association with Spaulding as that association occurred after Spaulding's possible period of significance.

² Alphabet Historic District, National Register nomination, Section 7, page 152; See Appendix 1.

³ The City Directory lists Spaulding as Superintendent until 1917. According to OHSU's 1976 article on the School of Nursing, "The Past is Here Today; The Future Will Not Go Away," Grace Phelps "took over the supervision of the Multnomah County Hospital Training School in 1915." Also, OHSU's 2011 exhibit on the life of Grace Phelps credits her with becoming Superintendent in 1915. And the 1933 report from Courtney Smith to Elnora Thomson reported that Mrs. Emma E. Jones was Superintendent in 1915.

⁴ *Oregonian*, June 18, 1911, p. 9.

⁵ National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, (Washington, DC: National Park Service, 1997), p. 15.

Lack of Integrity: In assessing the historic value of a building, the first question is whether and what values may be embedded in the resource. The second and equally important question is whether the building has sufficient integrity to convey those values.

In assessing this building, the project team deems that it does not have sufficient integrity to convey historic values. Nearly every major aspect of the building has been altered. One third of the building's exterior has been covered with cement. The remaining brick has been sandblasted and repointed with cement. The doors and windows have been changed. The setting and site have been altered from their historic configuration, so that now the primary entrance is not off the street but off the parking lot at the utilitarian south wall. The interior, adapted for office use in 1978, has been modified with modern walls, doors, ceilings and floors. So severe were the alterations that the nomination inventory form failed to see the building as a hospital structure.

Potential for Redevelopment: The building is a three-story office building in a residential neighborhood. It has been vacant since 2007. The building has a gross floor plate of 4,310 square feet with 3,000 square feet of leasable square footage. The contributing site includes a 5,000 square foot surface parking lot with fourteen spaces. As an office building, it may be considered a low-Class C. Since 2007, the commercial real estate company of Kidder Mathews has unsuccessfully attempted to lease and/or sell the property.

This lack of market interest in redevelopment is due to several significant constraints on the property. The building is a three-story unreinforced masonry (URM) structure. Necessary code upgrades, including seismic, are expensive but do not generate added revenue. The current floor plate is small and inefficient; code upgrades would further nibble at the leasable square footage. The same would be true for added critical amenities as storage space, bike lockers and laundry rooms. The core building is unattractive and there are no character-defining features that would result in above market rents which could underwrite the rehabilitation costs. There are also no historic incentives available that could be monetized to underwrite the rehabilitation costs. The adjacent parking lot itself is small and does not lend itself to development. Any effort to accommodate the insufficiencies of the current building would further undermine those economics.

Proposed Development

The proposed development is for a high-density apartment building with program goals of providing market-rate and workforce housing, including family sized units. Conceptually, although zoning parameters allow a potential 120,000 square foot structure, the development team has scaled back the project to 104,157 square feet to respond to neighbor concerns. The proposed apartment building will have 82 rental units with 26 studios, 36 one-bedroom, and 20 two-bedroom apartments. It will have a minimum of 70 below-grade automobile parking spaces, along with 130 secured bike parking spaces.

As part of the redevelopment, ownership is proposing to honor the Paveskovich family by naming the building after the family and with a public display celebrating the family's wonderful baseball heritage and the rich history of Slabtown. The Paveskovich family has been a long-time Slabtown resident after immigrating to Portland from Croatia. The family was active in St.

Patrick's Catholic Church with the children attending grade school there, then to Lincoln High School. Growing in the shadow of the Vaughn Street Stadium, the two sons, Vincent and Johnny, both became baseball legends in their own way. Johnny "Pesky" was involved with the Boston Red Sox for seven decades. He is the namesake of Fenway Park's right field "Pesky" foul pole, where Pesky mastered pulling the ball the right field stands. Locally, his brother Vince was perhaps more distinguished, starting as Beavers batboy, signing with the Yankees and playing in their farm system; he later taught and coached in the Portland school system for 33 years.

As the property is located within the historic district, proposed designs will need to be approved by the Portland Historic Landmarks Commission through a Type III public hearing process. To date, design development is focused on scale, massing and materials appropriate to the neighborhood and the larger district. Design efforts to date have been informed by meetings with both the neighborhood association and neighbors. The first meeting occurred in July 2013. It was followed by five more meetings with immediate neighbors. Project elements driven by neighbors' requests include below grade parking, sufficient parking ratio to units, reduced massing on Hoyt and Irving (scaling from six stories to four), parking entrance on 18ths Street rather than the residential streets, and stoops to mirror those on Irving and Hoyt. The goal is a design that is compatible, but distinct, and includes patterning that reflects the district with entry courtyards, stoops, and quality detailing. The project also embraces sustainable and low-energy design, seeking LEED certification and using passive house energy design principles.

This redevelopment will have a positive impact on the surrounding neighborhood, including the historic district. Presently, the vacant property is an attractive nuisance and does not contribute to the streetscape, livability, or economic vitality. Even if leased, a freestanding, potentially 24/7 commercial building with surface parking conflicts with the allowed uses of this residential neighborhood. If the building stays, it would become a mid-block slot building with no access to light or views or parking. In contrast, eighty plus apartments fulfill the potential of the entire half-block as housing. This redevelopment would eliminate blight, reinforce the residential character of the neighborhood, generate positive pedestrian activity, and strengthen neighborhood commercial and retail enterprises while furthering livability.

City Policy

Relevant city policy is found in the Comprehensive Plan and the Northwest District Plan. Relevant policies are 2 (Urban Development), 3 (Neighborhoods), 4 (Housing), and 12 (Urban Design). Historic preservation is addressed in Goal 12, Urban Design. That broader goal speaks to creating a livable city. The historic preservation goal found within Goal 12 speaks to enhancing the city's identity through protection of significant landmarks. Goals 2, 3, 4, and 12 all speak to creating a livable city with diverse housing opportunities, compact form, and vibrant neighborhoods.

The Northwest District Plan represents goals and policies more specific to this area, and includes the Alphabet Historic District. Particularly relevant policies are 1 (Land Use), 5 (Housing) 7 (Urban Design), 8 (Historic Preservation), 10 (Quality of Life), 12 (Business and Residential Interaction), and 14 (Eastern Edge Subarea). Historic Preservation is addressed in Policy 8

which calls for protecting historic resources and supporting the historic qualities of the district. The district approach to this goal is one of encouragement and promotion. Other district goals are similar to the City-wide goals of a vibrant and livable environment.

Conclusion

The proposed demolition and redevelopment better fulfills the City's goals and policies. 1727 Hoyt is not referenced within the historic district's statement of significance. The building is not associated with an individual identified as notable in the district. It is not associated with an architect identified as notable in the district. Given the substantial modifications over time, the building has negligible ability to convey whatever historic values it may have once possessed. 1727 Hoyt is a resource whose historic associations do not directly contribute to the district's stated cultural, historic, or architectural significance, and given the substantial modifications over time, it has a limited ability to convey whatever historic values it may have.

The building does little to enhance the historic district, neighborhood or city. The property is not viable for rehabilitation today or in the future. Demolition will not negatively impact the historic district nor will it undermine efforts to promote restoration and renovation of historic buildings.

In contrast, the proposed redevelopment would fulfill the potential of the parcel as defined by the city's comprehensive plan, would be designed through the City's historic design review process, be constructed of quality, long lasting materials, and result in an 82-unit apartment building where a nondescript office building and surface parking lot presently stand on the contributing parcel and where a small non-contributing apartment building and second surface parking lot stand on the adjacent involved parcels. This development will enhance livability, pedestrian activity, economic vitality, and positive urban character, for the neighborhood and for the historic district.

The proposed demolition and associated redevelopment is supportive of the goals and policies of the Comprehensive Plan and the Northwest District Plan. It better fulfills the city's goals and plans than retention of the existing resource. Demolition should be approved.

TABLE OF CONTENTS

LIST OF FIGURES..... 9

PART 1 APPLICANT’S STATEMENT 10

1. DESCRIPTION OF SUBJECT SITE AND BUILDING 11

2. HISTORY OF THE PARCEL AND BUILDING.....18

3. ALTERATIONS OVER TIME..... 20

4. HISTORIC DESIGNATIONS: AS A CONTRIBUTING BUILDING.....24

 ALPHABET HISTORIC DISTRICT 24

5. HISTORIC DESIGNATIONS: OTHER POTENTIAL AREAS OF SIGNIFICANCE.....29

 ASSOCIATION WITH A HISTORIC EVENT.....29

 ASSOCIATION WITH A SIGNIFICANT PERSON.....30

 ASSOCIATION WITH A. B. Y. SPAULDING.....30

 ASSOCIATION WITH SIGNIFICANT DESIGN/CONSTRUCTION..... 33

6. HISTORICAL INTEGRITY..... 36

7. FEASIBILITY OF REHABILITATION.....38

8. PROPOSED REDEVELOPMENT..... 40

9. PUBLIC OUTREACH..... 42

10. DEMOLITION REVIEW APPROVAL CRITERIA..... 43

 DEMOLITION REVIEW APPROVAL CRITERIA: APPLICANT’S STATEMENT 44

 CITY POLICY, RETENTION AND REDEVELOPMENT..... 45

 COMPREHENSIVE PLAN..... 45

 NORTHWEST DISTRICT PLAN..... 51

 ZONING CODE.....57

11. CONCLUSION..... 58

PART 2 SUPPLEMENTAL APPLICATION REQUIREMENTS (33.445.805.B.1-11)59

PART 3 APPENDICES..... 61

1. EXCERPTS FROM THE ALPHABET HISTORIC DISTRICT

 FORMS

 PROPERTY INVENTORY

 STATEMENT OF SIGNIFICANCE

 SIGNIFICANT PERSON

 ARCHITECTS/BUILDER

2. DOCUMENTATION IN RESPONSE TO 33.445.805.B.1 (ENGINEER AND ARCHITECT STATEMENTS)

3. DOCUMENTATION IN RESPONSE TO 33.445.805.B.2 (DEVELOPER STATEMENT)

4. DOCUMENTATION IN RESPONSE TO 33.445.805.B.3 (RENOVATION STUDIES)

5. DOCUMENTATION IN RESPONSE TO 33.445.805.B.4 (HISTORIC PRESERVATION INCENTIVES)

6. DOCUMENTATION IN RESPONSE TO 33.445.805.B.5 (PURCHASE)

7. DOCUMENTATION IN RESPONSE TO 33.445.805.B.8 (LISTING ACTIVITIES)

8. DOCUMENTATION IN RESPONSE TO 33.445.805.B.9 (INCOME & EXPENSES STATEMENTS)

LIST OF FIGURES

Figure 1. Tax Map, Parcel outlined in red. 11

Figure 2. South Parking Lot 12

Figure 3. North Lot with Building 12

Figure 4. South Parking Lot and Main Entry 13

Figure 5. South Elevation and Main Entry 14

Figure 6. North Elevation, Looking East 14

Figure 7. North Elevation, Looking West. 14

Figure 8. West (rear) Elevation Looking North 15

Figure 9. Main Entry (Interior) 15

Figure 10. First Floor Corridor. 15

Figure 11. First Floor Meeting Room. 16

Figure 12. First Floor Work Room. 16

Figure 13. Second Floor Office 16

Figure 14. Second Floor Corridor. 17

Figure 15. Second Floor Office. 17

Figure 16. Third Floor Office. 17

Figure 17. Third Floor Office. 17

Figure 18. South Entry 20

Figure 19. Main Entry (Exterior) 21

Figure 20. Original and Primary Entries 21

Figure 21. Sandblasted Brick with Cement Mortar 21

Figure 22. Sandblasted Brick with Cement Mortar 21

Figure 23. Lower Third Covered with New Cement; New Glass Doors 22

Figure 24. Lower Third Covered with New Cement; Infilled Street Windows 22

Figure 25. New Windows 22

Figure 26. Cornice Removed 22

Figure 27. First Floor Conference Room – typical 23

Figure 28. Second Floor Office – typical 23

LIST OF TABLES

Table 1. Building Alterations 20

PART 1: APPLICANT'S STATEMENT

The demolition of historic resources is sometimes appropriate but should never be undertaken without due consideration. The City of Portland has crafted a reasoned process that looks to City Council as the decision-makers. City code allows two paths for evaluation. The first is based on whether denial of demolition would deprive the property owner of all reasonable economic use. That is not the path the applicants have chosen. The second path asks City Council to weigh the City's goals and to determine whether the City is best served by approving demolition and the associated redevelopment, or by denying demolition of the building. In weighing and balancing City goals, City Council is directed specifically to the Comprehensive Plan and associated policy documents.

To make a reasoned decision, there are two obvious questions that need to be answered. The first is what is the contribution of the historic resource to the City? Why is the building historic? What are the historic values embedded in the building? The second question is what would be the contributions to the City in allowing demolition and redevelopment? What would get built on the site and how might it better serve the City?

In this statement, the applicant has attempted to clearly and honestly lay out the parameters of the decision. The opening portion addresses the existing building. It logically begins with a description of the site, followed by its history and the changes to the building over time. It then explores the historic values embedded in the building, first beginning with those values ascribed in the National Register document that created the historic overlay, followed by a broader discussion of other potential areas of significance. Finally, the application explores the integrity of the building and its abilities to convey its historic values.

The next section addresses redevelopment of the site. It begins with a discussion of why the existing building cannot be effectively redeveloped and follows with a conceptual description of the proposed new development. This description is only conceptual as any new construction would need to go through historic design review before the City's Historic Landmarks Commission.

The final section then addresses our study of relevant city goals and the relative merits comparing preservation against redevelopment.

This analysis is followed by a documentation required under Section 33.44.805.B.1-11, and finally by appendices that includes relevant support documents. These include excerpts from the National Register District nomination document and by statements and documentation related to the required supplemental application requirements.

1. DESCRIPTION OF SUBJECT SITE AND BUILDING

Setting: The subject property is located at 1727 NW Hoyt Street, at the northeast corner of the intersection of Hoyt Street and 18th Avenue. Specifically, it is located on Lots 2 and 3, including the southern one inch of Lot 6 on Block 162 of Couch’s Addition to the City of Portland (Figure 1).

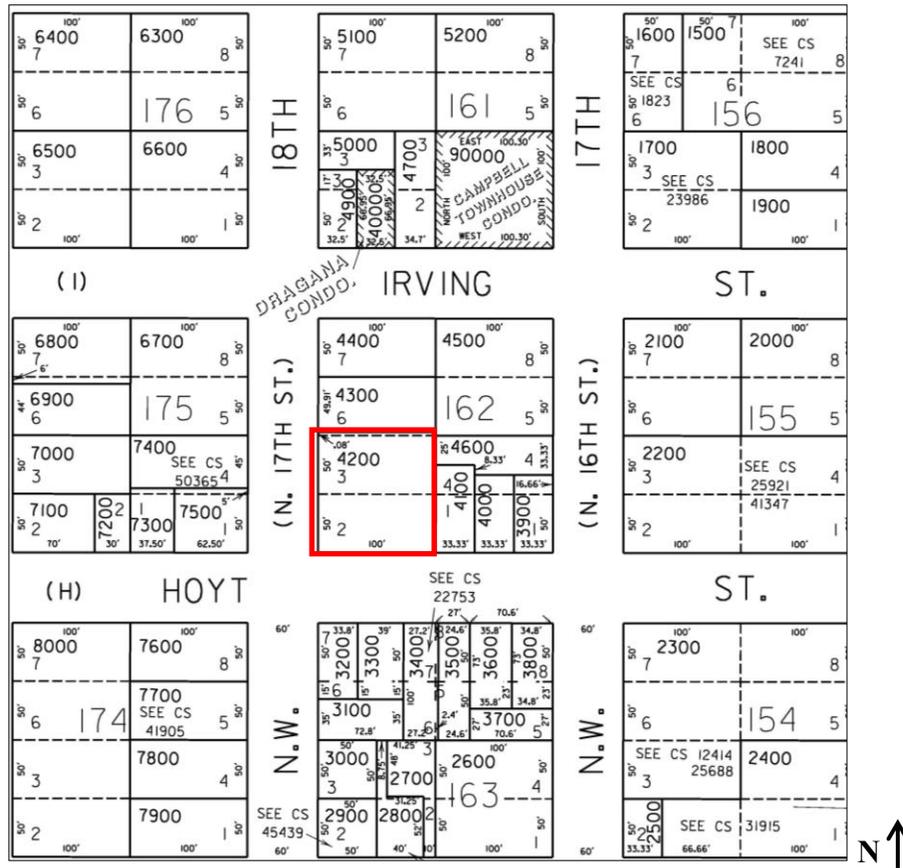


Figure 1. Tax Map, Parcel outlined in red

Site: The site is rectilinear in form, running 100 feet east and west, and 100.08 feet north and south. It consists to two full lots plus 0.08 feet of a third lot. The first lot is lot 2, located at the corner. It is 50 feet north and south along 18th Avenue and 100 feet east and west along Hoyt Street. The lot is a surface parking lot with 14 spaces. The second lot is (lot 3), is adjacent to the north and includes 0.08 feet of lot 6 to the north. The second lot contains a three-story, unreinforced masonry structure. That structure is built to the lot lines with slight setback at the sides and rear. There are no character-defining landscape features. The entire parcel is considered on single contributing resource in the historic district.



Figure 2. Lot 2 - South Parking Lot

Structure: The building is a three-story, unreinforced masonry structure. It is approximately dumbbell-shaped with a light well on the north and south sides, though the north light well is shorter than the south. The roof is flat.



Figure 3. Lot 3 - North Lot with Building

Building Exterior: The building's historic primary elevation faces west onto 18th Avenue (Figure 3). Side and rear elevations on the north, south and east historically were utilitarian. As built, the front entry was off 18th Avenue; when the parking lot was added to the south, the building was reoriented to the south. The 18th Avenue entry is now secondary. (Figure 4).

The 18th Avenue elevation is tan brick with gray mortar. It is three stories tall with equal floor-to-floor heights. The ground floor is covered with a modern cement coating and painted gray. The second and third floors are then grouped with a now removed cornice at the top. Vertically, the façade is divided into five equal bays. The center bay, ground floor, was the building's original entry. Today, it has paired commercial glass and aluminum doors framed. Window openings at the ground floor have been in-filled. At the far north is a recessed emergency egress door with modern metal gate. Upper floor windows are modern with a single fixed pane in metal frame within the historic opening.

The north, south and east elevations are utilitarian brick with openings functionally organized. As with the 18th Avenue elevation, the ground floor on the remaining three elevations is covered with a modern cement coating and painted gray. The center section of the south elevation has been modified into the building's entry with a sunken full-glass doorway topped with an arched transom and pronounced brick hood. The east elevation has a modern metal fire escape.



Figure 4. South Parking Lot and Main Entry



Figure 5. South Elevation and Main Entry



Figure 6. North Elevation, Looking East



Figure 7. North Elevation, Looking West

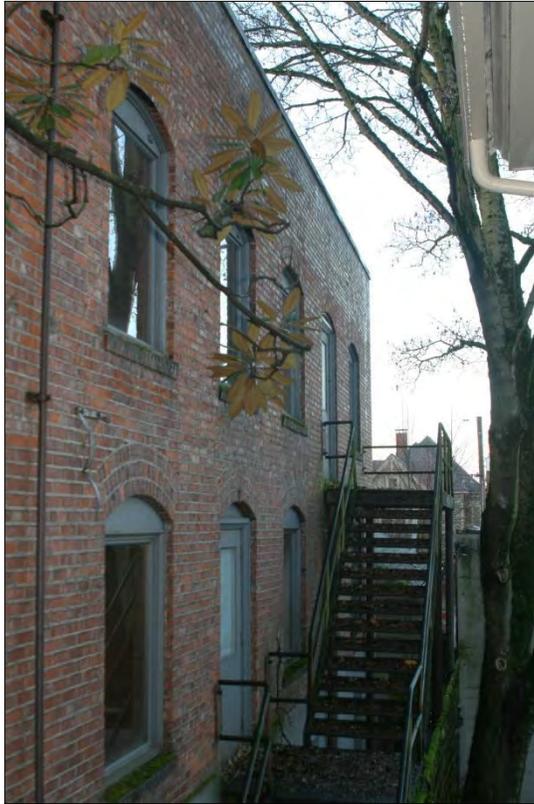


Figure 8. West (rear) Elevation, Looking North

Interior: The interior is modern, with all three floors dedicated to office use. Materials are consistent with gypsum board partitions, gypsum board and acoustical tile ceilings and wall-to-wall carpeting. In certain offices, the brick is exposed. The first floor has an east-west double loaded corridor that connects the west entry doors with a center two-story atrium reception at the center south. The office space at the east is organized as a suite, while other spaces are either conference rooms or individual offices.



Figure 9. Main Entry (Interior)



Figure 10. First Floor Corridor



Figure 11. First Floor Meeting Room



Figure 12. First Floor Work Room

The second and third floors are similar with a double-loaded east-west corridor providing access to offices. Offices at the east and west are treated as suites while those at the center are individual offices. Vertical access is via a single elevator at the north and by full-height stair towers along the north at the west and east.



Figure 13. Second Floor Office



Figure 14. Second Floor Corridor



Figure 15. Second Floor Office



Figure 16. Third Floor Office



Figure 17. Third Floor Office

2. HISTORY OF THE PARCEL AND BUILDING

The parcel consists of two city lots, each with a different history. The corner lot [Lot 2] was occupied by two single family homes until the parcel was acquired by the Portland Osteopathic Hospital in 1944. The two homes were demolished and parcel adapted to a surface parking lot.

The interior parcel [Lot 3] along 18th Avenue was developed in 1918 with the construction of a maternity hospital.

The property was owned by Ballou & Wright. That firm was founded in 1901 by Oscar Ballou and Charles Wright as a bicycle business that transformed into a motorcycle and automobile supplier, headquartered at 327 NW 10th Avenue. The acquisition of this land was solely for investment purposes.⁶

The building's architect was the firm of Camp & Du Puy. According to Richard Ritz's Architects of Portland, the firm existed from 1908 to 1925 and was the partnership of Herbert Camp and Andrew Du Puy. Du Puy was a registered architect, while Camp was the firm's manager. The architect's most noteworthy design is the Portland's Women's Club at 1220 SW Taylor Street. Other projects are a house at 1024 NW 19th Avenue, a two story commercial building at 1536 SE 11th Avenue, and a commercial building at 231 SE Alder Street.⁷

The proprietor of the hospital was Mrs. A. B. Y. Spaulding. She is discussed in detail in Section 5. Briefly, she was superintendent of the Multnomah County Hospital from 1909 to 1917. During that time, she is credited with advancing the professional development of the hospital's nursing staff. In 1917, Mrs. Spaulding retired from Multnomah County Hospital and then became the assistant director at the Mother's Pension Department County Court before starting this maternity hospital.⁸

Construction of the hospital required approval from City Council; the permits were held up due to remonstrance from neighbors that the hospital would be a nuisance. The hospital site, adjacent lots, block, and surrounding area were then occupied by single family homes. Upon securing City Council approval, demolition began in the summer and construction completed in the fall. The hospital opened in November, 1918. The hospital's ground floor was comprised of a reception area, nurses' quarters, dining room, kitchen and heating facilities. The second and third floors were similar in layout with private rooms, wards, examination rooms, and surgical rooms.⁹

At the time, the City had fifty-four medical facilities, including hospitals and sanitariums.¹⁰ Many of the names are familiar, St. Vincent's, Good Samaritan, and Emanuel, others, such as Portland Methodist, Hahnemann, North Pacific and Coffey, less so. The "Women's Hospital"

⁶ *Oregonian*, September 27, 1914, p. 10.

⁷ Richard Ellison Ritz, *Architects of Oregon* (Portland, OR: Lair Hill Publishing, 2002), p. 64,118.

⁸ See pages 28 to 31 for a more complete account of Spaulding's career.

⁹ *Oregonian*, January 17, 1918; January 19, 1918; November 24, 1918.

¹⁰ Polk, *City of Portland Directory*, 1917.

specifically operated as a maternity facility; at the time, the City of Portland had at least six other maternity hospitals.¹¹

The hospital had a rocky existence. In 1921, the City Health Officer ordered the facility closed upon the death of one patient and the illness of three others from blood poisoning (sepsis) following childbirth. It was determined that seven of the nine nurses on staff were infected with the disease.¹² The hospital was allowed to reopen, but in 1925 it became embroiled in a court case about a woman attempted to convince her husband that a “want-ad baby” was her own; the husband accused the hospital of collusion.¹³

In 1928, the hospital closed and the building went through several medical enterprises under the management of Spaulding. First, it became the Portland Eye, Ear, Nose, and Throat Hospital. In 1936, one year after Mrs. Spaulding’s death, it became Spaulding General Hospital. In 1939, the hospital added “Dr. Verbon’s Naturopathic Hospital”. Two years later, the property was converted to the Lincoln Sanitarium, a convalescent home that also served as a boarding house.¹⁴

In 1944, the building was sold to the Portland Osteopathic Hospital. It was then that the corner parcel to the south was added for onsite parking. The building operated under a conditional use permit from the City for the next fourteen years. In 1959, the hospital had outgrown the facility and moved to a new location in southeast Portland. The property was put up for sale but remained vacant.¹⁵

In 1963, the Arts & Crafts Society bought the building and adapted it for use as its headquarters, gallery and classroom space. As with the hospital, the school operated under a conditional use permit. In 1978, the Society changed its name to the Oregon School of Arts & Crafts and launched a capital campaign to fund its present campus on Barnes Road.¹⁶ The new campus opened in 1979. The following year, the building was adapted for use as law offices, again operating under a conditional use permit. It remained as law offices until vacant in the late 2000s.

¹¹ Polk, *City of Portland Directory*, 1917.

¹² *Oregonian*, February 26, 1921, p. 6.

¹³ *Oregonian*, May 21, 1923, p. 20; July 12, 1925, p. 14; June 15, 1926, p. 1.

¹⁴ *Oregonian*, September 9, 1928; Polk, *City of Portland Directory*, multiple years.

¹⁵ *Oregonian*, September 28, 1958, p. 41.

¹⁶ *Oregonian*, November 25, 1962, p. 89; May 19, 1963, p. 90, April 1, 1971, p. 160.

3. ALTERATIONS OVER TIME

Most properties evolve and change over time. In the case of this property, changes have been both extensive and substantial. Virtually no element of this site or building is intact. The parking lot to the south was added in 1944; other changes occurred between 1958 and 1978. Below is a brief table summarizing the changes, followed by a more detailed description.

Table1. Building Alterations

Item	Building Element	Status
1	Site	Altered; originally one interior lot; corner lot added
2	Building Orientation	Altered; reoriented from the street to the parking lot
3	Exterior Brick	Altered; Sandblasted
4	Exterior Mortar	Altered; Repointed with Portland Cement
5	Exterior Ground Floor	Altered; Covered with cement and painted
6	Street Entry Door	Altered; replaced with commercial glass doors
7	Canopy on 18 th Avenue	Removed
8	Ground Floor Street Windows	Altered; filled-in
9	Entry Sign	Removed
10	Windows	Altered; replaced with modern fixed glazing.
11	Cornice	Removed
12	Parking Lot	Added
13	South Entry	Created; modern monumental glass arched entry
14	Interior Floor plan	Altered; entirely reconfigured to offices
15	Reception	Created reception atrium at the south
16	Interior Walls	Replaced with gypsum board.
17	Interior Ceiling	Replaced with gypsum board or acoustic drop tile.
18	Elevator	Added
19	Stair Hall	Altered; enclosed

Site: Historically, the site consisted to two disassociated parcels. The Women’s Hospital was built on a single interior lot occupied by a single family home. The parking lot to the south was occupied by two single family homes until 1944.



Figure 18. South Entry

Building Orientation: The Women’s Hospital opened west onto 18th Avenue. Today, the building is oriented to the parking lot to the south. (See figure 20).



Figure 19. Main Entry (Exterior)

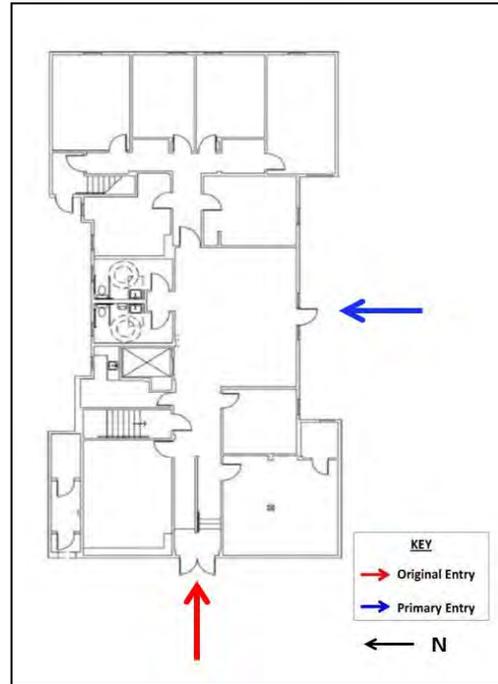


Figure 20. Original and Primary Entries

Primary Entry: A new primary entry has been created off the surface parking lot and the building was reoriented to the south. (See Figures 3, 4, 5, 9, 18-20).

Exterior: Nearly every exterior material has been substantially altered. The exception is on the north side elevation where a couple of original windows remain.

- The brick on all four elevations has been sandblasted.
- The brick on all four elevations has been repointed with Portland cement.



Figures 21 (left) and 22 (right). Sandblasted Brick with Cement Mortar



Figure 23 (left) and 24 (right): Lower Third Covered with New Cement; New Glass Doors; Infilled Street Windows

- The ground level of all four façades has been covered with painted cement.
- The primary entry door on 18th Avenue has been changed. The replacement door is a commercial grade, modern, paired, full glass aluminum door (Figure 23).
- The canopy at the main entry at 18th Avenue has been removed.
- The ground-floor windows on the street (west) elevation have been in-filled. (Figure 24). Some additional windows on the north and south have also been covered.
- Windows on all four elevations have been replaced. The replacement windows are a single fixed pane; the original windows were one-over-one, double hung wood sash in wood frame (Figures 25).
- The cornice on the 18th Avenue elevation has been removed (Figures 3, 26).



Figure 25. New Windows



Figure 26. Cornice Removed

Interior: Similarly, nearly every interior material and element has been substantially altered. One of the few original elements in the building is a portion of the main stair at the center north. This stair, however, has been enclosed and modified to be fire rated.

- Floors have been reconfigured for modern office use.
- Lathe and plaster walls have been replaced by gypsum board throughout.
- The first floor has been reoriented so that reception is at the center south at the parking lot entry.
- This new reception area is an inappropriate two-story atrium space, removing a significant portion of the second floor.
- Ceilings are modern, either painted gypsum board or acoustical dropped tile.



Figure 27. First Floor Conference Room - typical



Figure 28. Second Floor Office - typical

4. HISTORIC DESIGNATIONS: AS A CONTRIBUTING BUILDING

This demolition review was triggered because the site proposed for demolition is a contributing resource in the Alphabet Historic District. The goal of demolition review is to assess the impacts of demolition within the context of City's policy goals. To understand the impacts of demolition, then, the context and qualities of the building's historic designation must be understood.

For reference, Appendix 1 includes excerpts from the Alphabet Historic District nomination. Included are 1) the nomination forms, 2) the subject property's complete inventory form, 3) the complete statement of significance for the district, 4) the nomination's complete list of significant persons, and 5) the nomination's complete list of architects and builders.

As detailed below, the building at 1727 Hoyt does not directly contribute to the Alphabet Historic District. It is not referenced within the District's statement of significance, nor is the building associated with an individual identified as notable in the district, and it is not associated with an architect identified as notable in the district. Discussion in the document associated with architecture of district does reference the subject property, either directly or approximately. Fundamentally, there are no values identified in the National Register nomination that are tied to the building at 1727 Hoyt. Conversely, there is nothing in the history, architecture or values associated with 1727 Hoyt that are identified as being of importance to the district.

It is also important to note that the Inventory Sheet in the nomination for 1727 Hoyt contains both misleading and inaccurate statements. This sheet may be found in Appendix 1. The description suggests the property is of grander scale than in reality, and that it has a substantially higher integrity than it does. The statement of significance for the property asserts values that are not identified as being important to the district and does not offer any analysis to tie that statement of significance to the district. That inventory form also does not detail the many alterations to the building which belies its ability to convey any values.

Alphabet Historic District: The district was listed on the National Register of Historic Places in 2000. The district is approximately 156 acres or 6,800,000 square feet of land. Its boundaries run from Burnside on the south to Kearney and Marshall Streets on the north, from 17th Avenue on the east to 24th Avenue on the west. In total, the district includes 478 contributing structures, which is 75% of the total buildings in the district. The boundaries are irregular.

The subject property is located near the east boundary toward the north. In general terms, the district's east border runs along NW 17th Avenue from Burnside to Irving Street with three half-block extensions east, at Davis and Everett Streets, Flanders and Glisan Streets, and midblock surrounding Hoyt Street.

In general terms, the subject property is surrounded by both contributing and non-contributing resources both adjacent and within a one-block radius.

Historic Significance of the District: The official nominating document details why the district is significant:

The Historic Alphabet District . . . is locally significant under Criterion A as the birthplace of important local institutions. It is additionally significant under Criterion A as the secondary center of Portland’s Jewish and Scandinavian population in the early twentieth century. It also satisfies Criterion B as a residential district in which a large number of locally prominent merchants, professionals, civic leaders, and politicians lived. The Historic Alphabet District is further eligible under Criterion C for its expression of early residential architecture in the city of Portland, characterized by buildings of various types, styles, and eras. Indeed, the Historic Alphabet District is unique in Portland for its concentration of early twentieth century multi-family structures – many of which were designed and constructed by the city’s premier architects and developers. The district’s multi-family dwellings are noteworthy for their appearance in an area that retains buildings from its early development period. Grand single-family homes sit next to first-class apartment buildings in a physical representative of the sociocultural transition experienced by one of Portland’s oldest neighborhoods.

The period of significance begins in 1880, the earliest date of construction for the oldest remaining resources in the district. It ends in 1940 with the beginning of World War II. The war induced a national mobilization effort that included Portland. As a leader in the shipbuilding industry, Portland became a war production center, an identity that significantly affected the city’s growth. Consequently, 1940 marks a turning point in the city’s and, by extension, the district’s history.¹⁷

The period of significance is 1880 to 1940. Significance is directly tied to:

- Criterion A for its association with the creation of important local institutions.
- Criterion A for its association as a center for Portland’s Jewish and Scandinavian populations.
- Criterion B for its association with locally prominent merchants, professionals, civic leaders, and politicians.
- Criterion C for its early residential architecture in the city.

Contributing building in a National Register district: The subject property falls under review for being a contributing building within a National Register district. What is a contributing building? According to the National Park Service’s Bulletin 16A (Guidelines for Completing National Register of Historic Places Forms), a building is contributing because *it was present during the period of significance, relates to the documented significance of the property, and possesses historic integrity . . .*¹⁸ In Bulletin 15 (How to Apply the National Register Criteria for Evaluation), the Park Service then details how to determine if a property has sufficient integrity to convey its significance.¹⁹

¹⁷ Alphabet Historic District National Register nomination, p. 329.

¹⁸ National Park Service, *National Register Bulletin 16A: How to Complete the National Register Nomination Form* (Washington, DC: National Park Service, 1997), p. 16.

¹⁹ National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (Washington, DC: National Park Service, 1997), p. 44-48.

Thus, a contributing building must:

- Add to the documented significance of the district, and
- Have sufficient integrity to convey that significance.

1727 NW Hoyt Street and the Alphabet District Nomination

There are two manners to assess 1727 Hoyt Street as part of the historic district. The first is the accuracy of its portrayal in the nomination. The subject property is discussed in the nomination only as Inventory #287 found on page 151 and 152. It is not referenced elsewhere in the document. That inventory form, found in its entirety in Appendix 1, includes a brief description of the property and a statement of why it is significant to the district.

Inventory Description: Comparing the inventory listing against the reality of this property suggests an imprecision. For example,

- The building reference is linked with the comment *sited on the corner of NW 18th Avenue and NW Hoyt Street*. In fact, the building historically was located on an interior lot and is best understood as such. The phrasing suggests a corner building more prominent and larger than in reality.
- The description states that the south elevation is the primary façade. It does not provide the clarification that this was not the original primary façade, nor that this elevation was originally a secondary side elevation modified into a primary elevation. The shift of a building on an interior lot from street facing to a parking lot orientation is significant.
- The description states that the ground level has a *float-finish stucco treatment*. Again, it does not provide the important clarification that this is a modern addition. Rather, the suggestion is that this was original and is character-defining. This treatment covers one-third of the building's original exterior, has done permanent damage to the original brick, and severely undermines the building's integrity.
- The description states: *At the southwest corner of the building, painted brick creates the illusion of quoins*. This statement is incorrect. The brick has not been painted and the treatment is simply that the face brick of the primary façade turns the edge of the building. There is no design intent to create the "illusion" of quoins.
- The description does not clearly articulate what features are original and which have been altered. For example, the description identifies alterations as the ground floor windows having been infilled, but does not note that all of the other windows have been replaced. It fails too to note that the cornice has been removed or that the exterior has been sandblasted. It does reference a fence being installed in 1966 and a roof replaced in 1982. The upshot is to suggest the building has a considerably higher degree of integrity than it did in reality.

- The building is described as *H-shaped*. Traditionally, building form is a function of its corridor configuration. A more precise word here would be “dumbbell shaped.” The building is linear in form with light well at the two side elevations. The point here is that the reference to an “H” form suggests a building larger than it is.

The sum impact of the description is to create an image of a building that is more substantial, and has higher design values than in actuality. By omission, it also conveys a notion that the building has a high degree of integrity. The notion conveyed is that other than a couple windows and fence, the building is intact. In fact, as described in Section 3, virtually no part of this building is intact and that integrity is so compromised that the building has slight potential to convey any values.

Inventory Statement of Significance: The inventory statement of significance consist of one sentence: *This building is considered to be contributing within the district as a good example of a Streetcar era Commercial style development and is therefore significant as part of the larger grouping of commercial development that occurred in the Northwest.*

This statement is entirely disconnected from the statement of significance in the nominating document itself. The nomination statement of significance divides into four eras: *Settlement: 1845-1869, Railroad Era: 1870 – 1905, Motor Age: 1910 – 1940 and World War II and the Postwar Era: 1941 – 1998.* The subject property was constructed in 1918, which would place it in the *Motor Age*. That era is described for its role in the socio-ethnic changes and in the rise of apartment buildings. The nominating document discusses the arrival of the streetcar in the earlier section, *the Railroad Era: 1870-1905.* That discussion was in the context of the streetcar spurring residential development in the 1880s.

Similarly, the nominating document speaks to “architecture and development.” However, again, the focus is exclusively on residential development. *The architectural significance of the Historic Alphabet District lies primarily in its concentration of multi-family dwellings, many of which were designed by prominent architects in the period between 1903 and 1940.* The *Streetcar era Commercial style* development referenced in the property inventory form is nowhere discussed in the nomination at large. Quite simply, there is no linkage between the statement of significance found in the Inventory form and the district’s statement of significance. Rather than add and support the significance of the district, the inventory statement of significance is but an undocumented, unsupported and isolated assertion. *Streetcar era Commercial style development* is not an area of significance for the district under any criteria.²⁰

Integrity: The second requirement of being a contributing resource in a historic district is whether the building has sufficient integrity to convey its historic or architectural values. Even accepting the inventory’s assertion of significance, the extensive alterations described in Section 3 draw into question the building’s ability to convey those values. As noted, nearly every aspect of that building has been altered in a substantial way. Even if the building has values, it does not have the integrity to convey those values.

²⁰ Regardless of the district nomination, it is a fair question to ask whether the building should still be considered important as an example of streetcar era development. That question is addressed on page 32.

1727 Hoyt as a Contributing Building: Adding to the Significance of the District

In sum, the nominating document does not directly tie the building at 1727 Hoyt Street to its stated areas of significance. That significance is summarized as *The Historic Alphabet District is unique in Portland for its concentration of early twentieth century multi-family structures – many of which were designed and constructed by the city’s premier architects and developers. The district’s multi-family dwellings are noteworthy for their appearance in an area that retains buildings from its early development period. Grand single-family homes sit next to first-class apartment buildings in a physical representative of the sociocultural transition experienced by one of Portland’s oldest neighborhoods.*

Specific to the district’s specific Criterion,

- As relates to Criterion A and the establishment of community institutions as identified by the National Register nomination:
 - **The Building at 1727 Hoyt has no such associations;**
- As relates to Criterion A and Portland’s Jewish and Scandinavian communities,
 - **The Building at 1727 Hoyt has no such associations;**
- As relates to Criterion B, associations with any person of note as identified by the National Register nomination;
 - **The Building at 1727 Hoyt has no such associations;**
- As relates to Criterion C, as relates to the architectural heritage of the district,
 - **The Building at 1727 Hoyt has no such associations.**

The National Register nomination for the district does not specifically reference this building within its discussion of significance. It only addresses this building in the property inventory portion. At the same time, the statement of significance in the property inventory portion is not referenced in the district’s nomination.

Even without addressing the integrity question, there is no historic, architectural or cultural value embodied with the building at 1727 Hoyt that specifically contributes to the district’s stated set of values. At best, built in 1918 during the period of significance for the district, the building has slight historical values. However, the alterations over time have diminished the integrity of the resource such that its potential as a resource is non-existent.

1727 Hoyt is a resource whose historic associations do not directly contribute to the district’s stated cultural, historic, or architectural significance, and given the substantial modifications over time, it has limited ability to convey whatever historic values it may have.

5. HISTORIC DESIGNATIONS: OTHER POTENTIAL AREAS OF SIGNIFICANCE

Apart from the question of the building's contribution to the district, it is a fair question to ask whether this building has any other historic or architectural qualities that make it independently significant. Quite often, in the course of demolition debates, information arises that was previously unknown. The project team has endeavored to be exhaustive in its research and documentation of the building's history. Using that history, the team has also applied the National Register Criteria for Evaluation to assess whether aspects of that history are significant. As detailed below, the project team found no particular qualities of significance.

As detailed in National Register Bulletin 15, a property may be considered significant in four fundamental areas: A) association with an event; B) association with a person; C) as a significant example of design or construction, and D) for its information potential. The first three criteria are addressed below. This last category relates to archaeology. As the site is fully disturbed, Criteria D is not applicable and thus not addressed.

Criterion A. Association with a Historic Event: Properties can be eligible for the National Register if they are associated with events that have made a significant contribution to the broad patterns of our history. Criteria A recognizes properties associated with single events as the founding of a town, or with a pattern of events, repeated activities, or historic trends. These events or trends, however, must clearly be important within the associated context. Mere association is not enough. To qualify under Criteria A, the property's specific association with an event must be considered important as well.

As to association with a single event, the historic record does not identify the property with any specific event. Contemporary news coverage of the Women's Hospital announced its opening, but then was generally unfortunate, associated with the hospital being closed and associated with a "want-ad baby" scheme.²¹

As to association with significant trends, the building at 1727 Hoyt Street was constructed as a maternity hospital. If the hospital were identified for a unique or particular role in maternity care, it potentially could be significant. Possible medical aspects could be locally innovative, professional standards for child-birth, neonatal or related care. An alternative possibility would be for social contribution, such as the in care of unwed or indigent mothers. As the hospital was built following a time of rapid population growth, it could potentially be significant as an expression of the need to accommodate the medical needs of immigrants or even as a response to overextended medical capacity. Again, the historical record does not identify or refer to the property in any particular context. It was one of several maternity hospitals and was not identified with any medical or social contribution.

Similarly, modern historic scholarship makes little reference to the building. Standard references for Portland history make no mention of the Women's Hospital. O. Larsell's book on medicine in Oregon, The Doctor in Oregon, does identify the hospital in the process of describing hospitals in the City in the era. Unfortunately, Larsell's scholarship is factually incorrect. He combines "The Women's Sanitarium" established by E. P. Fraser at First and Montgomery

²¹ *Oregonian*, November 24, 2918; *Oregonian*, May 21, 1923, p. 20.

Streets in 1894 with the entirely separate Women's Hospital established in 1918 on Hoyt Street. In fact, news accounts of the Women's Sanitarium demonstrate that the venture was short lived noting that *the venture seems not to have proven a success.*²²

There is nothing in the history of the city or this building to indicate that there is an association with a notable event or trend.

Criterion B: Association with a Significant Person: Properties may be eligible for the National Register if they are associated with the lives of persons significant in our past. Criteria B applies to properties associated with individuals whose specific contributions to history can be identified and documented. Persons "significant in our past" refers to individuals whose activities are demonstrably important within a local, state or national historic context. The criterion is generally restricted to those properties that illustrate rather than commemorate a person's important achievements.

To be eligible under Criterion B, the person must be significant and the association of the resource to the person must be significant. *Properties eligible under Criterion B are usually those associated with a person's productive life, reflecting the time period when he or she achieved significance. . . . Properties that pre- or post-date an individual's significant accomplishments are usually not eligible.*²³

The proprietor of the Women's Hospital was Mrs. A. B. Y. Spaulding. Though she sold the facility in 1928, she remained as manager until her death in 1935. No other individual is identified in the historic record as being affiliated with the building.

Association with A. B. Y. Spaulding: Although Spaulding was not referenced in the National Register nomination, in its Pre-Application Conference for this project, the Bureau of Development Services suggested that she was noteworthy and perhaps by extension this building was significant. Specifically, the memorandum stated: *The building equipped by Mrs. Spaulding, a woman whose passion for training young women to be nurses through the School of Nursing at Multnomah County Hospital, led to what we now know as OHSU.*

The Bureau's comment affords the opportunity to explore this question of Spaulding's role in local nursing education and the evolution of nurse training from the county hospital to what is known as OHSU's School of Nursing. For this research, among other sources, the project team capitalized on the resources of both OHSU archives and the Oregon Historical Society.

There is little information regarding Spaulding's life prior to her arrival in Portland. She was born in either 1865 or 1866, graduated from the Illinois Training School for Nurses in Chicago and then moved west.²⁴

²² O. Larsell, *The Doctor In Oregon* (Portland, OR: Binforts & Mort, 1947), p. 526; *Oregonian*, June 6, 1894, p. 6; *Oregonian*, June 25, 1895, p. 7. It is Larsell who makes the undocumented claim that 5,000 babies were born at the facility over its 26 year history. Taken at face value, this statistic translates to one child born every two days.

²³ National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, p. 15.

²⁴ Barbara Conway Gaines, *A History of the School: 1910-1996*. (Portland: OHSU School of Nursing, 1998), p. 9.

At the time of Spaulding's arrival in Portland, there were several nurse education programs in existence. The first nursing school in the Northwest opened in 1890 at Good Samaritan Hospital under the supervision of Emily Loveridge; she served as Superintendent of this program for forty years.²⁵ St. Vincent's Hospital began its School of Nursing in 1894.²⁶

The County Hospital dates back to the City's founding when the County Commissioners entered into an arrangement with Doctor J. C. Hawthorne to care for the indigent at his facility, the Hospital for the Insane. Eventually, the County established a Pauper Farm west of Portland. With the explosive population growth that followed the Lewis & Clark Exposition, medical leaders came to realize that the Pauper Farm was inadequate and so purchased the Smith mansion at SW 2nd Avenue and Hooker Street and adapted into a hospital.²⁷ The Oregonian announced the hospital's opening on June 27, 1909.²⁸ Initially, the hospital relied on nurses trained elsewhere. However, in 1910, it opened the Multnomah School for Nurses, [also referred to as the Multnomah Hospital Training School] with Spaulding as Superintendent of Nurses.²⁹ Among her accomplishments, Spaulding was credited with *designing the cap and uniform as well as planning the curriculum. The uniform and cap were patterned after those of her school; the curriculum conformed to the standard curriculum recommended throughout the country.*³⁰ Edith Muhs served as Director of the Training School and as Spaulding's assistant. In 1911, the first class of seven nurses graduated. That same year, the County announced plans to build a Nurses' Home at the corner of Second and Wood to include accommodations for both housing and education.³¹ Apart from her hospital responsibilities, Spaulding also published an article on the principals and methods of nurse training for The Pacific Coast Journal of Nursing.³²

There is a question as to how long Spaulding worked at the Multnomah County Hospital. Polk's City Directory identifies Spaulding as the Superintendent of Nurses until 1917. However, there are several contradicting sources, none of which provides a consensus regarding the Superintendent position beginning in 1915. OHSU organized an exhibition on the contribution of Grace Phelps to nurse education and cites her as serving as Superintendent, Director, and Supervisor of the Training School in 1915.³³ Yet another source cites Emma Jones as the Superintendent of the Nurses at the hospital from 1915 to 1923³⁴

²⁵ Oregonian, June 29, 1890, p. 6.

²⁶ University of Oregon Health Sciences Center, School of Nursing, "The Past Is Here Today; The Future Will Not Go Away," (Portland: University of Oregon, 1976) p. 2.

²⁷ "The Story of Hedwig Hansen Smith as told to Virginia Diegel by Katherine Schnabel O'Neill and other sources," p. 3.

²⁸ Oregonian, June 27, 1909.

²⁹ Gaines, *A History of the School: 1910-1996*, p. 5.

³⁰ Gaines, *A History of the School: 1910-1996*, p.9.

³¹ Oregonian, June 18, 1911, p. 9

³² A.B.Y. Spaulding, "The Training School," *The Pacific Coast Journal of Nursing*, 1914, p. 208-210

³³ Gaines, p. 13; OHSU Exhibit on Grace Phelps, April – June, 2011; University of Oregon Health Sciences Center, School of Nursing, "The Past Is Here Today; The Future Will Not Go Away," (Portland: University of Oregon, 1976) p. 3; Letter from Grace Phelps to Henrietta Doltz with information regarding the founding of the Multnomah Hospital Training School for Nurses, no date.

³⁴ Courtney M. Smith, History of Nursing in Portland, March 30, 1933, p. 11; Gaines, *A History of the School: 1910-1996*, p. 16; Letter from Grace Phelps to Henrietta Doltz with information regarding the founding of the Multnomah Hospital Training School for Nurses, no date; *The Multnomah Journal*, Vol. I, Issue I, May 6, 1973.

Regardless, by 1918, Spaulding was the assistant director of the Mothers Pension Department County Court. The following year she opened the Women's Hospital.³⁵ Spaulding remained proprietor of the Women's Hospital until it was sold in 1928, becoming the Portland Eye, Ear, Nose, and Throat Hospital. Spaulding served as the manager.³⁶ Spaulding died at her home in northeast Portland in October of 1935.³⁷

As for the beginnings of the OHSU School of Nursing, the School's timeline states, *the origins of the OHSU School of Nursing can be traced to the summer of 1919 when the University of Oregon introduced the state's first professional nursing courses.*³⁸ These courses were offered in cooperation with the American Red Cross, as well as the Portland Visiting Nurses Association, the Welfare Bureau, and the Oregon Tuberculosis Association.³⁹ Elnora Thomson developed a Public Health Nursing course at the Portland School of Social Work within the University of Oregon's School for Applied School Sciences.⁴⁰ Though there was a push for the creation of a five year nursing degree at the University of Oregon, financial limitations prevented this advancement. Phelps chaired the panel to create this program; other members of the panel included Spaulding, Jones, Jane V. Doyle, and Campbell.⁴¹ The nursing program did eventually join the medical school in 1932. At this time the University of Oregon School of Applied Social Sciences was due to close, Thomson wrote to the Medical School requesting that Dean Dillehunt create a Department of Nursing.⁴²

In assessing Spaulding's contribution to the development of nurse training, it is clear that she was an important voice. Today, the OHSU's School of Nursing offers a professorship in her name [along with other professorships named for nursing pioneers]. But it is also clear that she followed in the footsteps of others in the field in Portland, and that there other important voices in the field of professional training for nurses at the County Hospital, both during her time there and subsequent.

As to the building at 1727 Hoyt being important for its association with Spaulding, it is important to recall that Spaulding's significance is ascribed to her work at the County Hospital which pre-dates her time at Hoyt Street. And as NPS notes *Properties that pre- or post-date an individual's significant accomplishments are usually not eligible.*

For those who may argue that Spaulding's contribution does rise above people as Emily Loveridge, Grace Phelps, Emma Jones, Elnora Thomson and others, there is a better and more appropriate resource under City-ownership. The building at 3037 SW 2nd Avenue was built as the Nurses Home for the Multnomah County Hospital, arguably a direct result of Spaulding's work.

³⁵ *Oregonian*, November 24, 1918.

³⁶ *Medical Sentinel*, Vol. 36, 1928, p. 711.

³⁷ *Oregonian*, October 29, 1935, p. 20.

³⁸ http://www.ohsu.edu/xd/education/schools/school-of-nursing/about/upload/history_textpresent.pdf p.1

³⁹ University of Oregon Health Sciences Center, School of Nursing, "The Past Is Here Today; The Future Will Not Go Away," (Portland: University of Oregon, 1976) p. 3-4.

⁴⁰ University of Oregon Health Sciences Center, School of Nursing, "The Past Is Here Today; The Future Will Not Go Away," (Portland: University of Oregon, 1976) p. 2; <http://www.ohsu.edu/xd/about/facts/history.cfm>.

⁴¹ Gaines, *A History of the School: 1910-1996*, p.30-31.

⁴² Gaines, *A History of the School: 1910-1996*, p. 42-43.

Criterion C. Design/Construction: Properties may be eligible for the National Register if they embody the distinctive characteristics of a type, period, or method of construction, represent the work as a master, possess high artistic value, or that represent a significant and distinguishable entity whose components may lack individual distinction. This criterion applies to properties significant for their physical, design or construction, including such elements as architecture, landscape architecture, engineering, and artwork.

As detailed in National Register Bulletin 15:

This criterion applies to properties significant for their physical design or construction... To be eligible under Criterion C, a property must meet at least one of the following requirements:

- *Embody distinctive characteristics of a type, period, or method of construction.*
- *Represent the work of a master.*
- *Possess high artistic value.*
- *Represent a significant and distinguishable entity whose components may lack individual distinction.*⁴³

In considering this building under this Criterion, significance might be asserted as a building type, as a notable example of architectural style, or perhaps as the work of a master.

Building Type: Specific to building type, the Women's Hospital was constructed for a single purpose: as a maternity hospital. A critical component of listing on the National Register as a building type is the ability to convey its function.

To that end, news coverage of its opening clearly explained its features:

*Modernly finished and equipped throughout. A gas heating plant, indirect lighting system and an electrical light call system . . . are some of the features of the new hospital. The building is particularly well lighted and ventilated and is finished in white throughout. There are both private rooms and wards for patients, surgical and physician rooms, linen closets and other rooms, and quarters for the house nurses. There are special bathrooms for the babies. There are special bathrooms for the babies and rooms where they may sleep in their metal baskets... Reception rooms, nurses' quarters, dining-room, kitchen, laundry room and the heating plant are on the first floor. Rooms for patients are on the second and third floors.*⁴⁴

Today, however, none of these features remain, nor are there even vestiges of the features. The building was modernized several times and most recently adapted into offices. Without the capacity to reflect this building type, it would not be possible to assign historic values as such.

⁴³ U.S. Department of Interior, *National Park Service, National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, p. 17.

⁴⁴ *Oregonian*, November 24, 1918.

Architectural Style: As noted on page 27, the property's inventory form asserts that the building is significant as an example of *streetcar commercial development*.⁴⁵ As noted, the nomination is actually silent on this discussion and the inventory form does not connect back to the district's statement of significance. That aside, does the building represent *streetcar commercial development*?

There is no readily accepted definition of what this means. In the broader sense, commercial style follows the parameters defined by Marcus Whiffen's American Architecture Since 1780: A Guide to Styles, though Whiffen addresses buildings 5 to 16 stories. One superior source is Richard Longstreth's The Building of Main Street: A Guide to American Commercial Architecture. Longstreth addresses lower scale commercial, typically two to five- stories. Several qualities are consistent: First, the design is pragmatic and speculative based on flexibility to accommodate multiple leased tenants. Second, the first floor is design for retail lease. Access to upper floors is via a communal stair or lobby with public elevator lobbies. Upper floors are adaptable as required by leases but typically consistent each with a public landing or elevator lobby and public corridors. This functional design is then translated into an exterior that is then embellished with detailing evoking a particularly motif.

In contrast, this building was constructed for a specific single use, as a maternity hospital. The ground floor never featured storefronts, decoration is largely absent, and there was no public lobby, public corridors, or lease spaces. Though built in the era of streetcars, it is an error to suggest that stylistically this reflects streetcar commercial design.

Nor would it be correct to suggest that the development of this property was associated with the rise of streetcars. Portland's streetcar system developed beginning in the 1880s and consolidated into a single system in 1904. By 1918, Portland was rapidly falling in love with the automobile.

Finally, it needs to be recognized that the very name *streetcar commercial development* suggests a response to the streetcar. This development is readily recognized throughout the city, particularly at those nodes where streetcar lines intersected resulting in a grouping of low-rise commercial building to accommodate streetcar patrons passing from the stop to their home. This building was not constructed in response to the streetcar. It was not constructed as part of an assemblage of buildings associated with the streetcar. It was not located to capitalize on the spending habits of streetcar patrons. It was built in the middle of a residential neighborhood on a quiet residential street until the City created the one-way couplets of 18th and 19th Avenues. The closest streetcar line was a block and half away.

The building does not hold cultural values as an exemplary example of streetcar commercial development.

Work of a master: As the work of an architect, it is legitimate to ponder whether the building could be important as an expression of their work. The building was designed by the architectural firm of Camp & Du Puy. That firm was Herbert Camp and Andrew Du Puy. According to Richard Ritz's Architects of Portland, the firm existed from 1908 to 1925. Du Puy was a registered architect, while Camp was the firm's manager. Their known body of work is

⁴⁵ National Register Nomination, "Historic Alphabet District." p. 157.

limited; the firm produced few notable designs. Their best perhaps was the Mission Revival style 1923 Portland's Women's Club at 1220 SW Taylor Street. Though converted to a movie house in 1973, this building retains its character and design integrity to represent the architect's work.

By contrast, the Women's Hospital was a smaller commission with only a single 50-foot street-facing elevation. And as described elsewhere, that elevation has been substantially altered with the removal of the cornice and canopy, addition of a concrete band at the first floor and replacement of doors and windows, except at the first floor where the windows have been enclosed.

To be the work of a master, the building needs to reflect the design and it should represent a superior example of the architect's work. In this instance, a far better example of Camp & Du Puy's work can be found in the Portland Women's Club, while for better or worse, alterations to the hospital building have removed its capacity to represent the architect.

The building does not hold architectural value as the work of a master.

6. HISTORICAL INTEGRITY

The question of architectural integrity is relevant because it is that quality that allows a building to convey whatever historic or architectural significance may be ascribed to it. The question is relevant because the demolition review process weighs the value of retaining a historic resource against the value of demolition and redevelopment. The value of a resource is in determined by in part by its integrity.

The National Park Service (NPS) addresses the question of assessing integrity in historic buildings in *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. It identifies and details seven aspects of integrity: *Location, Design, Setting, Materials, Workmanship, Feeling and Association*. The Bulletin notes that it is not necessary for a property to possess all aspects of integrity; the importance and relevance of each aspect depends on the property's significance. As *Bulletin 15* concludes: *Ultimately, the question of integrity is answered by whether or not the property retains the identity for which it is significant.*

In applying the seven aspects of integrity to the building at 1727 NW Hoyt:

- Location. *Location is the place where the historic property was constructed or the place where the historic event occurred.* Location is intact. The building is in its original location.
- Design. *Design is the combination of elements that create the form, plan, space, structure and style.* The building today has lost design integrity. As described in Section 3, most elements have been altered, irreparably damaged or removed. One third of the exterior on all four elevations has been covered with cement. The entry door and nearly all windows have been inappropriately replaced. The canopy has been removed. The cornice has been removed. The south façade has been redesigned and built into the building's primary entry. On the interior, the configuration has been entirely modified. In aspects of form, plan, space, structure and style, the building bears little semblance to its origins and, today, reads not as a hospital but as an office.
- Setting. *Setting is the physical environment of a historic property.* The immediate setting of the building is compromised. As built, it was located on an interior lot in a residential neighborhood surrounded by houses. Today, the parcel has doubled in size and includes a surface parking lot. The building has been oriented to the parking lot, while the street has been transformed from residential to an arterial, part of a one-way couplet with 19th Avenue. The property no longer appears as it did during the historic period of the district.
- Materials and Workmanship, for this project, these aspects are similar with the second aspect being the installation of the first. *Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.* As noted on several occasions, both are severely compromised here. One third of the

exterior has been covered with cement. The remaining two thirds has been sandblasted and repointed with cement. Key elements, such as the canopy and cornice, have been removed. Windows and doors have been replaced. The interior has been almost entirely stripped.

- Feeling. *Feeling is the property's expression of the aesthetic or historic sense of a particular period of time.* Feeling is largely absent. As noted, the building was constructed as a hospital. It was designed and built specifically for that purpose. Yet, the National Register nomination failed to recognize the building's heritage, fails to recognize its single use design, and generically lumps it into the a generic category of "streetcar commercial."
- Association. *Association is the direct link between an important historic event or person and a historic property.* Association is limited. With so little of the original structure intact and so many physical changes, the building no longer has any sense of linkage with its past. In no way does the building convey its history.

Apart from the individual aspects, the larger question is whether the building retains sufficient integrity to convey its historic values. In other terms, would a historical contemporary recognize the property as it exists today? Sadly, that answer is no. This building no longer retains sufficient integrity to convey its historic values.

7. FEASIBILITY OF REHABILITATION

Ownership has actively marketed the property for re-tenanting, sale and redevelopment through commercial brokers without any success. This anecdotal experience parallels the recognizable constraints to this property which make redevelopment infeasible. Simply put, there is no market for the building as-is and there is no revenue stream that warrants the necessary code upgrades to update and/or repurpose the building.

The building is a three-story office building in a residential neighborhood last renovated in 1978. It has been vacant since 2007. The building has a gross floor plate of 4,310 square feet with 3,000 square feet of leasable square footage. There are fourteen parking spaces on the adjacent parking lot. As an office building, it is considered a low-Class C.

Since 2007, the commercial real estate company of Kidder Mathews has attempted to lease and/or sell the property. Kidder Mathews is one of the largest real estate firms on the West Coast, with 450 professionals and employees in nine offices in Oregon, Washington and Northern California. A detailed account of their listing efforts may be found in Appendix 7. To summarize, there were showings across four years and three price reductions. Kidder Mathews explored options of an office suite, single tenant and full-floor tenants. The efforts of Kidder Mathews illustrates the lack of market interest in re-tenanting the current building

Kidder Mathews also attempted to sell the property for redevelopment. It was initially offered at \$3 million, but the asking price was eventually lowered to \$1.5 million, half of the property's real market value according to Multnomah County. At that price, four offers were received but all ended falling through after due diligence by the prospective buyers.

This lack of market interest in redevelopment is due to several significant constraints on the property.

First of all, the building is a three-story unreinforced masonry (URM) structure. In the Bureau of Planning and Sustainability's 2013 report, it addressed aspects of upgrading URMs. In referencing a two-story building, it commented, *[t]hese smaller buildings do not generate high levels of revenue but seismic improvements can be relatively expensive.*⁴⁶ For a three-story structure, the delta between revenue and expense grows not incrementally but exponentially.

Second of all, the last rehabilitation was in 1978. Since then, code compliance – from fire & life safety to ADA to trash enclosures - have grown in complexity and rigor. This code compliance has two direct impacts. First is the cost of the upgrade. As important, typically, upgrades eat away at the leasable square footage on the interior, while creating development constraints on the exterior.

As described below, the constraints inherent in the building argue against speculative redevelopment, whether for office or housing. There is no evidence to suggest that the building could attract occupancy and rent levels that would pay for the investment as an office, while the

⁴⁶ City of Portland, Bureau of Planning and Sustainability, "North and Eastside Portland Unreinforced Masonry Building Survey Project Report," (August, 2013). p. 26.

Kidder Mathews efforts is evidence to the contrary. Adapting the building for housing would face the same constraints. Redevelopment as housing does not come close to penciling at prevailing rents or sale prices and there is not a redevelopment scenario that would result in residential revenue above market prices.

Architecturally, the building lacks street presence. The Bureau of Development Service's Pre-Application Report characterizes the building as *less than beautiful*.⁴⁷ Even if rehabilitated with new doors and windows, the building's pragmatic and simple architecture would not lend itself to convincing potential tenants – commercial or residential – to pay anything more than minimum rents, rents that would not come close to covering seismic and other non-revenue generating code investment.

On the interior, the building has been gutted. There are no character-defining elements to excite potential tenants or residents. The building lacks any sense of arrival. The first floor is below grade. Floor-to-floor heights are minimal. Views are non-existent. There is no basement, so space for amenities such as storage, interior bike parking, or laundry would come at the expense of leasable square footage. The dumb-bell shape is awkward and inefficient; opportunities to squeeze more leasable square footage are nonexistent. And as noted, code required upgrades would further nibble away at leasable square footage. As with the exterior, the interior – regardless of build-out – does not lend itself to convincing potential tenants – commercial or residential – to pay anything more than minimum rents.

The area can be as much a negative as a plus. The location along 18th Avenue contributes little appeal for potential redevelopment. For a potential commercial tenant, the building's location in the center of a residential district limits access to business services and to employee amenities such as places for lunch or after work diversion. For a potential residential tenant in this neighborhood, the location on a busy arterial street and the distance from residential services also work against potential higher rents.

Theoretically, many of the challenges in adapting this building could be addressed in the development of the lot to the south. Yet, as a 5,000 square foot lot, the economics of redeveloping this site are already severely constrained. To reduce its potential leasable square footage spaces by transferring non-revenue producing amenities to this site only makes such a development less viable.

There will be those that argue that preservation incentives can mitigate the higher costs and lower revenues of redevelopment. As discussed in Appendix 5, the potential for monetizing the 20% federal tax credits are non-existent, while the benefit of the Special Assessment accrues to the person paying property taxes. Most commercial leases are triple net, which means the benefit would go the tenant. The upshot is that these incentives are not sufficient to make redevelopment viable.

⁴⁷ City of Portland, Bureau of Development Services' Pre-Application Report (May 23, 2014).

8. PROPOSED DEVELOPMENT

The second element required for demolition review is to evaluate city goals and policy as it relates to the development that is proposed for the site. Although the approval criterion allows the discussion to be based on a theoretical development, this application is based on an actual project. At the same time, the development team recognizes that any project on this site would be required through Type III Historic Design Review and as such designs are only general at this time.

The proposed development is an apartment building that occupies the entirety of the west half of Block 162. In addition to the property at 1727 NW Hoyt Street, the new property will also incorporate the two parcels to the north. The first parcel (R140835) is a 5,000 square foot interior lot with a 2,851 square foot 1940 one-story apartment building; this building is designated as *non-compatible, non-contributing* to the district. The second parcel (R140836) is a 5,000 square foot surface parking lot. These additional parcels have the same zoning and development framework at the subject property.

The site is zoned for high density residential with a height limit of 75 feet. Zoning parameters allow a potential six-story, 120,000 square foot structure. In response to neighborhood concerns and to develop a more compatible building, the proposed project is 104,157 square feet and massed in a hybrid of a recessed six-story 71-foot-tall structure accented by matching sets of four-story projections at the north and south, and five-story projections along 18th Avenue and at the rear. This recessed, reduced massing design is the same design presented at the pre-application meeting and the subject of the city's meeting memorandum.

As presently conceived, the proposed apartment building will have 82 rental units. This includes 26 studios, 36 1-bedroom, and 20 2-bedroom apartments. Studios will range in size from 545 to 700 square feet; one-bedrooms will span 710-785 square feet and two-bedroom units will be 1,035 to 1,355 square feet. Additionally, the project includes a 660 square foot community room and a 750 square foot community terrace. The building will have 70 below-grade on-site automobile parking spaces, along with 130 secured bike parking spaces. The main building entry will be off Hoyt Street with a secondary entry on Irving. The project intends to pursue the city's multi-family limited tax abatement program; if successful, 20% of the units will be made workforce to households whose tenants have an income at or below 80% area median income.

As part of the redevelopment, ownership is proposing to honor the Paveskovich family by naming the building after the family and with a public display celebrating the family's wonderful baseball heritage and the rich history of Slabtown. The Paveskovich family is a long-time Slabtown resident after emigrating from Croatia to Portland. The family was active in St. Patrick's Catholic Church with the children attending grade school there, then to Lincoln High School. Growing in the shadow of the Vaughn Street Stadium, the two sons, Vincent and Johnny, both became baseball legends in their own way. Johnny "Pesky" was involved with the Boston Red Sox for seven decades. He is the namesake of Fenway Park's right field "Pesky" foul pole, where Pesky mastered pulling the ball to the right field stands. Locally, his brother, Vince, was perhaps more distinguished, starting as Beavers batboy, signing with the Yankees

and playing in their farm system. He later taught and coached in the Portland school system for 33 years.

In terms of the design, the project's guiding principles were to have scale, massing and materials appropriate to the neighborhood and historic district. The design would be compatible, but distinct, and include patterning that reflects the district with entry courtyards, stoops, and quality detailing. The project also embraces sustainable and low-energy design, seeking LEED certification and using passive house energy design principles.

9. PUBLIC OUTREACH

The project team is respectful that demolition of an identified historic property should not be undertaken lightly or secretively. Similarly, redevelopment of a site also needs to engage the neighborhood and the public.

The City of Portland's land use processes offer formal opportunities for public comment. On the demolition, through testimony at City Council. On proposed design, through public hearings at the Historic Landmarks Commission.

Even apart from those formal opportunities, the project team made a conscious and early effort to reach out to the neighborhood to discuss both plans to demolish the current building and designs for the building to go on the site. The project was also publicized in the Northwest Examiner in its July, 2014 issue.

Outreach efforts include meetings and contact with both immediate neighbors as well as formal presentations before the Northwest District Association. The first meetings were held in July, 2013 with specific follow-up meetings in October, November, December and the following April.

Feedback from these meetings has informed anticipated design. On the issue of parking, neighborhood direction included below grade parking (as opposed to on-site at grade parking) and locating parking access on 18th Avenue as to minimize traffic impacts on Hoyt or Irving Streets. On the issue of design, neighborhood direction included durable materials, variation and articulation in the elevations, and pedestrian-feel with walk-ups and stoops. Larger units were preferred over smaller units.

Where neighborhood members have objected to the project, their concern appears to be focused primarily upon the size of the proposed building with a preference for a structure no taller than three-stories.

10. DEMOLITION REVIEW APPROVAL CRITERIA

The approval criterion for Demolition Review may be found in Section 33.846.080 of the Portland Zoning Code and is listed below verbatim. There is also supplemental application requirements found in Section 33.445.805. These are detailed in Part 2.

33.846.080 Demolition Review

C. Approval Criteria. *Proposals to demolish a historic resource will be approved if the review body finds that one of the following approval criteria is met:*

1. *Denial of demolition permit would effectively deprive the owner of all reasonable economic use of the site; or*
2. *Demolition of the resource has been evaluated against and, on balance, has been found supportive of the goals and policies of the Comprehensive Plan, and any relevant area plans. The evaluation may consider factors such as:*
 - a. *The merits of demolition;*
 - b. *The merits of development that could replace the demolished resource, either as specifically proposed for the site or as allowed under the existing zoning;*
 - c. *The effect demolition of the resources would have on the area's desired character;*
 - d. *The effect that redevelopment on the site would have on the area's desired character;*
 - e. *The merits of preserving the resource, taking into consideration the purposes described in Subsection A; and*
 - f. *Any proposed mitigation for the demolition*

Demolition Review Approval Criteria: Applicant's Statement

The demolition approval criterion offers two paths for consideration. The first relates to the economic impacts of demolition denial. The second relates to the question of which development option (e.g., preservation versus redevelopment) better fulfills the City's goals. The applicant is applying for demolition under the second path, detailed in 33.846.080.C.2.

Fundamentally, the development team believes its redevelopment proposal contributes substantially more to the City's goals than retention of the building. The policy choice is:

1) Retain the current building. The building is currently vacant. Previously, the building was used as an office, operating under a conditional use permit. It is a building of limited historic values that is constrained in conveying those values by its limited integrity. The building is a dumb-bell shaped unreinforced masonry Class C office building with a very inefficient 4,310 square foot floor plate. It has been marketed for seven years both for re-tenanting and for sale. It has been offered for sale at half of the property's Multnomah County RMV. Substantial investment would trigger seismic, ADA and other code upgrades with expensive per square foot costs. As the Bureau of Development Services has recognized in its own study of URM buildings, the costs are high while the potential for revenue slight. These costs cannot be recaptured through historic preservation incentives such as the historic tax credits. And again, as the Bureau of Development Services recognizes, the building lacks distinctiveness that might allow higher than market rents for a historic building. Locational constraints also militate against rents. The surface parking portion theoretically could be developed into a six-story apartment, but with a 5,000 square foot floor plate, such a development would be highly inefficient and would not be able to support amenities such as parking. There is no market-based economically viable scheme to keep the building as office or redevelop it either as office or residential.

2) Redevelop the site. While code allows a demolition review based on a theoretical or conceptual basis, in this instance, the development team is seeking demolition approval in support of a specific concept. That project is an 82-unit apartment building that incorporates the adjacent parcels. The proposed use and development meets the zoning and development parameters of the site. While the team has prepared conceptual designs for the proposed building, it acknowledges that if successful in this proceeding, it will need to secure historic resource (e.g., historic design) review for the project through the Historic Landmarks Commission.

Generally, City policy encourages the preservation and appropriate redevelopment of significant cultural and architectural landmarks. This policy extends to contributing buildings in historic districts. City policy also provides mechanisms for demolition of historic resources when the city's goals are better advanced by redevelopment. In this instance, the specific resource is of marginal value. A contributing building in a historic district, as discussed in earlier sections, the building does not directly add to the significance of the district as defined by the National Register program. At best, the contribution to the district is tangential and slight. Additionally, there are no historic or architectural values that the building may hold outside the district. It is not associated with an important event, person or architect. It is not an important example of a

building type or architectural style. Apart from the limited historic values, the building has been substantially altered over time. These changes, which impact nearly every design and material element of the property, fundamentally limit the ability of the property to convey any cultural or architectural values. Whatever cultural contribution is further limited by the many and substantial changes that have occurred to the building outside the district's period of significance (1905-1940).

In terms of the larger historic district, demolition will have slight impact. In absolute terms, the district covers 156 acres or 6,800,000 million square feet of land. This one parcel represents 0.15% of the district's land mass. There are approximately 635 buildings in this district of which 478 are considered contributing. The subject property is located near the eastern edge but is surrounded by a mix of both contributing and non-contributing buildings. This parcel did not play a role in defining the district boundaries nor will its demolition marginalize the boundary. Regarding significance, the National Register nomination makes no mention of this property in its statement of significance and, as earlier mentioned, nothing in the history of this building relates directly to the associative cultural values of the district as defined by the nomination. Similarly, as to architecture, the National Register nomination makes no mention of this property in its statement of significance and, again, the architecture of the building does not relate to the architectural values of the district as defined by the nomination.

In terms of the impact on the surrounding neighborhood, demolition will actually have a positive impact. The building is vacant and has been so since 2007. The economics make redevelopment unviable, while past efforts over the past eight years have not found a single tenant. The potential is great that the building would remain vacant.

In contrast, redevelopment would fulfill the comprehensive plan potential for this parcel, reinforce the residential character of the neighborhood, generate positive pedestrian activity, and strengthen neighborhood commercial and retail enterprises and build livability.

City Policy, Retention and Redevelopment

City policy for this property is defined primarily by the Comprehensive Plan and the Northwest District Plan, and translated to the Portland Zoning Code. Please note that where sentences are *italicized*, those sections are quoted verbatim from the documents.

Comprehensive Plan

Goal 12 (Urban Design): Portland's Comprehensive Plan addresses historic preservation in Goal 12. The goal of that section is:

Enhance Portland as a livable city, attractive in its setting and dynamic in its urban character by preserving its history and building a substantial legacy of quality private developments and public improvements for future generations.

This overarching goal is then translated into eight policies with supporting objectives.

The first policy, Portland's Character, speaks to *enhance and extend Portland's attractive identity. Build on design elements, features and themes identified with the city. Recognize and extend the use of City themes that establish a basis of shared identity reinforcing the individual's sense of participation in the larger community.*

Within that policy is Objective 12.1.A: *Give form to the city and extend the intimate and human scale that typifies Portland. Preserve public access to light and air by managing and shaping the mass, height and bulk of new development.*

The current site does not present well along the sidewalk and is not organized in a manner that is traditionally found in Portland. The primary access into the building is off of the surface parking lot to the south. The building itself has its first floor below street grade, forcing people inside to endure the awkward feeling of passersby looking in from above (presuming the bricked over windows were reopened). In addition, the former main entrance stands at the sidewalk edge, leaving no space for a transition between the public and private realms. This design is not typical of Portland and is not considered good design.

In contrast, demolition offers the opportunity for new development that meets the City's current design guidelines which express traditional Portland themes, including appropriate access to light and air with thoughtful massing. First and foremost, that new structure will be a residential structure with on-site parking. Secondly, a key design goal is to organize and mass the structure so as to complement the surrounding buildings and fit into the immediate surroundings.

Objective 12.1.F is to: *Encourage innovative design solutions in private development projects that add diversity and depth to Portland's character. New development is an opportunity to add to Portland's character giving themes.*

The current building does not respond to Portland's character-giving themes and is not reflective of the values expressed in Portland's design guidelines.

In contrast, redevelopment would require the project meet the property's high density residential zoning requirements. In design terms, it would need to meet the Historic District's design guidelines, hence relate to Portland's character-giving themes. As presently conceived, the proposed building would enhance the architectural value of the neighborhood by smartly adapting prominent design characteristics from classic Historic Alphabet District buildings. During meetings, the neighborhood expressed a preference for building articulation, and entrances recessed and elevated from the sidewalk. At sidewalk level, the massing is accented by recessed entries and broad window bays, so that the longest wall along the sidewalk is just 51 feet wide, with the next longest dropping to about 30 feet. As the building rises, the upper stories are further recessed behind a mansard roof. These design features also meet this objective by assuring consistent pattern at sidewalk level as one passes through newer and older blocks in the neighborhood.

Redevelopment will have a positive effect on the areas desired character. It must, of course, comply with all relevant plans and codes that were written to reflect and promote the desired character, and those aspirations are expressed in the proposed design.

As a policy goal, Historic Preservation is specifically addressed in section 12.3. The goal is to

Enhance the City's identity through the protection of Portland's significant historic resources. Preserve and reuse historic artifacts as part of Portland's fabric. Encourage development to sensitively incorporate preservation of historic structures and artifacts.

This goal then is translated to five specific objectives of which three are pertinent⁴⁸:

A. Preserve and accentuate historic resources as part of an urban environment that is being reshaped by new development projects.

Specific to this objective, the key question is the degree to which this building represents a significant historic resource. This structure is not specifically identified in the historic district's statement of significance and the information that is included is not precise. Changes over time have undermined the building's integrity as a cultural resource. Demolition of this building will not impact the integrity or historic and architectural values of the district. It is indeed important for the city to preserve important historic resources. This building is not one.

B. Support the preservation of Portland's historic resources through public information, advocacy and leadership within the community as well as through the use of regulatory tools.

The project team includes many of the city's leading historic preservation professionals, including developers. Associated projects include the former Meier and Frank store, Portland Armory, Brewery Blocks, and the United States Post Office to name just a few. The project team has proceeded respectfully of the policy challenge and has attempted to comprehensively document the building's history and evolution. It has focused on providing City Council with the information necessary for it to make its decision, not simply asserting our opinion.

Historic preservation policies are successfully implemented when they rest on a firm consensus among industry leaders and the regulatory community. When industry leaders and regulators are at cross purposes, public goals are not advanced, buildings deteriorate, and public support for the regulatory program suffers.

This objective highlights the importance of advocacy and leadership of the type exemplified by the team members. In this instance, the industry leadership concludes this resource lacks sufficient historic value to justify renovation, particularly in light of the City's policy goals.

E. Protect potentially significant historic structures from demolition until the City can determine the significance of the structure and explore alternatives to demolition.

By definition, the Type IV demolition review process responds to this objective. Given the overarching goal; here, the fundamental question in this review is whether Portland and this

⁴⁸ The three objectives that are not germane are 12.3.C, 12.3.D and 12.3.F. Objective 12.3.C relates to having a process by which those interested in preservation may participate in proposals to develop, alter and remove. By definition, the Type IV process reflects and achieves this objective. Objective 12.3.D relates to updating the City's historic resource inventory. Objective 12.3.F relates to preservation of artifacts from structures.

neighborhood would be enhanced more by retaining this particular resource or by the proposed redevelopment.

As defined by the district's National Register nomination, the resource contributes only remotely to the district. Nearly every architectural element of the building has been altered. The National Register nomination makes no mention of this building other than its inventory form, it fails even to recognize the property's original function. The property's inventory form asserts historic values that are not discussed in the nomination but also does not offer an analysis of why beyond the assertion. In absolute terms, this parcel represents 0.15% of the district's land mass and 0.2% of its contributing buildings. When last occupied, it was an office building with adjacent surface parking lot in a high-density residential neighborhood. The building has been substantially altered so that visually the building is unattractive and lacks the ability to convey any historic or architectural values. The building does little to enhance the neighborhood or city.

In contrast, the proposed redevelopment would be constructed within the zoning parameters of the property, designed through the City's historic resource (e.g., historic design) review process, constructed of permanent materials, and result in an 82-unit apartment building. This development will enhance livability, pedestrian activity, economic vitality and positive urban character.

Other Comprehensive Plan Goals: As relates to other Comprehensive Plan goals, the existing resource, whether in its current state or even as an office building in a high density residential zone, contributes little. As stated is the Comprehensive Plan preamble, "A Vision for Portland's Future," *the task facing us is to retain the most important characteristics of our city in the face of changes we cannot control and by managing, as well as possible, those forces we can control. We must accept some changes or we run the risk of losing all of the things that make Portland "one of America's most livable cities."*

Relevant plan goals for this discussion include Goal 2 (Urban Development) and specifically Objective 2.9 (Residential Neighborhoods): *Allow for a range of housing types to accommodate increased population growth while improving and protecting the city's residential neighborhoods.* Also relevant is Objective 2.18, Transit-supportive Density, and 2.19, Infill and Redevelopment, both dedicated to appropriate increased density and infill development. The current building does not contribute to residential density or development and retention discourages development by limiting scale. By contrast, the proposed redevelopment advances this goal by appropriately increasing density with workforce housing.

While Goal 12 speaks to urban design, other Comprehensive Plan goals are also relevant to this discussion. Goal 3 (Neighborhood): *Preserve and reinforce the stability and diversity of the City's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses and insure the City's residential quality and economic vitality.*

This goal balances the inherent tension between preservation of older, idiosyncratic development and increasing the density of high quality residential uses.

In this location, the comprehensive plan and zoning calls for high density residential. This residential zone lies between the Commercial Storefront corridor along NW 21st to the west, the industrial area to the north, the Central City to the east, and the commercial corridor on NW Burnside to the south. City plans mandate preservation of the residential nature of this area, with strict limits on other uses.

Retention of the nonconforming office building and surface parking on this site conflicts with the goal. Office use is not compatible with the residential neighborhood, which is why it is prohibited. The building is not suitable for a residential conversion, while redevelopment will allow the entire half block to be dedicated to the comprehensive plan and zoning designation.

The neighborhood will benefit from removal of the office and surface parking uses, and redevelopment will advance the City's land use plans because the new development conforms to those plans.

Within Goal 3, Objective 3.4 (Historic Preservation) calls to *Preserve and retain historic structures and areas throughout the city.*

As discussed elsewhere, the historic values of this structure are limited. As described in the nomination to the National Register, *the architectural significance of the Historic Alphabet District lies primarily in its concentration of multi-family dwellings, many of which were designed by prominent architects in the period between 1903 and 1940.* The subject building was not designed and has never been used for residential. The architect is not prominent, and the architecture itself is unremarkable. The resource contributes only remotely to the district. The National Register nomination makes no mention of this building other than its inventory form, it fails even to recognize the property's original function. The property's inventory form asserts historic values that are not discussed in the nomination but also does not offer an analysis of why beyond the assertion. The building has been substantially altered so that visually the building is unattractive and lacks the ability to convey any historic or architectural values. The building does little to enhance the neighborhood or city.

By contrast, the proposed redevelopment strengthens neighborhood stability by developing zoning-appropriate permanent housing on recognized development sites. This topic is discussed more specifically within the context of the Northwest District Plan.

Goal 4 (Housing) speaks to: *Enhance Portland's vitality as a community at the center of the region's housing market by providing housing of different types, tenures, density, sizes, costs, and locations that accommodate the needs, preferences, and financial capabilities of current and future households.*

Within this goal are several relevant policies and objectives: Policy 4.1 (Housing Availability) is to: *Ensure that an adequate supply of housing is available to meet the needs, preferences, and financial capabilities of Portland's households now and in the future.*

This site is zoned residential. The preservation of nonconforming office and surface parking uses adversely affects this goal; not only for the subject property, but also for the adjacent properties

which face engineering constraints when developing next to a fragile masonry structure. Surrounding properties are obliged to not excavate nearby for utilities or buildings – especially buildings with basements. In short, the existing structure requires special setbacks. The demolition supports this goal and also helps keep residential neighborhoods residential.

Regardless of design, redevelopment will replace the existing 13,000 square foot office with 82 new housing units of varying sizes. The City’s plan for this site is residential, and the office use has been an anomaly since its inception and nonconforming for many years.

In summary, redevelopment supports the City’s housing goals, while denial of the application would thwart those goals.

Objective 4.1.F is to: *Encourage housing design that supports the conservation, enhancement, and continued vitality of areas of the city with special scenic, historic, architectural or cultural value.*

The applicant acknowledges that, if successful, the new project will need to seek approval through the historic design review process. This process ensures that the proposed new structure will complement the neighborhood. That said, the project team has conceptually developed the proposed replacement structure. It is the team’s belief that the proposed building enhances the architectural value of the neighborhood by smartly adapting prominent design characteristics from classic Historic Alphabet District buildings and that the new building is consistent with the primary architectural themes of residential buildings in the area.

For example, the neighborhood has a preference for complex massing, and entrances recessed and elevated from the sidewalk. At sidewalk level, the proposed massing is accented by recessed entries and broad window bays, so that the longest wall along the sidewalk is just 51 feet wide, with the next longest dropping to about 30 feet. As the building rises, the fifth and sixth stories are further recessed behind a mansard roof. These design features also meet this objective by assuring consistent pattern at sidewalk level as one passes through newer and older blocks in the neighborhood.

Goal 5(Economic Development). A key objective of Goal 5 is to provide a diversity of housing, including mixed and affordable. The current resource does not contribute to this goal and as a non-residential property occupying RH land, actually undermines this goal. In contrast, the proposed apartment building intends to provide workforce housing which advances this goal.

Similarly, Goal 6 (Transportation) encourages transit-supportive residential density (Objective 6.8.A and 6.19). The present building is not supportive of this goal while in contrast the proposed apartment project advances this goal.

Goal 7 (Energy) calls for high density residential zones adjacent to downtown. (Objective 7.4.A(2)). The free-standing office is a nonconforming use under the current zoning. The proposed project will be built in accordance with current zone regulations. Project goals include Passive House designation and New Zero design standards.

To summarize, the proposed project better fulfills Comprehensive Plan Goals 2, 3, 4, 5, 6 and 7 than retention of the current resource. It also fulfills the intent of Goal 12 (Urban Design). As to the specific historic preservation objective, the limited historical and architectural value and the degraded integrity limit the current resource's ability to meet, let alone advance, this goal. In no instance does retention of the existing building better meet the City's Comprehensive Plan Goals than the proposed redevelopment.

Northwest District Plan

The City has also addressed land use policies for the subject property in the *Northwest District Plan*, implemented through Chapter 33.562. Specifically, the property is located in Eastern Edge Subarea.

As cited in 33.562.010, the Northwest plan district implements the Northwest District Plan, providing for an urban level of mixed-use development including commercial, office, housing, and employment. Objectives of the plan district include strengthening the area's role as a commercial and residential center. The regulations of this chapter:

- *Promote housing and mixed-use development;*

The plan district zoning clearly demarcates the residential and mixed use zones that implement this purpose. This site lies in a zone that promotes housing and a residential flavor.

The merits of the demolition include the presence of this nonconforming office building with surface parking in this residential zone. Demolition will facilitate residential development that magnifies the area's role as a residential center. Because the building and its current use are nonconforming in several ways, the demolition will have a positive effect on the area's character.

- *Address the area's parking scarcity while discouraging auto-oriented developments;*

The demolition and anticipated redevelopment proposal increases parking, but with the intent to neatly tuck it below grade. This eliminates the auto-oriented current development, especially the uninspiring surface parking lots on the crucial southwest and northwest corners of the block.

Parking in Northwest Portland is a quagmire, and the concept here is to provide off-street spaces without unsightly above-ground structured parking. The anticipated parking ratio is .85 spaces per unit, which is significantly more parking than other recent projects in the area. In neighborhood meetings, the need for off-street parking was emphasized, so this project takes the unusual (and expensive) step of excavating a second basement level to address this need.

In contrast, retaining and revitalizing the existing building and parking lot will only add to the district's parking and traffic woes. As a business location, the site is remote without neighboring business services, forcing a reliance on automobiles by both employees and clients. Any development of the surface parking lot would furtheracerbate conditions as the small site would not be sufficient to accommodate on-site parking.

- *Enhance the pedestrian experience;*

The current pedestrian experience is poor. The west half of the block has 400 lineal feet of sidewalk, of which 75 percent faces surface parking. The specific site has 200 linear feet of sidewalk, with again 75 percent facing surface parking. Where the sidewalk abuts the building, the street face is a gray blank wall saves for one pair of modern glass doors.

That demolition and anticipated redevelopment will enhance the pedestrian experience is obvious; however, that does not make the point any less significant. We urge the city to welcome this opportunity to dramatically improve this block for pedestrians.

- *Encourage a mixed-use environment, with transit supportive levels of development and a concentration of commercial uses, along main streets and the streetcar alignment;*

The site's base RH comprehensive plan designation and zoning facilitates transit supportive levels of development. (The mixed-use and commercial elements of this purpose are not reflected in the zoning for this site.) High density housing furthers this purpose. As noted above, preservation of the existing midblock structure severely limits the development potential of the block, and thwarts this purpose.

The Northwest Plan and Alphabet Historic District: Specific to the Alphabet District, the Northwest District Plan vision addresses the historic district by noting that the district *has helped to preserve historic structures and a rich architectural heritage that connects the past to the present.* That vision statement continues by stating that *newer development has been designed to respect nearby structures and the character of Northwest Portland's urban fabric.*

The applicant endorses this vision and believes that redevelopment of the parcel serves to vitalize the district and that the ultimate design, completed through the City's historic resource (e.g., historic design) review process, will result in a compatible structure of good and permanent quality. As has been discussed elsewhere, the applicant believes that the resource proposed for demolition has slight historic and architectural values and that those values have been degraded by physical alterations which have inappropriately affected every major design element and material of the building. The building and parcel do not contribute to the historic character of the district but does negatively impact the vitality of the historic district.

Policy 14 (Eastern Edge): The Northwest District Plan divides the district into six geographic sub-areas, each with its own commentary. Map 4: Urban Character Areas identifies the three blocks between 17th and I-405 as the Eastern Edge. (p.C-15) The sidebar titled *Eastern Edge: Desired Characteristics and Traditions* states: *New development should contribute to the architectural diversity of the Eastern Edge and continue its established pattern of partial block building massing, with parking areas screened behind buildings. The historic resources of the Eastern Edge, part of which is located in the Alphabet Historic District, should be preserved. (p. C-21)*

The project team acknowledges that the preservation of buildings that are recognized community and neighborhood landmarks is important for a multitude of reasons. That said, the purpose of

the Type IV review is to weigh the values embodied in this specific building with other balancing goals of the City's and neighborhood plan. This extends to the narrow geographic area of the Eastern Edge.

As we have stated before, this building does not embody any specific values expressed in the National Register District nomination. Expanding the discussion beyond the nomination, this building has only minimal historic associative values. It simply is not associated in a significant way with any event or person of any note. Architecturally, the building has been modified so that it has very little integrity and today speaks of no architectural style.

More problematic is the notion of what happens if this building remains. Presently, it is an office building with a surface parking lot in a residential neighborhood. It is small scale building that realistically cannot be adapted for residential uses. Adaptive reuse would trigger seismic and other code upgrades, cost which could not be recaptured in higher rents or historic preservation incentives. If demolition is not approved, the property's future is its current status. That status does not contribute positively to the neighborhood and does not advance the City's goals.

In contrast, the proposed new development extends the architectural style of influential residential buildings typically seen several blocks east into the Eastern Edge. The established pattern of partial block massing is continued. The current surface parking disappears while the number of parking spaces is expanded into the new structure. The desired characteristics and traditions are faithfully executed and the new building will be an outstanding example for others to emulate.

Other Northwest District Plan Policies: While the policies 13-16 address specific geographic areas in the district, policies 1 through 12 are overarching policies applied to the entire district.

Under Policy 1 (Land Use), Objective A is to: *Support land use strategies and developments that increase the amount of housing in the district.*

Retention of the existing structure clashes with this objective for two primary reasons. First, the structure is not suitable for reclamation as housing. In the near century of use, it has never been used for housing. The below grade first floor makes that level uncomfortable for residential use, especially along the sidewalk frontage. The financial costs of conversion exceed the return, largely because retrofitting for a new use requires all manner of upgrades, and the end result is a mediocre building with the exceptional income needed to pay for the retrofit.

Second, the fragile masonry structure rests on a shallow foundation, which obliges surrounding properties to not excavate nearby for utilities or buildings – especially buildings with basements. In short, the existing structure requires special setbacks. The midblock location mandates those setbacks in three directions, which constrains the development capacity of the adjacent sites.

This objective encourages recognition of the deleterious effect of the current structure on the housing supply, and supports the requested demolition.

Similarly to strengthen the residential character of the district, the Land Use Action Chart (LU6) calls out to: *Support the relocation of nonconforming uses to more appropriate locations.* (p. E-7)

The current office use (and its ancillary surface parking) is nonconforming in this residential zone. The city continues to auspiciously expand the supply of office space in other zones where it is suitable. The failed attempts to lease the building in recent years demonstrate that the marketplace agrees the office use is not enticing.

The predicament is that conversion of the structure to a different use is cost prohibitive, which leaves office as the only practical use. The best solution is to write off the existing structure, and begin anew with a residential development.

Under Policy 3 (Transportation), Policy Objective H is to: *Support bicycle use in the district by providing convenient facilities, such as parking and other support services.* (p. E-14)

The proposed replacement building includes indoor secured parking for 130 bicycles.

Under Policy 4 (Parking), Policy Objective 4.3 is to *Increase the Supply of Off-street Parking*, Policy 4.4 is to *Make Efficient Use of Existing Off-street Parking*, and Policy 5.5 is to *Protect Neighborhood Character and Promote Better Design.* (pp. E-22, E-24 and E-25, respectively)

The proposed replacement building anticipates 70 off-street parking spaces, located out of sight in two basement levels. These policies are advanced by the unusual efforts of this development team to increase the supply of off-street parking while simultaneously placing it out of sight. Nothing could better protect neighborhood character and promote better design. Retaining the existing building would preclude the addition of parking on the site of the surface lot.

Parking Policy Objective H is to: *Encourage new off-street parking to locate within structures.* (p. E-26)

To encourage new off-street parking in structures, certain engineering requirements must be met. The first requirement is sufficient area, as each parking space requires about 300 square feet (the space itself plus aisles), in addition to ramps. Small sites effectively prohibit structured parking. Structured parking is best placed in basements, especially in residential neighborhoods. The second requirement is therefore deep excavation.

On this block, preservation of the existing structure means that neither requirement for structures parking can be met. The sites are too small to accommodate the ramps, aisles and spaces, and deep basements cannot be excavated near the existing fragile structure.

This policy objective is thwarted by preservation of the existing structure, and supported by its proposed replacement.

Specific to Policy 8 (Historic Preservation), the Northwest District Plan's general language and intent in this plan is similar to the Comprehensive Plan. The policy calls to *identify, preserve,*

and protect historic resources and support development that enhances the historic qualities of the district. Within that policy, there are two relevant policy objectives⁴⁹:

A. Promote restorations and renovations of residential and commercial structures that maintain the historic style, quality, and character of the original building.

Retention of the existing structure clashes with this objective for three primary reasons. First, as discussed before, the character of the original building is non-existent. There are virtually no aspects of this building that are intact.

Second, the small structure does not easily or economically adapt to housing. As discussed elsewhere, the costs of upgrades are substantial without a parallel increase in revenues, while the lack of interesting features precludes any ability to secure above market rents.

Finally, because of the marginal historic value of this property, approval of this application does not undermine efforts to promote *restoration and renovation of buildings that maintain the historic style, quality, and character of the original building*. For the same reason, approval does not discourage *adaptive reuse of historic resources that maintain their historic character*. This request is to approve demolition of a marginally intact historic district building. Approval of the request does not impact the larger historic district.

B. Encourage adaptive reuse of historic resources that maintain their historic character.

Similar to A, the current commercial structure no longer retains its historic style, quality and character. Most character-defining features have been lost or irreparably damaged. Rehabilitation or adaptive reuse is prohibitively expensive.

The phrasing of this objective acknowledges that historic buildings that maintain their integrity are suitable for rehabilitation. The implication also is that when the historic values are lost, the objective does not apply. We urge the city to balance the historic preservation objectives with a realistic assessment of the building's lack of integrity as a cultural resource.

As important to Policy 8 (Historic Preservation) is Policy 5 (Housing). That policy states:

Retain the district's existing housing stock and mix of types and tenures. Promote new housing opportunities that reflect the existing diversity of housing and support a population diverse in income, age, and household size.

Specific relevant objectives include:

- A. Increase the number of housing units in the district, including rental and ownership opportunities for current and future district residents.*
- B. Increase the supply of housing that is affordable, accessible to a full range of incomes, and provides for special needs housing.*

⁴⁹ The two policy objectives that are not relevant are C (promoting awareness) and D (promoting National Register nominations).

D. Encourage housing developments that accommodate a variety of living situations and support the district's diverse population.

Retention of the existing building does not support the District's housing policy. By contrast, the proposed redevelopment advances the policy by increasing the number of housing units, increasing the supply that is affordable and offering multiple unit types.

By building on under-developed land not currently used for housing, the proposed redevelopment supports the City's "no net housing loss" rule (H18); in contrast, retention of the existing building does not undermine the rule, but also does not further efforts to meet the policy goal. The proposed redevelopment also supports housing actions H14, H16, and H17, by building workforce housing, by including usable outdoor spaces, and by creating an infill project that is consistent with the character and scale of adjacent buildings. Retention of the existing building does not advance any of these goals.

The final relevant policy is Policy 7 (Urban Design). That policy calls for respecting *the urban design principles and architectural qualities that define the district's human-scaled, pedestrian-oriented character*. Specific relevant objectives include:

A. Integrate new development with the existing urban fabric by acknowledging the scale, proportions, orientation, quality of construction and other architectural and site design elements of the building's immediate area.

B. Promote a high level of design quality in mixed-use areas, including main streets, the Portland Streetcar line, and other areas where more intensive development is anticipated.

G. Encourage building designs that consider solar access impacts on streets and other public spaces.

It is recognized that the final design will be modified as the project goes through historic design review. Nonetheless, to this point, the project design has attempted to respond to the existing urban fabric in terms of scale, proportions, orientation, quality and design. It seeks to promote a high level of design quality. And the design to date has been informed by solar access. The existing building, particularly with its surface parking lot and primary access from the parking lot, does not reflect the broader existing urban fabric. Substantially and inappropriately modified, the current building does not promote a high level of design quality. In terms of Urban Design, the proposed redevelopment advances the District's goals; the current building does not.

To summarize, the proposed project does not negatively impact Policy 8 (Historic Preservation) but does advance Policy 1 (Land Use), Policy 5 (Housing) and Policy 7 (Urban Design). By contrast, retention does not appreciably advance Policy 8 and does not advance either Policies 1, 5 or 7. There is no Northwest District Plan policy which is better served by retention than by the proposed redevelopment.

Zoning Code

The zoning code is the major implementation tool of the Comprehensive Plan Map, which is the application of the Goals and Policies to specific locations within the city. The zoning code, in chapter 33.562 (Northwest Plan District) supplements the city wide zoning by district specific use regulations and development standards.

The zoning for this property is RH (high density residential). The RH zone is a high density multi-dwelling zone. Density is not regulated by a maximum number of units per acre. Rather, the maximum size of buildings and intensity of use is regulated by floor area ratio (FAR) limits and other site development standards. Regardless, this project projects at a density of 160 units per acre. Allowed housing is characterized by medium to high height and a relatively high percentage of building coverage. The major types of new housing development will be low, medium, and high-rise apartments and condominiums.

Generally, RH zones will be well served by transit facilities or be near areas with supportive commercial services.

Commercial uses, such as offices (the last use of the current building) are allowed under a conditional use permit but only within a new multi-dwelling development (limited to 20% of the new development) and within 1000 feet of a light rail station.

Zoning also provides protection for historic structures. The property is located within the Alphabet Historic District. This is reflected in the zoning code with an overlay which establishes historic resource review. Demolition of this type of building is addressed in chapter 33.846, which translates into the current Type IV review. If demolition is approved, it will also result in the proposed project going through design review before the Portland Historic Landmarks Commission.

By definition, the zoning process and historic overlay does not preclude demolition of historic resources; rather it raises the very appropriate question of how is the city best served by preservation or development.

11. CONCLUSION

The proposed demolition and associated redevelopment is supportive of the goals and policies of the Comprehensive Plan, and the Northwest District Plan. It better fulfills the city's goals and plans than retention of the existing resource. Demolition should be approved.

PART 2: SUPPLEMENTAL APPLICATION REQUIREMENTS (33.445.805.B.1-11)

In addition to the applicant's statement, a Type IV demolition review requires supplemental materials. These are detailed in Section 33.445.805.B of the Portland Zoning Code. Specific code requirements are listed below in italicized type; our response follows. Where documentation is requested, that documentation is found in the identified appendix.

33.445.805.B Application Requirements

- 1. Statement from a licensed engineer and a licensed architect with experience in renovation, restoration, or rehabilitation as to the structural soundness of the structure and its suitability for continued use, renovation, restoration or rehabilitation.*

Attached in Appendix 2 is a statement from Kramer Gehlen Associates, a license engineer, as well as a statement from Holt Architecture, a licensed architect. Both are well versed in renovation, restoration, or rehabilitation of older and historic buildings.

- 2. Statements from developers, real estate consultants, appraisers, or other real estate professionals experienced in rehabilitation as to the economic feasibility of restoration, renovation, or rehabilitation of existing structures or objects;*

Attached in Appendix 3 is a statement from Gerding Elden, a national real estate developer experienced in the renovation, restoration, or rehabilitation of older and historic buildings.

- 3. All studies commissioned by the owners as to the profitable renovation, rehabilitation, or utilization of any structure or objects for alternative use, or a statement that none were obtained.*

Appendix 4 responds to 33.445.805.B.3. It includes two sets of documents. First are costs prepared by GBD Architects to upgrade the building as low C office space. This analysis includes general maintenance and necessary upgrades. A second option was developed that considered adapting the space for open office. The first option costs were approximately \$300,000. The second open office option was \$370,500. Both estimates were exclusive of seismic and associated interior demolition.

A second analysis was completed by Lorentz Braun Co. This included core and shell upgrades at \$313,000, tenant improvements at \$225,000. Again, the target market was low C. The Lorentz Braun estimates do not include a seismic upgrade.

- 4. A summary of the historic preservation incentives and programs available and the extent to which they were explored by the applicant.*

Attached in Appendix 5 is an analysis by Heritage Consulting Group on potential historic preservation incentives and programs, and the applicability of those incentives and programs to this parcel.

5. *The amount paid for the property by the owner, the date of purchase, and the party from whom purchased, including a description of the relationship, if any, between the owners and the person from whom the property was purchased.*

Appendix 6 responds to 33.445.805.B.5. The property was acquired in 1979 for \$185,000 from an unrelated owner.

6. *The current balance of any mortgages or any other financing secured by the property and the annual debt service, if any, for the previous two years.*

The building does not have any mortgage or any other financing secured by the property. There is no annual debt service.

7. *All appraisals obtained within the previous two years by the owner or applicant in connection with the purchase, offerings for sale, financing or ownership of the property, or a statement that none were obtained.*

The property has not been appraised in the last 15 years. The Real Market Value is assessed by Multnomah County at \$2,999,780 (2013).

8. *All listings of the property for sale or rent, price asked and offers received, if any, within the previous four years, or a statement that none were obtained.*

Appendix 7 responds to 33.445.805.B.8. The property was vacated in 2007 and has been listed on various times in the ensuing eight years for extended period. The property was listed both for purchase and for lease. Kidder Mathews marketed the property from 2007 to 2011. Documentation of their efforts is found in Appendix 7.

9. *Itemized income and expense statements for the property for the previous two years.*

Appendix 8 responds to 33.445.805.B.9.

10. *Estimate of the cost of the propose demolition; and*

Estimated demolition costs range from \$72,000 to \$84,000.

11. *Form of ownership or operation of the property, whether sole proprietorship, for profit or not-for-profit corporation, limited partnership, joint venture, or other.*

Ownership is Blackstone Center Group, an Oregon General Partnership, comprised of HO Enterprises LLC and Timothy V Ramis.

Appendix 1

Alphabet Historic District

National Register District

Listed 11/16/00

Excerpts from the National Register Nomination

- National Register Form
- Subject Property (#287) Inventory Form (p. 151)
- Complete Statement of Significance (pp. 329-349)
- Significant Person - Appendix D - Associated Persons
(Complete List) (pp. 453-472)
- Architect/Builder – Appendix E – Architects and Developers
(Complete List)(pp.474-488)

1273

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name N/A

other names/site number Alphabet Historic District; West End Historic District; Nob Hill Historic District

2. Location

street & number Multiple Properties N/A not for publication
city or town Portland N/A vicinity
state Oregon code OR county Multnomah code 051
zip code _____

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

[Signature] October 17, 2000
Signature of certifying official Dep. Date
SHPO

Oregon State Historic Preservation Office
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

- entered in the National Register See continuation sheet.
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain): _____

[Signature] 11/16/00
Signature of the Keeper Date of Action

Historic Alphabet District
Name of Property

Multnomah, OR
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
478	157	buildings
		sites
		structures
		objects
478	157	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

(See Architecture, Section 7 for details)

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC: Single Dwelling

DOMESTIC: Multiple Dwelling

SOCIAL: Civic

RELIGION: Religious Facility

COMMERCE/TRADE: Business

Current Functions
(Enter categories from instructions)

DOMESTIC: Single Dwelling

DOMESTIC: Multiple Dwelling

SOCIAL: Civic

RELIGION: Religious Facility

COMMERCE / TRADE: Business, Professional,
Specialty store, Restaurant, Warehouse

WORK IN PROGRESS

VACANT

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN: Queen Anne,

Italianate, Shingle, Romanesque

LATE 19TH & EARLY 20TH

CENTURY: Craftsman,

Colonial Revival, Commercial Style

Materials
(Enter categories from instructions)

foundation BRICK; CONCRETE

walls WOOD: Weatherboard, Shingle, Shake;

STUCCO; ASBESTOS; SYNTHETICS: Vinyl

roof METAL; SYNTHETICS: Composition

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Historic Alphabet District
Name of Property

Multnomah, OR
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or a grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register (see "Architecture," Section 7)
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

SOCIAL HISTORY

ARCHITECTURE

ETHNIC HERITAGE: European

Period of Significance

1880 - 1940

Significant Dates

Significant Person

(Complete if Criterion B is marked above)

See Appendix D

Cultural Affiliation

Architect/Builder

See Appendix E

Primary location of additional data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository

Oregon Historical Society / 1230 SW
Park Avenue / Portland, Oregon 97205

Historic Alphabet District
Name of Property

Multnomah, OR
County and State

10. Geographical Data

Acreage of Property 156.93

UTM References

(Place additional UTM references on a continuation sheet)

A

1	0
---	---

5	2	4	4	1	5
---	---	---	---	---	---

5	0	4	1	7	6	0
---	---	---	---	---	---	---

Zone Easting Northing

C

1	0
---	---

5	2	3	4	1	5
---	---	---	---	---	---

5	0	4	0	8	4	0
---	---	---	---	---	---	---

Zone Easting Northing

D

1	0
---	---

5	2	3	3	8	0
---	---	---	---	---	---

5	0	4	1	7	2	0
---	---	---	---	---	---	---

Zone Easting Northing

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Michael Harrison, Cielo Lutino, Liza Mickle, Peter Mye, Bill Cunningham, Stephanie Gauthier

organization City of Portland Bureau of Planning date March 20, 2000

street & number 1900 SW 4th Avenue, # 4100 telephone (503) 823-7700

city or town Portland state OR zip code 97201

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

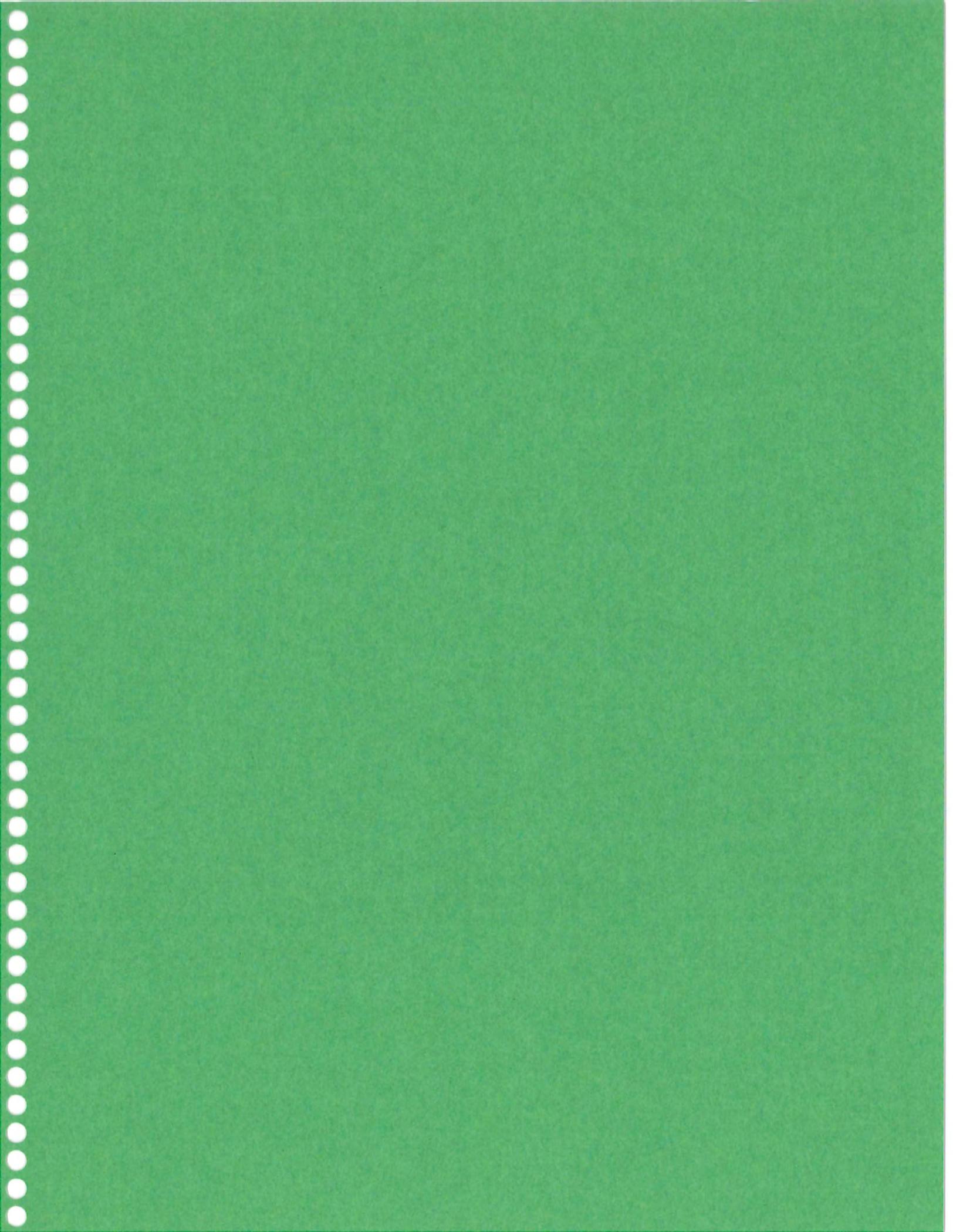
name See Section 11, continuation pages

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.



National Register of Historic Places Continuation Sheet

Section number 7 Page 151

Historic Alphabet District
Name of Property

Multnomah, OR
County and State

dormer. All the dormers have boxed cornices supported by corner brackets. The exterior is clad with asbestos shingles. The main entrance is located on the east facade. There are two doors, both two-paneled, single-light wood doors with wood trim. The full-width front porch has wooden rails, balusters, and one square column. Above the porch is a second-story balcony with a wooden balustrade, French doors, and a single glass door. The predominant fenestration is one-over-one double-hung wood sash with plain surrounds and lug sills. On the east facade, second story, and on the south facade, first story, there are bay windows with leaded glass. Decorative features include scrolled corner brackets at the soffit. A residence that was built in 1894 originally occupied this lot, but in 1930 it was demolished. This structure was moved to the site at an unknown date.

Significance: This building is considered to be contributing within the district as a good example of a Colonial Revival style residence and is therefore significant as part of the larger grouping of residential development that occurred in the Northwest neighborhood.

Contributing Resources	INV. #: 286	Year Built: 1908
1	Address: 616-618 NW 22ND AVE	Alterations: Moderate
Noncontributing Resources	Style: Craftsman	Historic Name: Weigand, Chet, House
0	Classification: Secondary Contributing	Architect: --
	Tax #: R452302000	State ID: 1N1E33BD 7700

Legal Description: S 10' of Lot 16, Block 11 in KINGS 2ND ADD

Description: This two and one-half story, multi-family residence has a rectilinear plan and fronts onto NW 22nd Avenue. It has a concrete foundation and a multi-gabled roof. The exterior is clad with asbestos shingles on the west facade, while the north and south facades are surfaced with asphalt-roll brick siding. Roof details include projecting eaves with brackets on the north facade and decorative verge boards and brackets at the west facade. Two entrances are located on the west facade. Each has a concrete stoop with an iron railing and a single square column. The wood paneled doors have a single light. Three additional entrances are located on the north facade. The predominant window type is one-over-one, double-hung wood sash. A tripartite window at the first floor, west facade has leaded glass. At the second story of the west facade, there is a shallow gabled bay window with pointed verge boards and Stickwork trim. A cutaway porch at the west facade has the same details. Sliding glass windows with balconets supported by brackets are located at the center of the west facade. A small shed roof tops one of these windows on the third floor. There is one interior brick chimney. Alterations include the replacement of the original porch in 1966.

Significance: This building is considered to be contributing within the district as a fair example of a Craftsman style residence and is therefore significant as part of the larger grouping of residential development that occurred in the Northwest neighborhood.

Contributing Resources	INV. #: 287	Year Built: 1919
1	Address: 1727 NW HOYT ST	Alterations: Minor
Noncontributing Resources	Style: Streetcar Era Commercial	Historic Name: Buck, Carsten & Carrie Prager Building
0	Classification: Secondary Contributing	Architect: --
	Tax #: R180214490	State ID: 1N1E33AC 4200

Legal Description: -- of Lot 2&3, Block 162 in COUCHS ADD

Description: This building has an H-shape plan and is sited on the corner of NW 18th Avenue and NW Hoyt Street, with surface parking on the south side of the lot. This three-story structure has a concrete foundation and a flat roof. The exterior of the primary elevation (south) is clad with brick in a common-bond pattern, the west facade has a stretcher-bond pattern, and the ground level has a float-finish stucco treatment. At the southwest corner of the building, painted brick creates the illusion of quoins. Decorative brickwork in a soldier-course pattern runs the full length of the west facade above the third-story windows. The main entrance is located on the south facade. Concrete steps lead down to a tall glass door with rectangular side lights. On the west facade there is a

National Register of Historic Places Continuation Sheet

Section number 7 Page 152

Historic Alphabet District
Name of Property

Multnomah, OR
County and State

paired glass door with molded stucco trim. A continuous, raised stucco band runs the length of the east and west facades. An awning stretches over the main entrance and has raised brickwork along the outside border. The predominant window type is recessed and fixed, with architrave trim, stone lugsills, and radiating brick arches. The second-story windows on the west facade have flat, radiating brick detailing with keystones. Four ground-level windows on the west facade were covered at an unknown date. In 1966, a five-foot high, fifty-two foot long fence was built on the east property line. In 1982, the roof was replaced.

Significance: This building is considered to be contributing within the district as a good example of a Streetcar Era Commercial style structure and is therefore significant as part of the larger grouping of commercial development that occurred in the Northwest neighborhood.

Contributing
Resources
1

INV. #: 288
Address: 2353 NW HOYT ST
Style: Craftsman / Colonial Revival

Year Built: 1905
Alterations: Moderate
Historic Name: Twenty-three Fifty-three Hoyt
Apartments

Noncontributing
Resources
0

Classification: Primary Contributing
Tax #: R452302400

Architect: --
State ID: 1N1E33BC 5000

Legal Description: -- of Lot 12, Block 13 in KINGS 2ND ADD

Description: This wood frame duplex has a rectilinear plan and fronts onto the north side of NW Hoyt Street. It is a two and one-half story structure with a concrete and stucco foundation and a gable roof with hip dormers and composition shingles. The porch has large, rectangular posts with a decorative head, a classic entablature, and pilasters. The beveled-glass entrance door is surrounded by six lights. The predominant window type is one-over-one, double-hung wood sash. Double-hinged, leaded-glass bay windows supported by brackets are located on the west side of the front elevation and on the west elevation of the first and second stories. Other decorative features include deep eaves with modillions, a full balcony over the porch, and two sets of French doors. At the rear of the house, vertical siding was added to the first story of the east elevation at an unknown date. Two solid doors were added, also at an unknown date.

Significance: This house was once the residence of Harry Campion. A native of Portland, Campion was employed by the Oregon Railway and Navigation Company railroad. He advanced to the position of agent, and then to traveling auditor. In 1909, he became a superintendent for the Port of Portland and served as a successful and well-known purchasing agent for the port. Campion was a charter member of the Breakfast Club. He was also involved with the Purchasing Agents Association of Oregon and the Knights of Columbus.

This building is considered to be contributing within the district as a good example of a Craftsman/Colonial Revival style residence and is therefore significant as part of the larger grouping of residential development that occurred in the Northwest Portland area.

Contributing
Resources
1

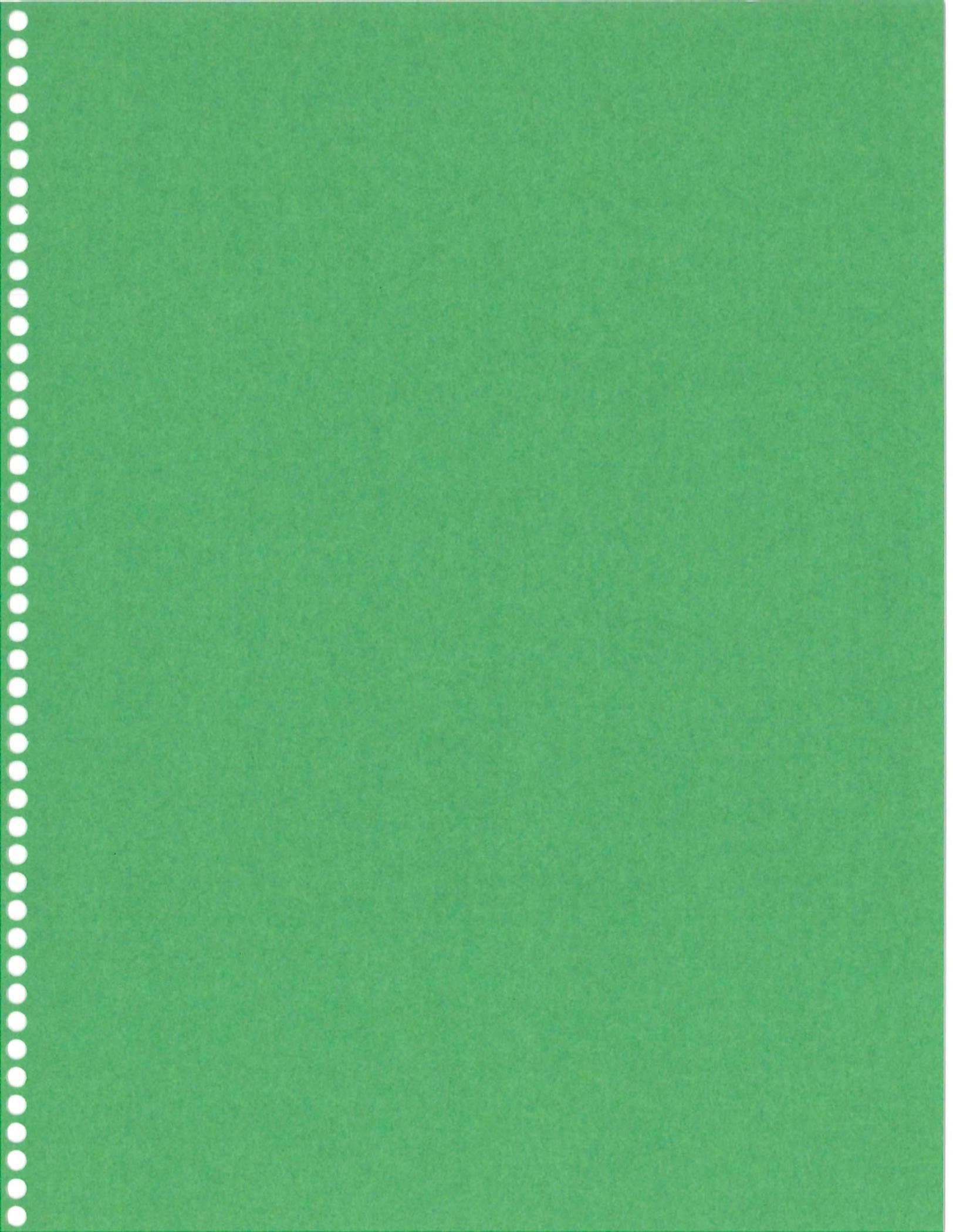
INV. #: 289
Address: 2349 NW HOYT ST
Style: Vernacular Shingle
Classification: Primary Contributing
Tax #: R452302390

Year Built: 1900
Alterations: Moderate
Historic Name: Ruddy, Joan, House
Architect: --
State ID: 1N1E33BC 5100

Noncontributing
Resources
0

Legal Description: W 1/2 of Lot 9, Block 13 in KINGS 2ND ADD

Description: This two and one-half story, wood frame residence has a rectilinear plan with projections and fronts onto the north side of NW Hoyt Street. It has a stuccoed concrete block and brick foundation. The gambrel roof has intersecting gables. The front porch features classic columns, turned balusters, and a wide stair with a wood railing and small carved brackets. The predominant window type is six-over-one, double-hung wood sash. A two-story bay window on the east elevation has a hip roof. There is a flared siding



National Register of Historic Places Continuation Sheet

Section number 8 Page 329

Historic Alphabet District
Name of Property

Multnomah, OR
County and State

STATEMENT OF SIGNIFICANCE

The Historic Alphabet District, located in the northwest area of Portland, Oregon, is locally significant under Criterion A as the birthplace of important local institutions. It is additionally significant under Criterion A as the secondary center of Portland's Jewish and Scandinavian population in the early twentieth century. It also satisfies Criterion B as a residential district in which a large number of locally prominent merchants, professionals, civic leaders, and politicians lived.⁵ The Historic Alphabet District is further eligible under Criterion C for its expression of early residential architecture in the city of Portland, characterized by buildings of various types, styles, and eras. Indeed, the Historic Alphabet District is unique in Portland for its concentration of early twentieth century multi-family structures—many of which were designed and constructed by the city's premier architects and developers. The district's multi-family dwellings are noteworthy for their appearance in an area that retains buildings from its early development period. Grand single-family homes sit next to first-class apartment buildings in a physical representation of the sociocultural transition experienced by one of Portland's oldest neighborhoods.

The irregularly shaped district is roughly bounded by NW Lovejoy Street to the north, with a northern extension to NW Marshall Street; by NW 17th Avenue to the east; by W. Burnside Street to the south; and by NW 24th Avenue to the west. The period of significance begins in 1880, the earliest date of construction for the oldest remaining resources in the district. It ends in 1940 with the beginning of World War II. The war induced a national mobilization effort that included Portland. As a leader in the shipbuilding industry, Portland became a war production center, an identity that significantly affected the city's growth. Consequently, 1940 marks a turning point in the city's and, by extension, the district's history.

SETTLEMENT: 1845 – 1869

The Historic Alphabet District contains a total of six originally platted additions to the city of Portland. The lion's share of the district (about 50%) is located in Couch's addition to the city of Portland, recorded in 1865. As such, the district's development is rightfully attributed to Captain John Heard Couch.

Couch was a successful mariner from Newburyport, Massachusetts. He began his naval career at the tender age of fifteen on a voyage to the West Indies upon the brig *Mars*. By the age of twenty-eight, Couch was commanding the brig *Maryland*, which he safely navigated to the mouth of the Columbia River in June 1840. It was the first vessel to enter the Willamette River.⁶ Couch returned to the Oregon Territory three more times before finally settling in Oregon City in 1844. There, he began a promising career as a landsman and became director of the publishing company that organized the *Spectator*, Oregon's first newspaper. Couch was also Oregon's Treasurer under the Provisional Government. He quickly became a popular and respected citizen. It was observed of Couch: "His gentlemanly deportment has won him a host of friends, who esteem him for his high moral worth."⁷ A prosperous career in Oregon City seemed certain for Couch, but he had other plans.



Capt. John H. Couch

⁵ See Appendix D for a short biography of significant persons and a list of associated properties.

⁶ Eugene E. Snyder, *We Claimed This Land: Portland's Pioneer Settlers* (Portland, OR: Binford & Mort, 1989) 39.

⁷ Eugene E. Snyder, *Portland Names and Neighborhoods: Their Historic Origins* (Portland, OR: Binford & Mort, 1979) 23.

National Register of Historic Places Continuation Sheet

Section number 8 Page 330

Historic Alphabet District
Name of Property

Multnomah, OR
County and State

In 1847, Couch traveled back to New England. One year later, he set sail from New York as captain of the brig *Madonna*. He traveled with George F. Flanders, his brother-in-law, as chief mate. They were journeying to San Francisco and Oregon with a cargo of goods they hoped to sell. Both arrived in San Francisco not a moment too soon. It was July 1849, and the gold rush fever was at its peak. Couch and Flanders were able to sell their goods at a tremendous profit. They continued traveling and reached Oregon in early August.

Once there, Couch decided to relocate to Portland instead of returning to Oregon City. Couch's naval background had convinced him that the area's commercial future would be found at a site north of Oregon City, closer to the confluence of the Willamette and Columbia Rivers. In August 1845, four years earlier, Couch speculated on this premonition by filing a land claim one square mile to the north of the Lovejoy-Pettygrove townsite on the west bank of the Willamette River.

Couch's business acumen proved sound. The Lovejoy-Pettygrove townsite eventually became the city of Portland, which soon surpassed Oregon City in prominence. Couch bragged to many of his seafaring friends that Portland was the "head of navigation."⁸ Couch's influential decision has since been confirmed by historians: "Captain Couch's vote of confidence in selecting that claim was one of the most important events—some would call it decisive—in the early history of Portland."⁹

In Portland, Couch began a business partnership with Benjamin Stark, part owner of the Portland townsite. With Stark based in San Francisco as a merchant banker, he and Couch established a retail shipping business between their respective cities. Couch and Company Bankers were soon conducting profitable trips between Portland and San Francisco—they were even able to send one brig from Portland to Canton, China.

By 1852, Couch had carved a comfortable financial niche and sent for his wife and three daughters who were still living on the East Coast. Upon their arrival in Portland, they were led to a picturesque cabin in the woods, situated where Union Railroad Station is today. The Couch family eventually lived in much grander residences that would grace the landscape of the future Historic Alphabet District. Before that occurred, though, Couch had to map the lots, blocks, and streets that would form the blueprint for one of Portland's most elite neighborhoods.

In 1865, Couch platted his first subdivision. It included the area between what are now Ankeny and Kearney Streets. On the plat Couch filed, the streets were unnamed and delineated only by the letters of the alphabet. In June 1866, a city ordinance was approved to name "A" as "A Street," to be followed by "B Street," "C Street," and so forth to the north as they had been laid out by Couch. This first plat was extended to L, M, N, and O Streets in 1869. The area came to be known as the "Alphabet District" for its unusual street naming system and remained so from 1865 to 1891 until the streets were assigned their present names.¹⁰

⁸ *Op. cit.*

⁹ *Op. cit.*

¹⁰ *ibid.*, 29.

National Register of Historic Places Continuation Sheet

Section number 8 Page 331

Historic Alphabet District
Name of Property

Multnomah, OR
County and State

RAILROAD ERA: 1870 – 1905

Institutional Development

Captain John Heard Couch, patriarchal founder of the Historic Alphabet District, died just before his 59th birthday. He was diagnosed with “typhoid pneumonia” and passed away on January 19, 1870. His death was mourned citywide: “The funeral cortege was never excelled in Portland... The banks closed, all business was stopped, labor suspended, and all combined to pay respect and honor.”¹¹

The family lineage did not end with Couch’s passing. He lived to see three of his daughters married and was survived at his death by not only a wife and four daughters but also 15 grandchildren. In 1854, Caroline Couch, his oldest daughter, married Dr. Robert Bruce Wilson from Virginia. In 1857, Clementine Couch wed Cicero Hunt Lewis, a prominent and wealthy merchant from New Jersey. In 1863, Elizabeth Couch married Dr. Rodney Glisan from Maryland. Most members of this extensive clan later settled the land originally claimed by Captain Couch, helping to establish a neighborhood for the elite of Portland’s pioneers.

While 1870 was significant for Couch’s passing, it also heralded the introduction of important local institutions. Bishop Scott Grammar and Divinity School was one such institution. It was constructed to replace the Trinity Boys School that had operated in the neighboring town of Oswego from 1856 to 1866. The Trinity Boys School had led a precarious existence, with numerous closures during its history. With the arrival of Bishop E. Wistar Morris, a new location was sought for the private school. He decided upon the city of Portland, where the Portland Episcopal Church and its congregation could help raise funding. The Couch and Flanders families promptly donated a two-block site west of the intersection of 19th and E Streets.

Bishop Morris continued to spearhead the founding of the new school, which he renamed in honor of Bishop Thomas Fielding Scott. Scott had been the director of the original Trinity Boys School. His namesake was established to train young men for the ministry and good citizenship. The Bishop Scott Grammar and Divinity School was described as being “away out in the woods in the western part of the city.”¹² Apparently, its siting caused some concern, as “it required great faith in the development of the country and the town to establish a school at that time and place.”¹³

To ensure future development, the Couch family continued to plat their Donation Land Claim (DLC).¹⁴ In 1872, Caroline Couch, the family matriarch, extended the platted area to P, Q, and R Streets. Subsequent plats continued the alphabet to W Street.¹⁵ These later plats, concentrated at the western end of the Couch DLC, differed distinctly from the earlier plats. The earlier plats had been subdivided into the standard 200 x 200-foot blocks that characterized downtown Portland, while the later plats were subdivided into 200 (north-south) x 480 (east-west) foot blocks. This larger gridding system established the standard for the future subdivisions of the King and Balch DLCs that bordered the Couch DLC to the north

¹¹ *Op. cit.*, 29.

¹² H. W. Scott, ed., *History of Portland, Oregon* (Syracuse, NY: D. Mason & Co., 1890) 396.

¹³ *ibid.*

¹⁴ The Donation Land Act of 1850 granted free land to qualifying early settlers of the Oregon Territory, with the agreement that they live on and cultivate the land for four consecutive years. City of Portland Bureau of Planning, *Eliot Multiple Property Submission*, 1997, Sec. E, p. 1.

¹⁵ *Op. cit.*

National Register of Historic Places Continuation Sheet

Section number 8 Page 332

Historic Alphabet District
Name of Property

Multnomah, OR
County and State

and west.¹⁶ More importantly, these land divisions and plats provided additional incentives for the siting of public institutions that required relatively large tracts of land in a pleasant environment.

In 1874, Bishop Morris again coordinated the siting of another important public institution in northwest Portland. He organized a board of leading citizens to determine the location of a public hospital. The hospital purchased land at 21st and L Streets from one of its board members, Rodney Glisan. The hospital grounds were extended to 23rd Street with an additional purchase from George Flanders.

Good Samaritan Hospital opened in October 1875, with the location described as a "high and healthful situation."¹⁷ It complemented St. Vincent's Hospital, which had opened a few months earlier in July. St. Vincent's was located closer to town on 12th between M and N Streets but was still considered to be in the continuous "North Portland" district that stretched as far west as Good Samaritan.¹⁸ Both hospitals were among the first institutions to locate away from the core area of town.¹⁹

The hospital's original staff listed Curtis C. Strong, Rodney Glisan, and Robert Wilson. Glisan and Wilson were both sons-in-law of Captain Couch, while Flanders was his brother-in-law. It should be noted that the hospital was located on land bought from both Glisan and Flanders. It was evident even at that early date that the Couch clan would be instrumental in shaping the future of northwest Portland.

Residential Development

The residential development of northwest Portland began to take form as the city's economy gathered steam in the late 1870s and early 1880s in anticipation of the burgeoning railroad industry. Demand for lumber and fuel cleared the old-growth forest in the western reaches of the Alphabet District, which, in turn, encouraged the establishment of businesses such as breweries and dairies in that area. Meanwhile, large houses with spacious grounds were constructed on the large 200 x 480-foot blocks that Caroline Couch and George Flanders had platted west of 19th Street. These homes clustered between 19th and 21st Streets from B Street north to L—basically, the district defined by the two Episcopalian institutions of Bishop Scott School and Good Samaritan Hospital. A residential enclave was also developing east of 16th Street. However, this residential district was markedly different from that west of 19th Street in that it catered to middle-class and working-class families. These homes consisted of modest vernacular "cottages" located on small to midsize lots.

The character of northwest Portland was clearly heterogeneous during this time. On the west, it was characterized by an industrial suburb, while a middle class neighborhood developed to the east. Growth of either neighborhood threatened to overwhelm the elite community located in between. That threat was answered in 1881.

In 1881, George W. Weidler, owner of Portland's largest and most profitable steam sawmill, built a home at 19th and L Streets. Weidler's home overlooked his mill and was constructed at the tune of \$16,000—no mean sum at the time. That same year, J. C. Carson built an Italianate style home at 20th and J Streets for \$10,000. Carson managed a sash and door business in association with Weidler's mill. Not to be outdone, C. P. Bacon, Weidler's father-in-law, also built an

¹⁶ Northwest District Association (NWD), *Northwest Portland Historic Inventory: Historic Context Statement* (Portland, OR: Northwest District Association, 1991) 11.

¹⁷ Scott, 377.

¹⁸ *Op. cit.*, 12.

¹⁹ Patty Mantia, "A neighborhood of porch sitters: residents of Victorian homes face contemporary problems with energy and good will," *Willamette Week* 6 July 1976: 13.

National Register of Historic Places Continuation Sheet

Section number 8 Page 333

Historic Alphabet District
Name of Property

Multnomah, OR
County and State

Italianate residence located between 18th, 19th, J, and I Streets. Evidently, business owners with interests along the northwest waterfront had decided that the large blocks and fresh air should belong to them rather than to the workers whose homes had begun to creep uphill from the riverfront industrial district.

Members of the Couch clan also began developing the series of blocks between 19th and 20th Streets that they had inherited from John H. Couch. The first of the fold to return were Clementine and Cicero H. Lewis, Couch's daughter and son-in-law. Lewis was one of the richest men in Portland. He invested \$35,000 in a Stick style mansion between G and H Streets. His relative, George Flanders, followed suit in 1883 and spent \$40,000 on a home between F and G Streets. By 1885, two of Couch's daughters and their families had similarly relocated. Caroline and Robert Wilson resided between H and I Streets, while Elizabeth and Rodney Glisan occupied a home at I and J Streets. Those wishing to claim a certain social standing soon coveted an address in the vicinity of 19th Street.

While residents of the Alphabet District sought to maintain its exclusive reputation, they were also interested in sustaining the middle-class neighborhood east of 17th Street for land speculation. In 1884, the Couch family developed rowhouses on the block between I, J, 17th, and 18th Streets. These narrow frame houses [extant] built in the Queen Anne style were near enough to allow the Couchs' to keep a close eye on their investments.

The Couch family followed a precedent established by George H. Williams the year before. In 1883, Williams, a former senator and U.S. Attorney General, built his home on the block between 19th and D Streets. He simultaneously constructed a three-unit townhouse [extant] on the same block. Williams intended to maintain this townhouse as income property.²⁰

The Couch and Williams' townhouses were well received by the housing market. They gave confidence to other investors interested in similar business ventures. In 1890, Herman Trenkmann, a contractor, constructed eight identical frame houses [extant] in the Queen Anne / Eastlake style at NW 17th and Hoyt Streets. He intended them for middle-class housing.²¹ That same year, Williams converted his townhouse into a first-class boarding house. In 1893, David Campbell built six brick rowhouses [extant] on the same block as the Couch family investment properties.²² The success of the Couch, Williams, Trenkmann, and Campbell properties later encouraged similar development in the northwest area.

Streetcar Development

Residential development in the northwest area was further spurred by the introduction of new streetcar lines in the early 1880s. In 1882, the Transcontinental Street Railway Company started a line that ran tracks on G Street to 22nd, on 14th, and on S Street to 26th. The company also built car barns on S Street at 24th Street.

A second streetcar system was introduced the following year. In June 1882, E. A. Jeffrey was awarded a franchise for the Multnomah Street Railway Company. With financial backing from George Weidler and W. A. Scoggin, the Multnomah Street Railway Company began streetcar service in 1883. Horse-drawn streetcars began service on Washington and B Streets, and by December of that year, had reached 23rd and B streets. Another line opened earlier in July. That line traveled north from B Street along 16th Street. The competing Transcontinental Street Railway Company established east-west service on G Street at the same time. By 1891, when the Multnomah Street Railway Company completed a line on

²⁰ *Op. cit.*, 16-17.

²¹ William R. Jamison and Charles M. Spence. Trenkmann Houses National Register Nomination, 1977, Sec. 8, p. 1.

²² *Op. cit.*, 17.

National Register of Historic Places Continuation Sheet

Section number 8 Page 334

Historic Alphabet District
Name of Property

Multnomah, OR
County and State

23rd Street, a network of streetcars served the subdivisions located on either side of Burnside. As a result, the northwest area's appeal as a residential district was further elevated. The area was not only a stone's throw from the central business district, it also offered a transit option besides walking. In those days, streetcars helped commuters avoid the long, muddy walk to and from work that was unavoidable if one did not own a horse.²³

The streetcar lines must have been particularly appealing to medical professionals who were beginning to populate northwest Portland in the late 1870s and 1880s. In 1885, the Medical College of Willamette University, which had relocated to Portland in 1878, constructed a new building at 15th and C Streets. Located midway between two major hospitals, the Medical College building invited the establishment of various medical agencies. Medical offices and convalescent centers began to proliferate in northwest Portland, as did physicians' homes.²⁴

Doctors were not the only residents of the Alphabet District. "Merchant princes" and nonmedical professionals also made their homes there, tending to congregate along the strip of 19th Avenue.²⁵ That particular corridor came to be known as "Nob Hill," a likely imitation of San Francisco's Nabob or Nob Hill, itself derived from the Nabobs of the Mogul rule in India.²⁶ It would seem the case; one grocer claimed to have named the avenue for its similarity to the Nob Hill area of his native San Francisco.²⁷

Though western in name, the Nob Hill area was eastern in character. Many of its residents hailed from New England. As such, the neighborhood strove to create an aura of New England culture and level of sophistication. It was, at times, referred to as "the Boston of the west."²⁸ In any case, the neighborhood's character was distinctly defined. The Great Renaming of 1891 bore that out.

Consolidation and the West End

In 1891, the three separate cities of Portland, Albina, and East Portland were consolidated to form the Portland we know today. Consolidation produced a single city with duplicate street names that failed to replicate each other in location. For example, there may have been ten "A Streets," each of which were located in three different sections of the city. Mayor W. S. Mason appointed a "Streets Committee" to study the dilemma. The "Streets Committee" produced a list of citizens they believed were worthy of commemoration.²⁹ Nearly one-third of the Alphabet District was named for citizens who either lived in the area or who owned businesses there.³⁰ Clearly, the Alphabet District housed important local businessmen and pioneers whose contributions would be recognized in posterity. On January 12, 1892, the city of Portland passed an ordinance that replaced the letters with corresponding names of pioneers and deserving citizens.³¹

With the renaming, the Alphabet District was no more. Instead, the area was newly christened the "West End," with Nob Hill retaining its sobriquet. Fortunately, the district lost none of its appeal during the transition. One observer wrote:

²³ City of Portland Bureau of Planning, Alberta Substation National Register Nomination, 1997, Sec. 8, p. 4.

²⁴ *Op. cit.*, 13, 18.

²⁵ Mantia, 16.

²⁶ Rod Paulson, "Northwest Portland - From Nob Hill to Willamette Heights." ch. in *Neighborhood Histories* (Portland, OR: The Community Press, 1974-30).

²⁷ *Portland's Colorful Nob Hill*, Nob Hill Business Association, pamphlet, OHS Vertical Files.

²⁸ Denise Meyer, *A Brief History of Nob Hill - Its Early Days*, 27 May 1977, OHS Vertical Files.

²⁹ Snyder, "Names Changed, Lost, and Missing," ch. in *Portland Names*, 53-59.

³⁰ Snyder, "The Street Names, A to Z," ch. in *Portland Names*, 72-234.

³¹ Paulson, 4.

National Register of Historic Places Continuation Sheet

Section number 8 Page 335

Historic Alphabet District
Name of Property

Multnomah, OR
County and State

Among those of the spacious and magnificent West End are houses costing about \$20,000 to \$50,000—some of them \$90,000 each—of three and four stories, and mainly in the Queen Anne style. It is upon the swell of the plateau that these fine houses begin to appear, and the views from their upper windows and turrets are extensive. For ten blocks back—16th to 26th streets—or even further, and from about N street southward to Jefferson, or some twenty streets, the region is, by popular consent—and still more by prevailing prices—forever dedicated to dwellings of wealth and beauty...for substantial comfort and tasteful display the west end of Portland has few rivals.³²

As the 1890s progressed, the West End kept its status as “one of the best places for the ‘best’ Portlanders.”³³ After all, the right address said as much about one’s social ranking as did membership in the proper club. An address in the West End certainly spoke volumes. People such as J. K. Gill, W. Harrison Corbett, and Mrs. Edward Failing were all potential neighbors. They were, of course, included in the social register of the day.

In time, the West End encompassed as many as 60 mansions, a number of which occupied full city blocks.³⁴ Perhaps the most impressive of the lot was a huge house constructed by Richard B. Knapp, a partner in an implement and machinery company. Knapp invested \$80,000 in his residence, though some rumors placed the figure closer to \$100,000.³⁵ The cost alone placed the home in a singular category. The Knapp residence was, unsurprisingly, also noteworthy for its ostentatious architecture. It sported exotic woods, rare stained glass, and hand-wrought hardware. Knapp’s house dominated the block between 17th, 18th, Davis, and Everett Streets; but despite the attention it commanded, it should be remembered that the Knapp residence kept company with similar homes.³⁶ The architectural reign of the single-family residence was definitely at its zenith, but the prelude to its denouement could be heard *pianissimo*.

The Lewis and Clark Centennial and American Pacific Exposition and Oriental Fair³⁷

The monied residents of the West End district had contributed to Portland’s rise as the metropolis of the Pacific Northwest, but the bank panic of 1893 felled many of the city’s captains of industry. As Portland’s businesses struggled to get back on their feet, the economy and population of upstart Seattle surged ahead. Portland’s business community responded by devoting itself to boosterism. The city’s commercial advantages and future growth were hawked to every available audience. The Lewis and Clark Centennial and American Pacific Exposition and Oriental Fair was simply the most glamorous and successful result of Portland’s boosterism efforts.

The idea for a fair was bandied about as early as 1895 but met with a lukewarm reception at the time. It had its first solid supporter in J. M. Long of the Portland Board of Trade. In 1900, he organized a provisional committee to consider the possibility of a Northwest Industrial Exposition. Harvey W. Scott, member of the Oregon Historical Society (OHS) and *Oregonian* editor, proposed an alternate theme: a commercial fair to commemorate the centennial of Lewis and Clark’s exploration of the Oregon country. In February 1901, the state legislature endorsed OHS’ suggestion and pledged state aid for the project. Henry W. Corbett, Portland’s premier capitalist, was chosen to lead the Exposition Association that would organize the fair.

³² Scott, 430-431.

³³ NWDA, 15.

³⁴ John Terry, “Take a walking tour through city’s early social register,” *Oregonian* 5 Oct. 1996: D02.

³⁵ *Op. cit.*

³⁶ Richard Marlitt, *Nineteenth Street* (Portland, OR: OHS, 1978) 15.

³⁷ Carl Abbott, “Portland Boosters and the Great Exposition,” ch. in *Portland: Planning, Politics, and Growth in a Twentieth-Century City* (Lincoln: University of Nebraska Press, 1983) 33-48.

National Register of Historic Places Continuation Sheet

Section number 8 Page 336

Historic Alphabet District
Name of Property

Multnomah, OR
County and State

One of the first issues to resolve in planning the fair was its location. Upon the recommendation of Colonel Henry E. Dosch, esteemed Portland businessman, the Guild's Lake site in northwest Portland was chosen. The decision was rendered in July 1902 but not without controversy. Coincidentally, many members of the Exposition Association or their affiliates leased land in the Guild's Lake area. They would receive property tax exemptions during the period of their lease. Other advocates of the Guild's Lake siting included Abbott Mills, Portland banker. Mills was a close confidante of Robert Livingstone whose company owned prime residential property on lower Willamette Heights, adjacent to the proposed fairgrounds.³⁸ Dosch himself stood to gain from the siting. Circa 1898-99, he had constructed the Elliston Apartments, located at 425 NW 18th Avenue [extant].³⁹ With numerous fairgoers expected to attend, surely some would appreciate temporary accommodations located near their destination?

Dosch's Elliston Apartments were an early indicator of the changes that would transform the West End. As a gateway area to the fair, the district functioned as the exposition's "host." Beginning in 1903, new housing types were introduced to the city's landscape.⁴⁰ Hotels, apartments, boarding houses, and multi-family dwellings such as duplexes and fourplexes slowly appeared in Portland but were mostly concentrated in the West End, particularly near the Exposition.⁴¹ The demonstrated success of earlier rental houses had illustrated that there was a market for smaller but socially acceptable housing in the area.⁴² On the assumption that at least three-fifths of local visitors to the fair were from nearby Roseberg and Everett, approximately 800,000 tourists eventually occupied Portland's new hotels.⁴³

Despite potential changes to their physical, social, and cultural landscape looming ahead, West End society remained intact. In 1905, the same year the fair opened, Trinity Episcopal Church was established at NW 18th and Everett Streets. Designed by David Lewis, grandson of John H. Couch, the church moved from its original location downtown on SW Oak Street. The relocation was a firm avowal of the West End's standing, since the Trinity Episcopal Church listed the most socially "proper" congregation in the city.⁴⁴ In fact, young men seeking fortune and success were often advised to "join Trinity Episcopal Church and marry a Couch" to fulfill their wishes.⁴⁵ Enough young men must have heeded those words because, by the turn of the century, almost every socially prominent family was related to one another. The West End clique were not only socially and economically exclusive; their intermarrying practices genetically isolated them from the rest of the city.⁴⁶ So while there were signs of change in the neighborhood, West End residents managed to cleave to an exclusive identity.

The Lewis and Clark Centennial and American Pacific Exposition and Oriental Fair was a mammoth success. From its opening on June 1 through its official closing on October 15, 1905, there were 1,588,000 paid admissions, for a daily average of 11,600 visitors. An additional 966,000 visitors can be added to that total to represent the number of free passes given to reporters, workmen, officials, and the like.⁴⁷ Many of these visitors were transported to the fair by streetcar service. During the fair's peak months of July and August, more than 125 cars were assigned to handle a million

³⁸ E. Kimbark MacColl, *The Shaping of a City: Business and Politics in Portland, Oregon 1885 to 1915* (Portland, OR: Georgian Press, 1976) 266.

³⁹ Heritage Investment Corporation, Elliston Apartments National Register Nomination, 1986, Sec. 8, p. 1.

⁴⁰ Lynda Sekora, Lauer Apartment Building National Register Nomination, 1992, Sec. 8, p. 2.

⁴¹ City of Portland, "Portland Historical Context Statement (Draft)" (Portland, OR: Bureau of Planning, Oct. 1993) 44.

⁴² *Op. cit.*

⁴³ Abbott, 45.

⁴⁴ NWDA, 20.

⁴⁵ City of Portland, "Nob Hill," ch. in *Potential Historic Conservation Districts* (Portland, OR: Bureau of Planning, Oct. 1978) 130.

⁴⁶ Meyer, 14.

⁴⁷ Abbott, 44.

National Register of Historic Places Continuation Sheet

Section number 8 Page 337

Historic Alphabet District
Name of Property

Multnomah, OR
County and State

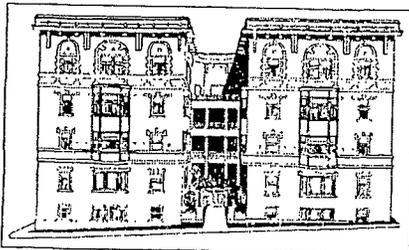
passengers a week.⁴⁸ Two well traveled routes were along NW 23rd and NW 16th streets through the heart of the West End district.

Portland's greatest civic undertaking succeeded in jumpstarting the city's previously sagging economy. Between 1903 and 1912, the city enjoyed over \$64 million in new housing and neighborhood development.⁴⁹ Portland's business leaders credited the fair with the city's success and pinpointed the summer of 1905 as the beginning of a sustained real estate boom.⁵⁰ The booming economy was naturally accompanied by a tremendous population explosion. Between 1900 and 1910, the city's population more than doubled. Portland went from a town of 90,000 to a metropolis of 212,000.⁵¹ As *Harper's Weekly* noted, the Exposition "marked the close of an old epoch and the beginning of a new one for Portland."⁵²

The Introduction of New Housing Types

This new era was particularly noticeable for the physical changes it wrought upon the city's built environment. Following the fair, increasing real estate values proximate to downtown, coupled with good streetcar service, led to a transformation of Portland's close-in residential neighborhoods. In the West End, the convenient and efficient streetcars that had carried fairgoers through the neighborhood facilitated post-fair development. As a consequence of increasing property values, many of the large single-family residences that dominated the district's architectural landscape were demolished and succeeded by a broader spectrum of building types, including multi-family buildings. Developers were quick to take advantage of the area's proximity to downtown and network of streetcar lines. Beginning in the early 1900s, entire blocks were razed to make way for new projects to accommodate the growing neighborhood. The Henry Hewitt and Levi White homes on 20th Street were razed for Couch Elementary School. The Cicero Hunt Lewis home, located between 19th and 20th avenues and Glisan and Hoyt streets, was demolished for the Couch School playground.

As previously mentioned, the success of the earlier rental townhouses intimated a market for smaller but socially acceptable housing citywide. In the West End, one of the earliest extant examples of the new housing available to Portlanders is the Weist Apartments at 209 NW 23rd Avenue. Built in 1904, it was specifically designed for wealthy fairgoers. The construction of the Weist Apartments followed a nationwide trend of creating building types for the higher rather than the lower end of the market.⁵³



Campbell Hotel

After the fair, luxury apartment dwellings and residential hotels multiplied in the West End. They continued the pattern of building for "respectable people," a euphemism for the wealthy and upper middle class. Some of these multi-family dwellings—duplexes and fourplexes in particular—were designed to look like single-family homes. Such design was meant to appeal to families accustomed to living in single-family residences. It was also an attempt to avoid any association with the similar but socially unacceptable building type, the tenement.⁵⁴

⁴⁸ John T. Labbe, *Fares, Please! Those Portland Trolley Years* (Caldwell, ID: Caxton Printers, 1980) 120.

⁴⁹ Scot W. McLean and Elizabeth S. Atly, Weist Apartments National Register Nomination, 1989, Sec. 7, p. 5.

⁵⁰ NWDA, 19.

⁵¹ City of Portland, "Nob Hill," 131-2.

⁵² Carl Abbott, *Portland: Gateway to the Northwest* (Northridge: Windsor Publications, Inc., 1985) 78.

⁵³ City of Portland, "Portland Historical Context Statement (Draft)," 42.

⁵⁴ *ibid.*, 44.

National Register of Historic Places Continuation Sheet

Section number 8 Page 338

Historic Alphabet District
Name of Property

Multnomah, OR
County and State

Luxury apartments attracted a wider-than-intended audience, though. Instead of families, typical residents included single men, couples with no children, and single women. The latter contingent were assumed to be mistresses of wealthy businessmen able to afford the upkeep of a second "residence." However, all three groups were suspect because of their marital status and/or lack of children. Builders and developers were aware of the moral stigma attached to apartment living and assuaged such fears by siting apartment buildings in fashionable districts. There, residents were assured physical and social distance from the dreaded tenements and their occupants.⁵⁵ An occupant of a residential hotel such as the Campbell Hotel at NW 23rd and Hoyt [extant] could flaunt the advantages of a northwest Portland address and still mask an inability to purchase a single-family home.⁵⁶

Indeed, the West End and its encapsulation of Nob Hill provided Portland developers and homebuilders the fashionable district they needed for their luxury apartments and other such building types. For example, William L. Morgan, the city's "apartment king," built a number of luxury apartments in northwest Portland between 1905 and 1912. Extant examples include the previously mentioned Weist Apartments, the Day Building (2068 NW Flanders Street), the Dayton Apartments (2056 – 2058 NW Flanders Street), and the Ormonde Apartment Building (2046 – 2048 NW Flanders Street). All have been listed in the National Register of Historic Places and are additionally located in the Historic Alphabet District.

Notably, all four buildings were sited either within a few blocks of a streetcar line or on a line itself. Such was the case for many multi-family dwellings in the Historic Alphabet District. In 1890, the two streetcar systems that had served northwest Portland were electrified. In 1906, they merged to form the Portland Railway Light and Power Company. The unified company eliminated redundant lines and, more importantly, provided for transit-supportive densities.⁵⁷

Increasing densities coupled with a changing physical landscape were not the only transformations occurring in northwest Portland. The changing land uses east of NW 16th Avenue were also critical to the development of the West End district. In 1906, the Spokane, Portland, and Seattle Railroad Company purchased most of the land north of NW Hoyt from 9th Avenue west to 12th Avenue. Railroad spur lines were also extended south on NW 13th Avenue to Burnside and on NW 15th Avenue to Johnson. The expanded industrial uses triggered a massive rebuilding. The working-class residences, hotels, lodging houses, and shops that formerly characterized the area were replaced by large, multi-story warehouses and railroad lines. This wholesale clearance raised land values for the remaining residences in the surrounding area. In 1909, the Northern Pacific Terminal Company purchased more land in the area before land values could increase further.⁵⁸

THE MOTOR AGE: 1910 – 1940

Institutional and cultural changes occurred in tandem with the physical changes of the West End in the early twentieth century. For example, the Bishop Scott School closed in 1904, but educational services for the area remained intact. There was the Portland Riding Academy to fall back on. Established in 1896, the Portland Riding Academy operated as an adjunct of the Portland Academy. Its parent organization was based in southwest Portland, while the Portland Riding Academy was located on Johnson between 21st and 22nd Avenues.

⁵⁵ *ibid.*, 45.

⁵⁶ NWDA, 19.

⁵⁷ *ibid.*, 16.

⁵⁸ City of Portland, "Portland Historical Context Statement (Draft)," 40.

National Register of Historic Places Continuation Sheet

Section number 8 Page 339

Historic Alphabet District
Name of Property

Multnomah, OR
County and State

A second school opened in the West End in 1912. The Miss Catlin School at 23rd and Irving Streets functioned as a school for girls. Its tenure in the neighborhood was shortlived, though. Four years after its founding in the West End, the Miss Catlin School relocated to the Westover neighborhood. Perhaps as a replacement, a third school was moved to the heart of the district at 20th between Glisan and Hoyt in 1916. Formerly located on 17th between Kearney and Lovejoy, the Couch Schoolhouse was moved to the site of the old Gertrude and Isaac White residence. Isaac White was a locally prominent businessman. Originally built by the Couch family as a schoolhouse for their grandchildren and other children in the neighborhood, it became a residence upon its relocation. A new school designed by F. A. Naramore took its place. The Couch School is still in use today, though it is now known as the Metropolitan Learning Center. The schools served the growing population of the West End while adding to the district's fashionable reputation.⁵⁹ They all operated as private schools.⁶⁰

Another institution, the First Church of Christ, Scientist [extant], was established during the same time period. Built in 1911, the church was sited on Everett between 18th and 19th Avenues. It was the first facility constructed for the Christian Science religion, west of the Mississippi River.⁶¹

Besides new organizations and institutions, northwest Portland attracted an immigrant population. A Jewish contingent began migrating to the West End in the 1910s. The business successes of older immigrants allowed them to leave the established Jewish neighborhood of South Portland.⁶²

The city's Scandinavian community also began adding to the established Anglo makeup of the West End. Like the Jewish community, the heart of the Scandinavian community lay elsewhere. For the Scandinavians, the city's northeast quadrant functioned as their primary community base, with the area east of 16th Avenue as a secondary center. The railroad expansion of 1906 and a growing Scandinavian population forced a number of Scandinavian institutions to locate west of 16th Avenue. Many of the structures that housed these organizations still exist today.⁶³

One of the first Scandinavian institutions to relocate was the Immanuel Swedish Evangelical Lutheran Church. In 1906, it moved from its former site along Burnside Street to its present-day location at the corner of 19th and Irving Streets. The First Norwegian-Danish Methodist Episcopal Church followed four years later. In 1910, it moved to its current site at 607-611 NW 18th Avenue. In 1912, a third religious facility opened for the West End's Scandinavian community. The Swedish Mission Covenant Tabernacle was built at 1624 NW Glisan Street [extant]. It relocated from its original site at 14th and Flanders. The new Tabernacle was meant to accommodate a growing congregation, but it also served the needs of the many single women who attended the church. Many of these women worked as maids and governesses in the West End neighborhood, so the Tabernacle's new location allowed them to walk or take public transit to worship.⁶⁴

Religious organizations were not the only Scandinavian institutions represented in the West End. There was also one fraternal organization. In 1910, the Swedish Society Linnea erected a hall at 2066 NW Irving Street [extant]. The Society was the oldest Swedish organization in the region, and Linnea Hall functioned as the only independent Swedish lodge in the city.⁶⁵

⁵⁹ *ibid.*, 45-6.

⁶⁰ NWDA, 19-20.

⁶¹ Richard Michaelson, First Church of Christ, Scientist National Register Nomination, 1980, Sec. 8, p. 1.

⁶² City of Portland, "Portland Historical Context Statement (Draft)," 65.

⁶³ NWDA, 21.

⁶⁴ Michael F. Crowe, "Turning White Elephants Into White Knights," *CRM* 6 (1997) 21.

⁶⁵ Richard Michaelson, Linnea Hall National Register Nomination, 1980, Sec. 8, p. 1.

National Register of Historic Places Continuation Sheet

Section number 8 Page 340

Historic Alphabet District
Name of Property

Multnomah, OR
County and State

The relocation and construction of these institutions, educational and religious alike, as well as the construction of new housing types were part and parcel of the growing pains experienced by the northwest neighborhood. Not everyone suffered the pains gladly, though. Prescient residents of the West End understood the densification of their neighborhood was only the beginning of what would become a continued trend. They began a slow exodus to up-and-coming neighborhoods such as Dunthorpe to distance themselves from the threatening crowds.⁶⁶

As the West End's aging Protestant elite moved away in the late 'teens and early 1920s, a number of successful Jewish businesses and professional families took their place. What had begun as a steady expansion by the Jewish population became a recognizable colonization of the West End neighborhood. The migration can be traced to the area's popularity with the upper-middle class and upper class Jewish population.⁶⁷ A sizeable portion of the members of important Jewish organizations such as the Council of Jewish Women and the B'nai B'rith resided in the West End. Many of the new apartments and converted single-family residences were owned or occupied by Jewish professionals.⁶⁸

Nothing symbolized the West End's popularity with the Jewish population more than the construction of the new Temple Beth Israel Synagogue. The previous synagogue had been located at SW 12th and Main but was destroyed by arson in 1923. Its destruction prompted a debate among the congregation: should a new synagogue be built upon the old site, or should a new site be found? The decision to relocate to northwest Portland represented a triumph for younger members of the congregation such as Julius Meier. Members of the "old guard," such as Ben Selling and Joseph Simon, had been forced to concede to the relocation.

Fittingly, the site chosen was the old George Flanders estate. Two of his daughters—who were still living on the property at the time—sold it to the congregation. Construction for the synagogue began in 1924. It was completed three years later. As Portland's most "modern" congregation, Temple Beth Synagogue flourished in its new location and survived the financial crisis of the Depression.⁶⁹

Another congregation joined Temple Beth in its relocation to northwest Portland. The Roman Catholic diocese built the Cathedral of Immaculate Conception at 18th and Couch Streets in 1925. Like Temple Beth, the Cathedral was sited on land owned by a pioneer of the area. Dr. Henry Jones, a founder of St. Vincent's Hospital, had previously occupied the land.⁷⁰

The congregation of St. Mark's Episcopal Church constructed a new church around the same time. The Parish of St. Mark the Evangelist (Anglican) had been originally established as a mission of Trinity Church in 1874. Trinity Church was, at the time, still located in downtown Portland. In 1890, St. Mark's was constructed to serve residents of the Alphabet District. It was the first church in the region to use the Anglo-Catholic practice in the Episcopal Church. The original building for St. Mark's was located at 18th and Q Streets. It was moved in 1909 to its present site at 21st and Marshall Streets to avoid the expanding industrial district to the north and east. The main body of the original building was razed in 1925. Miss Catherine H. Percival donated \$50,000 for the church's reconstruction. The main portion of the present building is a result of that reconstruction. As per Miss Percival's request, it is an exact replica of the Church of the Evangelists in Philadelphia. Her brother, Dr. Henry R. Percival, was an

⁶⁶ Meyer, 20.

⁶⁷ Sally Ashley, Joseph Goodman House National Register Nomination, 1993, Sec. 8, p. 7.

⁶⁸ NWDA, 21.

⁶⁹ City of Portland, "Portland Historical Context Statement (Draft)," 65.

⁷⁰ *Op. cit.*, 25.

National Register of Historic Places Continuation Sheet

Section number 8 Page 341

Historic Alphabet District
Name of Property

Multnomah, OR
County and State

Anglican priest and writer there. The Church of the Evangelists was, in turn, a replica of the Cathedral at Orvieto, St. Mark's in Venice, and the Cathedral at Pisa—all of which were based on the 10th century Basilica of San Zeno in Verona, Italy.

The many new institutions that were introduced to the West End neighborhood during the 'teens and twenties were not all nonprofit organizations. Neighborhood "institutions" such as the Nob Hill pharmacy on NW 21st Avenue [extant] were also staking their claims to the area. The same streetcar system that provided incentive for apartment living in northwest Portland also attracted retail and service businesses to the area.⁷¹ As density intensified in the West End, 21st and 23rd Avenues became increasingly commercial. These commercial corridors provided needed goods and services for the neighborhood.⁷² By 1926, Burnside Street, 23rd Avenue from Burnside to Thurman, and 21st Avenue from Burnside to Kearney were solidly lined with businesses such as restaurants, drug stores, laundries, bakeries, and auto service stations. Commercial uses were also evident on Everett, Flanders, Glisan, and 21st Avenue from Kearney to Thurman but to a lesser degree. Overall, block frontage devoted to retail and service businesses had increased threefold in the area since 1908.⁷³

Apartment Buildings Multiply

The 1920s also saw a renewed interest in apartment construction for the West End district and, more specifically, the Nob Hill area. After the boom years of 1905 to 1912, the combined value of residential and commercial permits in the city reached another crescendo during the 1920s. Where the first boom introduced a variety of housing types from duplexes to high-rent elevator apartments, the second boom focused on apartment construction to both meet housing demand and obtain speculative profits with easily borrowed capital. It was, after all, the Roaring Twenties, and financiers were enjoying a bull market. The West End district became the site for the speculative construction of multi-family dwellings by developers such as J. C. Meyers, S. E. Henderson, and Harry Mittleman. Developers and homebuilders financed the construction of one-story, California-style garden court apartments; mid-sized and mid-priced apartment buildings; luxury apartment buildings; and new single-family houses for prestigious clients. Like the grand mansions before them, the luxury apartments of the city's first housing boom made room in the architectural landscape for more modest residences. The concentration of apartments along Everett, Flanders, Glisan, and adjacent streets made the West End one of two areas in the city with particularly high population densities. After a time, population densities passed 100 persons per acre in the heart of the new apartment area.⁷⁴ The area's high density and nearby mix of commercial uses produced a neighborhood unlike any other in the city.

The combination of changes in land use intensity, housing types, and ethnic population in the West End during the 1920s altered the character of the neighborhood severely. In 1914, it had been a solid residential district.⁷⁵ Exactly a decade later in 1924, the city adopted a zoning ordinance that gave legal footing to those changes. The zoning ordinance created four zones: (1) single-family, (2) single- and multi-family, (3) business-manufacturing, and (4) unrestricted. Building height, yard dimensions, and building density were not regulated by the ordinance. Multi-family dwellings and commercial and industrial uses increased in the area while single-family housing declined. Formerly homogenous zones

⁷¹ *ibid.*, 23.

⁷² John M. Tess and Robert Mawson, Rose City Electric Garage National Register Nomination, 1995, Sec. 8, p. 4.

⁷³ *Op. cit.*

⁷⁴ *ibid.*, p. 24.

⁷⁵ *ibid.*, p. 22.

National Register of Historic Places Continuation Sheet

Section number 8 Page 342

Historic Alphabet District
Name of Property

Multnomah, OR
County and State

such as the West End district became vulnerable to small-scale speculation and piecemeal growth. The West End became known as a "zone in transition" or "breakup zone" of mixed uses.⁷⁶

Changes in transportation technologies contributed to the West End's growing heterogeneity. The convenience of the exceedingly popular automobile allowed homeowners to locate further from Portland's center.⁷⁷ Longtime residents of the West End continued to migrate to new neighborhoods such as King's Heights along with other affluent Portlanders. In some cases, established Nob Hill residents opted to remain in the neighborhood by moving to one of the many luxury apartments nearby. The upkeep for those glorious mansions had simply proven too much. The elephantine homes continued to be razed to make way for more apartments.

By the mid-1930s, the shine of an address in northwest Portland had substantially dulled. By 1936, the number of families with a northwest address listed in the *Portland Blue Book-Social Register* was only a fraction of what it had been in the past. By the end of the decade, northwest Portland was still an acceptable neighborhood, but it no longer ranked as high as it once did.⁷⁸ Its slippage in the ranks was nowhere more reflected than in the loss of its tony name. Instead of the "West End," the district came to be known by the less distinctive "Northwest neighborhood."

WORLD WAR II AND THE POSTWAR ERA: 1941 – 1998⁷⁹

While faring better than other cities during the Depression, development in Portland was still slow by the end of the 1930s. World War II acted as a wake-up call for the dozing city of Portland. In 1941, military production in the city increased. By 1942, it was fully mobilized. The federal government was soon referring to the transformed city as a "congested war production area." The "congestion" was primarily attributable to Henry Kaiser, who established a shipbuilding empire during the war.

Kaiser's empire called for laborers and plenty of them. By 1943, approximately 120,000 people worked in the shipbuilding industry. Local residents worked alongside a growing number of non-native recruits who had traveled from all over the country, enticed by the promise of steady work at the Kaiser shipyards. These migrants caused Portland's population to jump from 500,000 to 660,000 in the space of only two years.

The influx of people caused a citywide housing shortage. To alleviate demand, the federal government took it upon itself to create emergency war housing. Northwest Portland was marginally affected insofar as one of the federal projects was located in the Guild's Lake industrial area, former site of the Lewis and Clark Fair. An increase in the conversion of single-family homes to multi-family dwellings impacted the neighborhood more directly. Private owners let out rooms in their homes and subdivided large old houses into small apartments. The rooms and apartments rented rather quickly because of their convenient proximity to the riverfront and the Guild's Lake area.

The conversions accelerated a neighborhood trend begun during the 1930s. They also alienated longtime residents who had settled in the neighborhood when it was still the "West End" and a solid, single-family residential area. However, as one oldtimer recalled, "No one could really complain with a war on."⁸⁰ They just left quietly, leaving the neighborhood to shipyard workers who rented rooms in the beautiful, old mansions.

⁷⁶ City of Portland, "Portland Historical Context Statement (Draft)," 60.

⁷⁷ Tess, 4.

⁷⁸ NWDA, 24-5.

⁷⁹ *ibid.*, 26-31.

⁸⁰ Mayer, 20.

National Register of Historic Places Continuation Sheet

Section number 8 Page 343

Historic Alphabet District
Name of Property

Multnomah, OR
County and State

During the late 1940s and 1950s, population in the Northwest neighborhood declined steadily. The wartime crowding was limited to just that—wartime. The war's end brought about a return to normalcy that revived America's love affair with the automobile and with it, suburbanization. The middle and upper class and families with children left the tired housing stock of the Northwest neighborhood for new, modern suburban housing. As it had promised in the 1920s, the automobile erased any need to settle near the central city.

The departure of many of its longtime residents further eroded the character of the Northwest neighborhood. The district's age profile became bimodal, with many young adults and senior citizens but few children and few adults between 30 and 60. Average household size dropped below two persons.

The neighborhood's decline continued into the 1960s. After analyzing housing age, housing condition, and income, the City of Portland's *Community Renewal Study* classified the Northwest neighborhood as a depressed area in 1967. That classification still applied five years later. In 1972, the Columbia Region Association of Governments (CRAG) examined rent levels, income, crowding, lack of plumbing, numbers of persons living without another family member, and home ownership rates and categorized the Northwest neighborhood as blighted.

Despite the City of Portland's study and CRAG's later analysis, the Northwest neighborhood was already experiencing the first stirrings of community revitalization. In 1969, Good Samaritan Hospital and Consolidated Freightways, aided by the Portland Development Commission (PDC), began to plan a multi-block land acquisition and clearance. Federal guidelines required the project to elicit citizen participation. When local activists failed to organize a neighborhood group, PDC gave a helping hand and created the Northwest District Association (NWDA). Well meaning in their intent, PDC and its clients did not receive the results they had expected. On May 20, 1969, at a meeting to discuss the proposed project, the hospital and PDC were vilified by 450 angry residents of the Northwest neighborhood. Months later, NWDA separated from PDC. In November and December, NWDA went before the Portland City Council to argue against the city's proposed application for an urban renewal planning grant without a comprehensive plan for the district. Supported by Commissioner Lloyd Anderson, City Council budgeted \$75,000 for a neighborhood plan for the Northwest. The NWDA and its objectives gained credibility through the dedication of staff time and finances to achieve a planning partnership. In the five years that followed their founding, the NWDA produced a formidable resume:

1971

- Created partnership with the Willamette Heights Neighborhood Association to file a suit against the I-505 environmental impact study. Suit blocks construction of a planned I-505 connector that would have divided the neighborhood along Savier Street.

1972

- Completed a preliminary *NWDA Comprehensive Policies Plan*.

1974

- Approval of the I-505 connector rescinded by the City Council.
- Goals for the neighborhood adopted by the Planning Commission.
- The Office of Neighborhood Associations (ONA) formed by the City of Portland. The City cites its experience with the NWDA as a positive influence on ONA's founding.

National Register of Historic Places Continuation Sheet

Section number 8 Page 344

Historic Alphabet District
Name of Property

Multnomah, OR
County and State

1975

- The *Northwest District Policy Plan* approved by City Council.

In the beginning, the NWDA's goals were modest—to reserve the blocks west of 21st Avenue for housing and to influence the route and design of the I-505 connector. Tighter zoning restrictions allowed them to achieve their first goal,⁸¹ while partnership with another neighborhood association permitted the success of the second.

The NWDA's deft ability to deal with City Hall energized the neighborhood. In the late 1970s, the neighborhood founded locally based community institutions. In 1978, the NWDA listed the First Church of Christ, Scientist in the National Register and renamed it the Northwest Service Center.⁸² It was dedicated to a variety of neighborhood and civic groups. A credit union for the neighborhood was also established. The Northwest Neighborhood Credit Union retained residents' savings and made them available for local loans. Neighborhood newspapers were also established. *The Neighbor*, the *Community Press*, and the *Northwest Examiner* all found an eager audience.

Many of the city's political leaders of the 1970s, 1980s, and 1990s were involved in the formation and activities of the NWDA. Past members have included George Sheldon, NWDA president who presided over a number of city commissions; William Scott, an assistant to Mayor Neil Goldschmidt, school board member, and community leader; J. E. "Bud" Clark, former Portland Mayor; Margaret Strachan, former City Council member; and Vera Katz, present Mayor of the City of Portland.

The social vivification of the 1970s gave way to economic change in the 1980s. Property owners in the Northwest neighborhood had begun the conversion of a number of apartment buildings to condominiums in the late 1970s due to a rising real estate market that threatened the availability of lower rent housing. Two factors in the early 1980s halted that trend: a severe depression statewide and a national wariness towards condominium ownership. The problem renewed itself in the mid- to late 1980s because of a rapidly inflating housing market citywide. The neighborhood continued to lose housing units between 1980 and 1986.

One of the more riotous examples involved the demolition of historic properties on NW Overton and Pettygrove Streets between 23rd and 24th Avenues in 1989. Developer Philip J. Morford planned to replace the Victorian homes with upscale rowhouses.⁸³ Neighborhood residents rallied to save the structures, beginning a "Save the Good Old Houses" campaign.⁸⁴ Protesters were unable to stop the demolition of most of the homes, but their efforts did raise awareness of historic preservation issues in the neighborhood. In the early 1990s, the NWDA received grants to update the inventory of historic resources in Northwest Portland, providing foundation for a future project to create a historic district in the neighborhood.

The neighborhood's commercial corridors fared much better than their residential counterparts during the late 1980s. Carefully phased reinvestment revitalized the older streetcar commercial strip of 23rd Avenue. Previously a retail district for the Northwest neighborhood, 23rd Avenue now attracts recreational shoppers from the entire metropolitan area. Its local moniker—"Northwest Trendy-third Avenue"—expresses its success as an avenue of upscale boutiques. Recent development indicates the same "trendiness" also infecting 21st Avenue.

⁸¹ E. Kimbark MacColl, *The Growth of a City: Power and Politics in Portland, Oregon 1915 to 1950* (Portland, OR: Georgian Press, 1979) 78-9.

⁸² The building has since been renamed. It is now known as the Northwest Cultural Center.

⁸³ Diane Dulken, "NW Portland row house plan draws heavy fire," *Oregonian* 15 Jan. 1989: C7.

⁸⁴ Diane Dulken, "Old Houses tremble despite display of signs," *Oregonian* 15 May 1989:

National Register of Historic Places Continuation Sheet

Section number 8 Page 345

Historic Alphabet District
Name of Property

Multnomah, OR
County and State

The residential sectors of the Northwest neighborhood have benefited from the continued success of commercial businesses in the area. The area's renewed fashionability has facilitated the preservation of older housing stock that has managed to retain its single-family status, particularly housing west of 23rd Avenue. However, the same market factors affect the affordability of rental housing in structures built for multi-family occupancy or conversion to multi-family. For example, as the 1990s draw to a close, developers continue to build townhouse units for the upper-middle class market. In some controversial cases, the new construction removed lower cost units in old apartments or subdivided turn-of-the-century houses.

The housing market both mirrors and influences the demographic makeup of the Northwest neighborhood. For instance, between 1980 and 1990, the Northwest neighborhood lost families but gained in population. It has become home to a larger proportion of single, unrelated individuals.⁸⁵ That ratio speaks to the bimodal character of the district, with much of the area's population between the ages of 20 and 54.⁸⁶

Other demographic statistics show most housing units in the neighborhood to be renter-occupied.⁸⁷ The Northwest neighborhood has less than 15% owner-occupied housing.⁸⁸ Incomes tend to be lower than the city as a whole, while educational levels tend to be higher.⁸⁹ In 1990, 22% of the neighborhood's residents lived in poverty.⁹⁰ Finally, the Northwest neighborhood shows a marked difference from the rest of the city in the transportation choices made by its residents.⁹¹ In 1990, almost 50% of housing units in the Northwest neighborhood did not have vehicles available to its residents. This statistic can be traced to the neighborhood's proximity to downtown Portland and its density, which supports frequent transit service.⁹²

ARCHITECTURE AND DEVELOPMENT

The architectural significance of the Historic Alphabet District lies primarily in its concentration of multi-family dwellings, many of which were designed by prominent architects in the period between 1903 and 1940. Before 1904, multi-family dwellings such as duplexes, fourplexes, and apartment buildings were virtually nonexistent in Portland. However, the anticipated success of the Lewis and Clark Centennial and American Pacific Exposition and Oriental Fair of 1905 had developers busily preparing for an unprecedented number of visitors to their city. These visitors would need temporary accommodations, so a number of luxury hotels and apartment buildings were built. Many of them were concentrated in northwest Portland because of the area's proximity to the Fair.

The Lewis and Clark Exposition succeeded beyond all expectations. Business leaders described the Fair as a catalyst for Portland's economic boom that began in 1905 and lasted until 1913. In the first decade of the twentieth century, Portland's population more than doubled. This influx of people caused over \$64 million in new housing and neighborhood development to be spent.

⁸⁵ City of Portland, *Demographic Trends of Northwest Portland, 1940-1990: Evidence from U.S. Census Data* (Portland, OR: Bureau of Planning, Aug. 1995) 14.

⁸⁶ *ibid.*, 1.

⁸⁷ *ibid.*

⁸⁸ *ibid.*, 24.

⁸⁹ *Op. cit.*

⁹⁰ *ibid.*, 26.

⁹¹ *ibid.*, 1.

⁹² *ibid.*, 33-4.

National Register of Historic Places Continuation Sheet

Section number 8 Page 346

Historic Alphabet District
Name of Property

Multnomah, OR
County and State

Demand was highest for close-in residential housing. This demand could not be satisfied by the conventional, owner-occupied home or the transient, non-family orientation of rooming or boarding houses. The single-family homes that ruled the architectural landscape of the fashionable West End district became neighbors to an increasing number of multi-family dwellings. The West End's location close to the Fair had proven adequate argument for the early siting of apartments and hotels. After the Fair, its proximity to the central business district and transit-supportive environment provided ready justification for the later siting of multi-family residences in the area.

Form and Style in Multi-family Housing

The Historic Alphabet District today harbors a concentration of various types of multi-family housing. One-story, California-style garden court apartments were sited next to mid-sized, mid-priced apartment buildings such as the Tudor Arms apartments [extant]. Luxury apartment buildings such as the Trinity Place Apartments [extant] were also well represented.⁹³ The West End came to be known as an area where "the building is most marked" and which was "built up with fine apartment structures."⁹⁴ That description still holds true today, with 333 of the resources in the district constituting 41% of multi-family dwellings.

As noted, most multi-family buildings constructed during the first two decades of the 1900s were of consistently high quality. Ranging in height between one and five stories, the typical building has a conventional U-shaped or H-shaped plan. The wood frame structure is supported by a concrete foundation and has a basement, a rusticated concrete base, and walls faced with brick. Terra cotta, brick, cast stone, and/or cast iron elements were often added to accent the building. Interior features typically include embellishments such as mosaic tile in the vestibule and fine built-in cabinetry in each unit. The American Apartment Building (2093 NW Johnson Street), constructed by the American Realty Company in 1911, provides a good example of a quality multi-family building constructed by a developer. The American Apartment Building is listed in the National Register of Historic Places and is located in the Historic Alphabet District.

The Tudor Arms (1811 NW Couch Street), constructed in 1915, shares many of the above-mentioned characteristics. Additionally, it is one of a series of stylistically related apartment house projects for the developer Royal Arms Associates. Conventional in plan, it draws its effect from the high contrast between surface materials, with dark red, textured brick accentuating glazed white terra cotta trim elements. At the time the Tudor Arms was constructed the surrounding neighborhood was still an elegant area, with many full-block and double-block sites occupied by single-family houses. The Tudor Arms, with its bold Jacobethan style, was one of many buildings that signified the new era in West End multiple family housing. It is also listed in the National Register of Historic Places and is located in the Historic Alphabet District.

Apartment building construction accelerated in the next decade. The 1920s construction boom was touted in the 1924 *Portland City Directory*: "The past few years have been busy ones in building new structures in Portland, and the advance in apartment houses and hotels has been especially marked."⁹⁵ In that year, the Biltmore Apartments (2014 NW Glisan Street) were constructed by the Commodore Investment Company. Typical of apartment buildings of the time, the Biltmore is a U-shaped building constructed with concrete exterior walls, which are stuccoed and painted. It is a five-story building, large for its time, with a double-loaded central corridor perpendicular to the street. Designed in the

⁹³ During the second building boom, more modest residences—typified by the apartment building—varied thematically from their precedents of the first building boom. Instead of expressing an architectural style throughout their building form, these apartment buildings were limited to stylistic facades applied to a basic form.

⁹⁴ John M. Tess and Richard E. Ritz, Regent Apartments National Register Nomination, 1990, Sec. 8, p. 3.

⁹⁵ *Polk's Portland City Directory*, (Portland, OR: R. L. Polk & Co., 1924) 10.

National Register of Historic Places Continuation Sheet

Section number 8 Page 347

Historic Alphabet District
Name of Property

Multnomah, OR
County and State

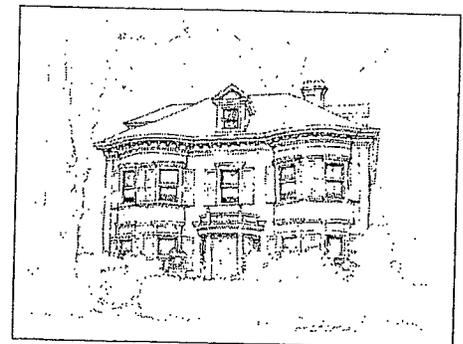
popular Mission style, the Biltmore is distinguished by a Spanish tile cornice, round-arch openings, cast stone and wrought-iron trim, and plaster finishing on the exterior. The building was conveniently located adjacent to the Willamette Heights streetcar line on NW Glisan Street. Also adjacent were the full-block Couch family mansions. In spite of new development, the area retained a quiet and residential character, with many deliveries still made by horse-drawn vehicles.

As the building boom progressed in the 1920s, several architects made their mark in the Historic Alphabet District. Architect Elmer Feig was one of the more prolific apartment house designers of that time. His work provides noteworthy examples of apartment house form and style in that period. Feig explored the apartment design concepts of his time, including use of the front courtyard, garden style, bungalow court, and U-shaped and L-shaped forms. Although his buildings were typical commercial apartments, they were distinguished with exotic appliques and motifs. An example is the Olympic Apartment Building (707 NW 19th Avenue), constructed in 1928. The Olympic is a three-story, U-shaped block of flats in the Spanish Colonial Revival style. The walls are stucco-clad concrete, embellished with decorative elements evoking the period style. Like many of its contemporaries, the Olympic is finished with materials and fixtures of quality. Slightly later, Feig developed apartment building designs of a larger size. They were typically L-shaped and rose four to six stories. He also experimented with small apartments squeezed onto 50 x 100 parcels, in response to the diminishing availability of building lots.

Following the Depression, developers such as Harry Mittleman expressed renewed confidence in the economy and constructed multiple housing structures such as the Regent Apartments (1975 NW Everett Street). The Regent, completed in 1937, was designed to be the best in town, up-to-date in style and function. It is a five-story masonry building in the Art Deco-inspired Zig Zag Moderne style. Constructed of reinforced concrete and U-shaped, it exhibits a modern emphasis on form. The Regent is set back from the street on a large site and presents a solid façade to the streetscape. Lighting and ventilation are provided to large interior units from a landscaped interior courtyard. Distinguishing characteristics include a multi-colored and textured brick façade, steel sash windows, and chevron-patterned panels at the parapet. The Regent is listed in the National Register of Historic Places and is located in the Historic Alphabet District.

The Historic Alphabet District's Architectural Legacy

The Historic Alphabet District is secondarily significant for its collection of resources that represent the work of masters in the field of architecture.⁹⁶ The firm of Whidden and Lewis is particularly represented in the district. As discussed in the National Register nomination for the Isam White residence, Whidden and Lewis' residential work was heavily weighted towards the Colonial Revival style. In fact, the firm's output in the Colonial vein outstripped all the other house styles put together. The firm has been attributed with as many as 31 Colonial Revival designs carried out between 1889 and 1912. Of that number, only 20 to 21 homes remain, with 11 built in 1900 or later.⁹⁷ Of the dozen Whidden and Lewis properties found in the Historic Alphabet District, seven were designed in the Colonial Revival style. Three of those seven were constructed before 1900.



*Ayer-Shea House,
Whidden & Lewis design*

⁹⁶ See Appendix E for a short biography of each architect and a list of their works.

⁹⁷ Jinx Faulkner and Lynda Sekora, Isam White National Register Nomination, 1991, Sec. 8, p. 1A.

National Register of Historic Places Continuation Sheet

Section number 8 Page 348

Historic Alphabet District
Name of Property

Multnomah, OR
County and State

Other single-family homes in the neighborhood were designed by eminent architects. For example, Albert E. Doyle designed the Bingham House, while the esteemed firm of Shepley, Rutan, and Coolidge designed the Abbott Mills House, a Portland Historic Landmark.

Unsurprisingly, a great number of the noteworthy apartment buildings that compose the Historic Alphabet District were also designed by distinguished architects. The most prolific of all was Elmer E. Feig, discussed previously, who designed 21 apartment buildings in the district. A number of better-known architects achieved more modest design figures. For instance, Alexander Charles Ewart designed four apartment buildings in the district, while Carl L. Linde, Ellis Fuller Lawrence, and Harry A. Herzog designed one apartment building each.

Besides residential work, other significant architects engaged in the design of public and social buildings. Temple Beth Israel commissioned Herman Brookman, Morris H. Whitehouse, John V. Bennes, and Harry A. Herzog, while the Cathedral of Immaculate Conception Church employed the firm of Jacobberger and Smith. F. A. Naramore designed the Couch School, while Jamieson Parker supervised the reconstruction of St. Mark's Episcopal Church and Parish. There was clearly an abundance of talented architects able to showcase their work in the prominent Alphabet District.

SUMMARY

The Historic Alphabet District deserves official recognition as a significant area that greatly contributed to Portland's historical and architectural development. Including much of Captain John Heard Couch's additions to the city of Portland, the Historic Alphabet District represents the earliest concentration of executive housing in the city. Many of Portland's captains of industry chose to live in what became the exclusive West End and Nob Hill neighborhood. As such, members of the Couch and Flanders clan as well as other influential Portland families sought to maintain the area as an elite microcosm of the city's sociocultural infrastructure. A number of important local institutions were established in the privileged Alphabet District to provide for the betterment of the health, mind, and spirit of its upper-class citizens. Early institutions like the private Bishop Scott Grammar and Divinity School were replaced by equally exclusive institutions such as the private Couch Schoolhouse and the Trinity Episcopal Church.

The Alphabet District's appeal extended to enfranchised immigrants who had gained sufficient success in the early decades of the twentieth century. Portland's Jewish population, concentrated in the South Portland neighborhood, relocated Temple Beth Israel to the West End district when the original building was destroyed by arson. The relocation signified a triumph for up-and-coming members of the congregation who may have viewed the move as a symbol of their success and belonging in America.

Scandinavian immigrants also relocated many of their community institutions to the West End district during the 'teens. Forced by redevelopment east of 16th Street, congregations of the Immanuel Swedish Evangelical Lutheran Church and the Swedish Mission Covenant Tabernacle moved or constructed buildings in their adopted neighborhood. However, unlike their Jewish counterparts, these Scandinavian immigrants had not yet reached the same level of social and financial success in their new country. For example, many single women who attended the Tabernacle labored as maids and governesses for their West End employers. Located a few blocks east of the aristocratic Trinity Episcopal Church, the Tabernacle survives as a physical record of racial and class dynamics in the West End district.

In addition to its sociocultural significance in Portland's history, the Historic Alphabet District also contributes to the city's architectural legacy. The district harbors a great number of Portland's first-class multi-family housing, many of which were built in anticipation of the Lewis and Clark Exposition of 1905. The neighborhood's proximity to both the

National Register of Historic Places Continuation Sheet

Section number 8 Page 349

Historic Alphabet District
Name of Property

Multnomah, OR
County and State

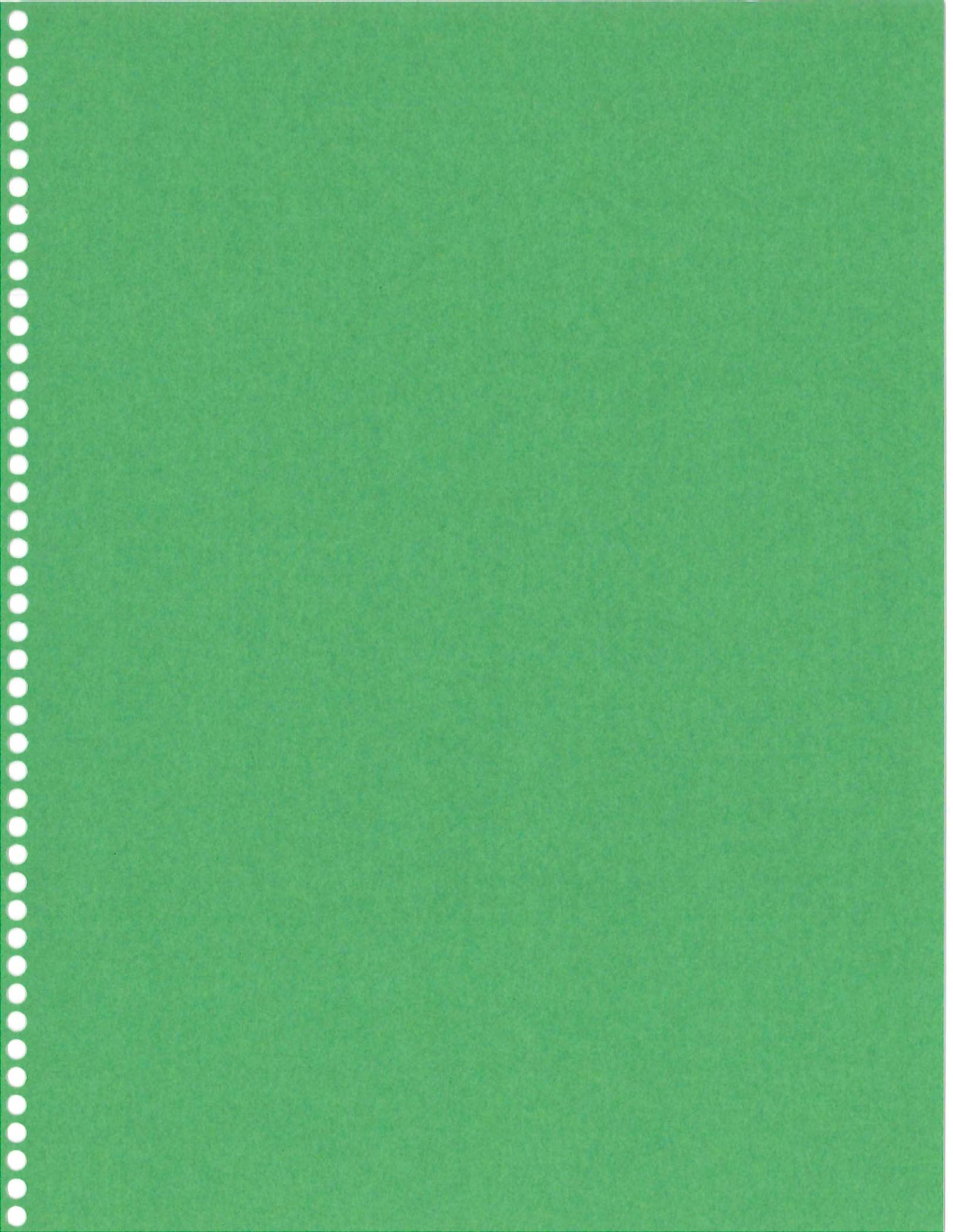
fair and the central business district made it prime real estate for those wishing to capitalize on the Exposition's success. When the Exposition succeeded beyond all expectations, many of the developers and builders who had constructed first-class residential hotels and high-rent elevator apartments in the West End continued to capitalize on the situation. The Exposition had facilitated a population explosion in Portland that was accompanied by a sharp demand for urban housing. Once again, the West End's proximity to downtown Portland as well as its transit-supportive environment appealed to developers and builders who wished to satisfy market demand. They were also drawn to the neighborhood's fashionability, which lessened the then-suspect desire to occupy multi-family housing.

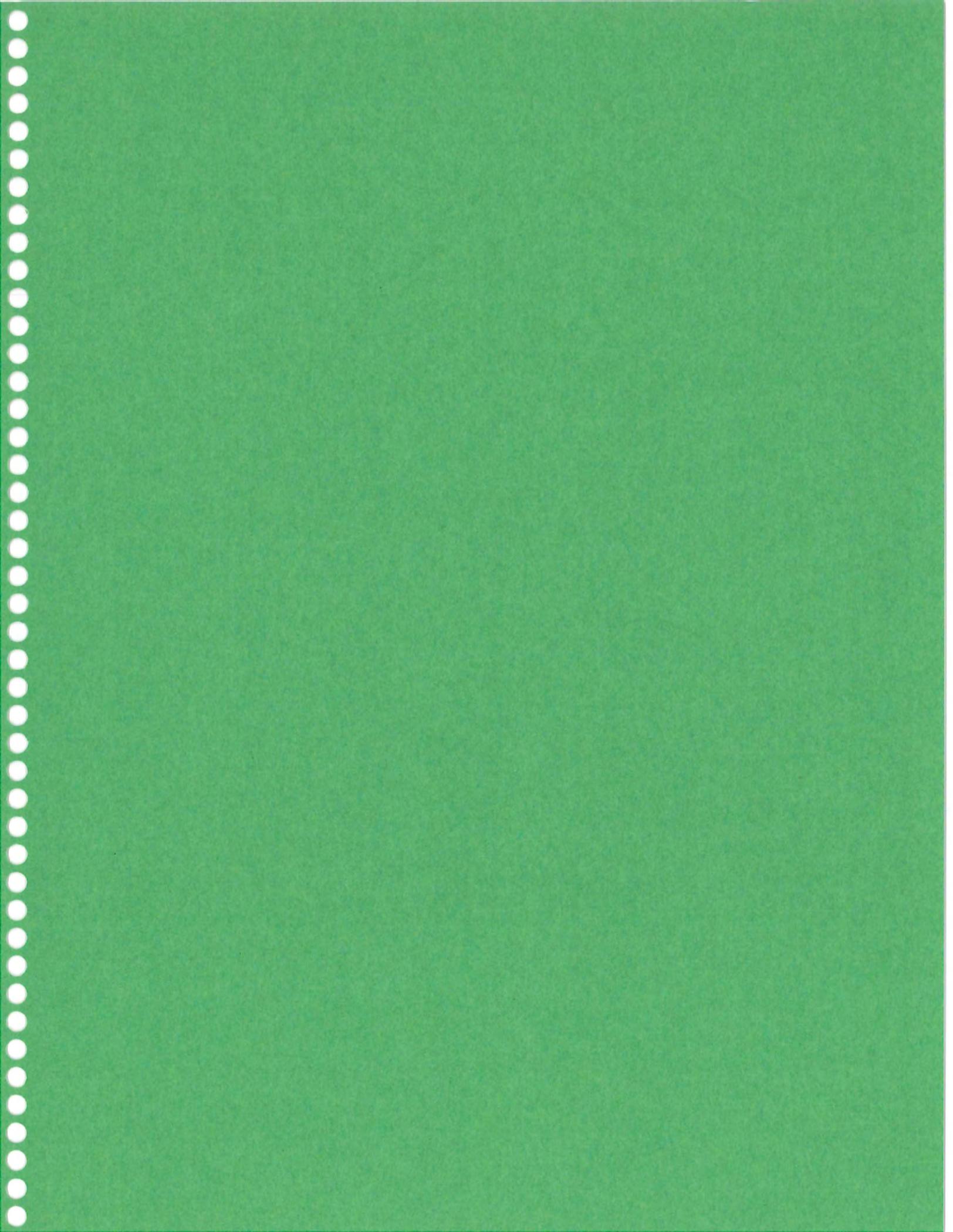
Market demand, however, could not be wholly sated by the single-family home, the building type that characterized the West End neighborhood at the turn of the century. Other building types had to be introduced to the neighborhood's architectural landscape. The grand mansions of the West End neighborhood were gradually razed to make room for a variety of multi-family housing types. An increasing number of residential hotels and high-rent elevator apartments appeared in the neighborhood. They were soon joined by duplexes and fourplexes.

This concentration of multi-family housing types established a locational precedent for Portland's second great building boom of the 1920s. However, unlike the first boom, the second focused on single-family homes for the developing suburban market; thus, the majority of homes subsequently built were located on Portland's eastside. It should be noted that the American public was beginning its long love affair with the automobile and living further from downtown was no longer as calamitous as it had once seemed. The second building boom was like the first, though, in its inclusion and siting of multi-family housing in the West End neighborhood. The district's success as an area of multi-family housing during the first boom encouraged developers' and builders' return during the second boom. In the second go-round, though, developers and builders focused on a specific type of multi-family dwelling: the apartment building. As a result, the Historic Alphabet District contains the greatest intact collection of upper class multi-family housing in the city of Portland. In addition, many of those buildings were designed by a number of locally prominent architects who wished to showcase their talents in the city's most fashionable residential district. In fact, many of those same architects did not limit their work to multi-family housing but also found elegant expression in single-family homes commissioned by their wealthy West End clientele.

Finally, the West End's role during both building booms occasioned a pattern of land use development that is unique in Portland's history. The prominence of the West End during both building booms produced a neighborhood with one of the highest population densities in the city. Facilitated by an efficient streetcar system, the West End's commercial corridors flourished alongside increasing neighborhood density. Avenues such as NW 21st and 23rd contained a mix of both multi-family housing and retail and service businesses—producing a historic streetscape of a type no longer found in the city. The combination of such high population densities and nearby commercial uses appeared in no other Portland neighborhood, both then and now.

In conclusion, the Historic Alphabet District stands as an excellent example of an exclusive community composed of many of Portland's influential leaders during the late nineteenth and early twentieth century. It also endures as an intact representation of the development of high-quality multi-family housing in the city of Portland, with a number of apartment buildings and residential hotels in the area. Indeed, the Historic Alphabet District is unique in Portland for its concentration of early twentieth century multi-family structures designed in a variety of architectural styles. Given that context, the Historic Alphabet District clearly reveals itself as an integral component to a study of Portland's history.





Appendix 2

Response to 33.445.805.B.1

Statements from Engineers and Architects

Item 33.445.805.B.1 requires a statement from licensed engineer and licensed architects with experience in renovation, restoration, or rehabilitation as to the structural soundness of the structure and its suitability for continued use, renovation, restoration, or rehabilitation.

Attached is a statement from Kramer Gehlen Associates, a license engineer, as well as one from Holt Architecture, a licensed architect. Both are well versed in in renovation, restoration, or rehabilitation of older and historic buildings.



Consulting Engineers
Structural/Civil

**KRAMER
GEHLEN**
ASSOCIATES

KRAMER GEHLEN
& ASSOCIATES, INC.
400 Columbia St.
Suite 240
Vancouver, WA
98660-3413
360 / 693-1621
503 / 289-2661
Fax:
360 / 696-1572

May 6, 2014

Mr. Mark P. O'Donnell
Jane Enterprises, LLC
1650 NW Naito Parkway, #302
Portland, OR 97209

**RE: 1727 NW Hoyt Street, Portland, Oregon
Seismic Evaluation
KGA Project No. 14-081-01**

Dear Mark:

We have completed our preliminary seismic evaluation for the subject property located at 1727 NW Hoyt Street in northwest Portland, Oregon. The purpose of our evaluation was to identify deficiencies in the lateral force resisting system that may need to be mitigated if future renovation work was to take place. This report may be used as a tool for generating a cost estimate to determine the feasibility of performing future renovation work.

We anticipate that, based on anticipated construction costs associated with future renovation work, the City of Portland's Title 24.85 Ordinance will require that all identified structural deficiencies in the lateral-force resisting system be mitigated as part of the renovation. This report summarizes our findings and includes a preliminary strengthening scheme to bring the building into compliance with the City of Portland Title 24.85 requirements for unreinforced masonry buildings.

A site visit was conducted on April 9, 2014, to gain an understanding of the general condition of the existing structural systems. During our site visit we gathered information by means of observation only. No materials testing or destructive investigations were performed as part of this investigation. Our evaluation is based on information gathered during our site visit; conversations with you; and a review of the *History and Analysis of Historic Value* report, prepared by Heritage Consulting Group, dated January 6, 2014.

Evaluation Criteria and Methodology

As required by the City of Portland, we have used ASCE Standard 31-02, *Seismic Evaluation of Existing Buildings*, published by the American Society of Civil Engineers as the basis of our evaluation. The goal of ASCE 31 is to identify the "weak links" in a building's lateral force resisting system that can lead to significant failure and/or collapse due to a major seismic event. The methodology utilizes a series of checklists that address possible hazards. Checklists are included in the standard for all of the major structural systems, nonstructural elements and geologic and site hazards. The evaluating engineer addresses each statement and determines whether the structure is compliant or non-compliant. Compliant statements identify conditions that are acceptable. Non-compliant statements identify conditions that are in need of further investigation. In some cases, the standard specifies additional calculations that may be performed to address a non-compliant statement. In other cases, a detailed analysis of the building must be performed.



Mr. Mark P. O'Donnell
Jane Enterprises, LLC
May 6, 2014
Page 2

Performance Objective

We have evaluated this building for a Life Safety performance objective using ASCE 31-02 as required by the City of Portland's Title 24.85.020. This performance objective is meant to ensure that a building will not collapse and that exit paths from the building will not be blocked; however, the building may be heavily damaged and uninhabitable after a major earthquake.

Building Description

The subject building is an unreinforced masonry bearing wall structure located in northwest Portland, Oregon. The building is a three-story structure built on grade. The plan dimensions are roughly 43 feet by 80 feet, with an approximate total building area of 8,920 square feet. The building was constructed circa 1918 and has housed several different tenants over the subsequent years. To accommodate the different tenants, the building appears to have been modified from its original condition. Most of these modifications appear to be cosmetic in nature; however at some point the main entry was modified from west-facing to south-facing and the south exterior wall was modified to accommodate a new monument entry. A large opening was placed in the second floor diaphragm adjacent to this entry.

The typical story heights appear to be 10 feet. Access to the structural framing was limited, however, the floors appear to consist of straight tongue-and-groove sheathing on laminated 2x decking supported by wood beams extending into pockets in the exterior masonry walls and supported by interior wood bearing walls. The roof appears to consist of straight tongue-and-groove sheathing on 2x8 joists which are supported on brick ledges at the exterior masonry walls and by wood interior bearing walls. The exterior masonry walls and interior wood bearing walls are assumed to be supported by strip concrete footings. The ground floor is assumed to consist of a concrete slab-on-grade.

The building's lateral force resisting system consists of unreinforced masonry walls at the perimeter of variable thickness. The perimeter masonry walls have many openings. Unreinforced brick parapets exist on all sides of the building, with some appearing as high as 3 feet tall.

Discussion of Building Deficiencies

Using the procedures of ASCE 31-02, we have identified a number of deficiencies in the lateral force-resisting system of this building. Our seismic evaluation was based on information gathered by means of observation only. Construction drawings were not available and no materials testing or destructive investigations were performed as part of our investigation.



Mr. Mark P. O'Donnell
Jane Enterprises, LLC
May 6, 2014
Page 3

Structural Deficiencies

- The existing roof and floor diaphragms have insufficient strength to resist the seismic design forces expected at the site.
- The openings in the roof and floor diaphragms greatly reduce the ability of the diaphragm to transfer loads to the walls.
- The existing unreinforced masonry walls have insufficient strength to resist the seismic design forces expected at the site.
- The existing unreinforced masonry walls have diagonal cracks with widths exceeding 1/8".
- The existing connection between the roof and floor diaphragms and the exterior walls is inadequate for out-of-plane seismic forces.
- The existing connection between the roof and floor diaphragms and the exterior walls is inadequate for in-plane seismic forces.
- The existing unreinforced masonry walls are not positively connected to the foundation.
- The unreinforced masonry parapets are not braced to the roof structure.

Expected Building Performance

Because of the deficiencies described above, the subject building does not meet the Life Safety performance objective of ASCE 31-02. This means the building may not collapse during a major seismic event, but may be heavily damaged with potential life threatening failures within the structural system. To meet the requirements of the City of Portland's Title 24.85 requirements for compliance with the Life Safety performance objective, we have developed a conceptual strengthening scheme.

Conceptual Strengthening Scheme

Based on our evaluation and the identified deficiencies, we have developed a conceptual scope of work for strengthening the lateral force resisting system. Our recommendations are provided below. The strengthening recommendations provided are based on the requirements of Title 24.85 and our experience with similar building types throughout the city of Portland.

Vertical Lateral Load Resisting Elements

- Add reinforced concrete walls along faces of the east and west building walls and portions of the north and south building walls. Provide epoxy dowels for the new walls into the existing walls. Concrete wall thicknesses will depend on final extents and locations. In general, we anticipate the typical wall thickness will be 5 to 6 inches in range.
- Add a new steel HSS beam to the interior face of the south building wall adjacent to the opening in the second floor diaphragm at the main entry. Provide epoxy dowels to connect the new beam to the existing walls.



Mr. Mark P. O'Donnell
Jane Enterprises, LLC
May 6, 2014
Page 4

Diaphragms

- Add new ½-inch plywood sheathing on top of existing straight sheathing over the entire roof and at all floor levels.
- Add wood blocking and framing anchors to the floor and roof joists at 4'-0" around the building perimeter at all levels.
- Add new diaphragm crossties between diaphragm chords to transfer wall-out-of-plane forces. We anticipate these will be in the form of steel straps across existing joist butt splices or on the new diaphragm sheathing extending between exterior walls.

Collectors

- Add new diaphragm collectors to transfer lateral loads into new concrete shear walls. We anticipate these will be in the form of steel straps placed on the new diaphragm sheathing.

Foundations

- At locations where existing perimeter walls are strengthened, we propose to install new concrete strip footings adjacent to the existing perimeter wall footings. We anticipate the size of these new footings to be on the order of 2-feet wide by 2-feet deep.

Vertical Gravity Elements

- Title 24.85 requires that all beams supported by unreinforced masonry walls shall have a secondary column support should the masonry wall fail in an earthquake. With the addition of concrete walls to the inside faces of the building, this requirement is satisfied for the majority of the beam-to-wall locations. However, due to the unknown layout of the existing floor framing, there may be some existing beams left unsupported. We would suggest providing an allowance for (4) locations at the building perimeter walls where new full height steel or wood columns will be added to the face of the existing masonry for secondary gravity support.

Nonstructural Elements

- Brace existing masonry parapets to the roof structure at 4 feet on center.

Conceptual drawings of this strengthening scheme are attached as Appendix A. These sketches are intended to show general details of construction for cost-estimating purposes only and do not constitute a final engineered solution for this building.



Mr. Mark P. O'Donnell
 Jane Enterprises, LLC
 May 6, 2014
 Page 5

Conceptual Opinion of Construction Cost

Based on our experience with seismic strengthening of existing buildings and the identified scope of strengthening work, it is our opinion that the range of construction costs may be between \$285,000 and \$375,000 (\$32/sq. ft. to \$42/ sq. ft.).

Our opinion of construction cost does not include any engineering or architectural design and/or services during construction fees, special inspection fees, building permit fees or costs associated with the removal and repair of mechanical or electrical systems or repair of architectural finishes disturbed by the seismic strengthening work such as roofs, flooring, ceilings, etc. In addition, an allowance to mitigate non-structural deficiencies has not been included in our conceptual estimate of construction costs.

If a more refined estimate of construction costs is desirable, we suggest the conceptual sketches be given to a general contractor or cost estimating consultant.

It is our pleasure to be of service to Jane Enterprises, LLC. Should you have any questions or require additional information, please do not hesitate to contact us.

Sincerely,

Dominic Matteri, P.E., S.E.
 Kramer Gehlen & Associates, Inc.

Reviewed by

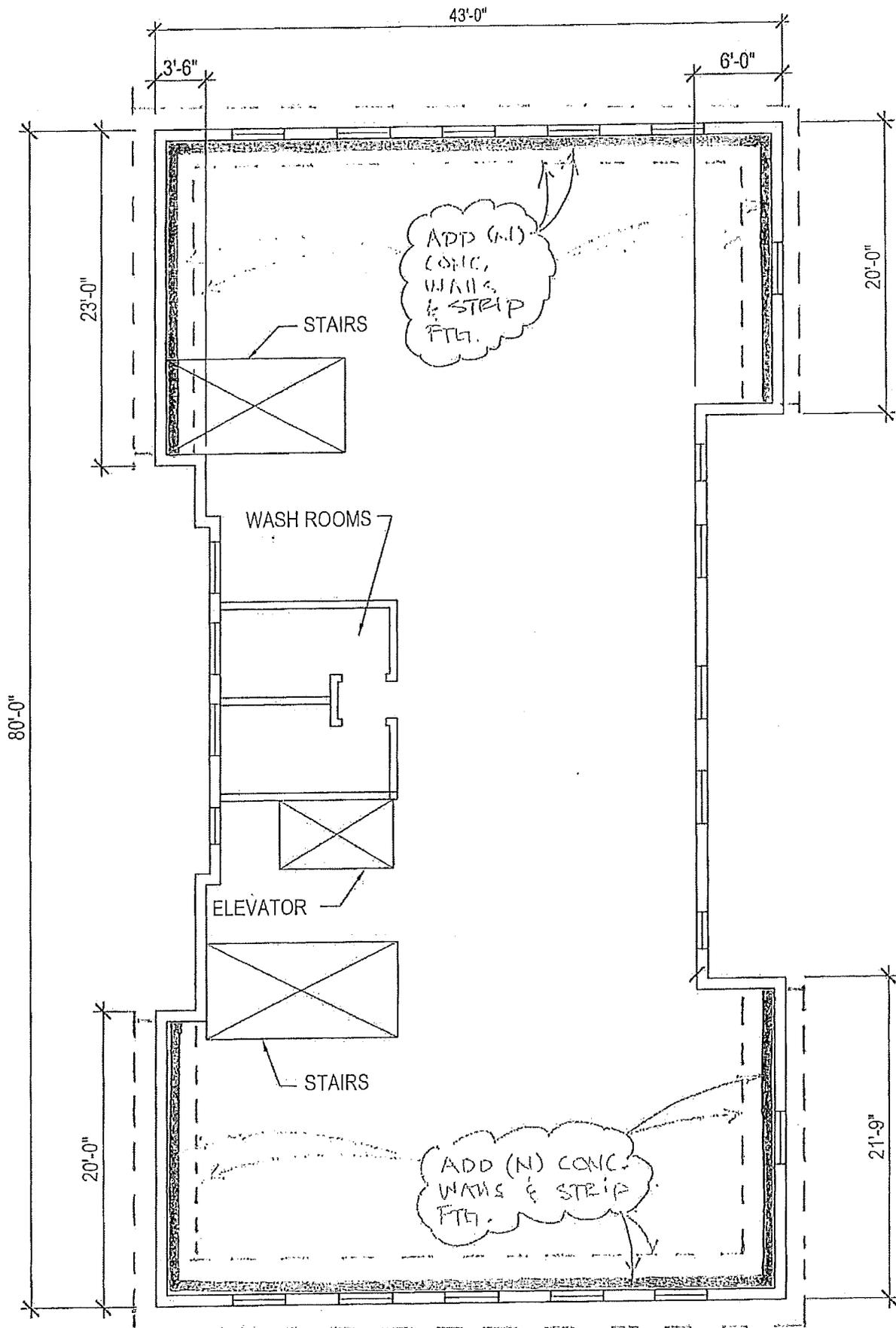
Joseph C. Gehlen, P.E., S.E.
 Kramer Gehlen & Associates, Inc.





APPENDIX A

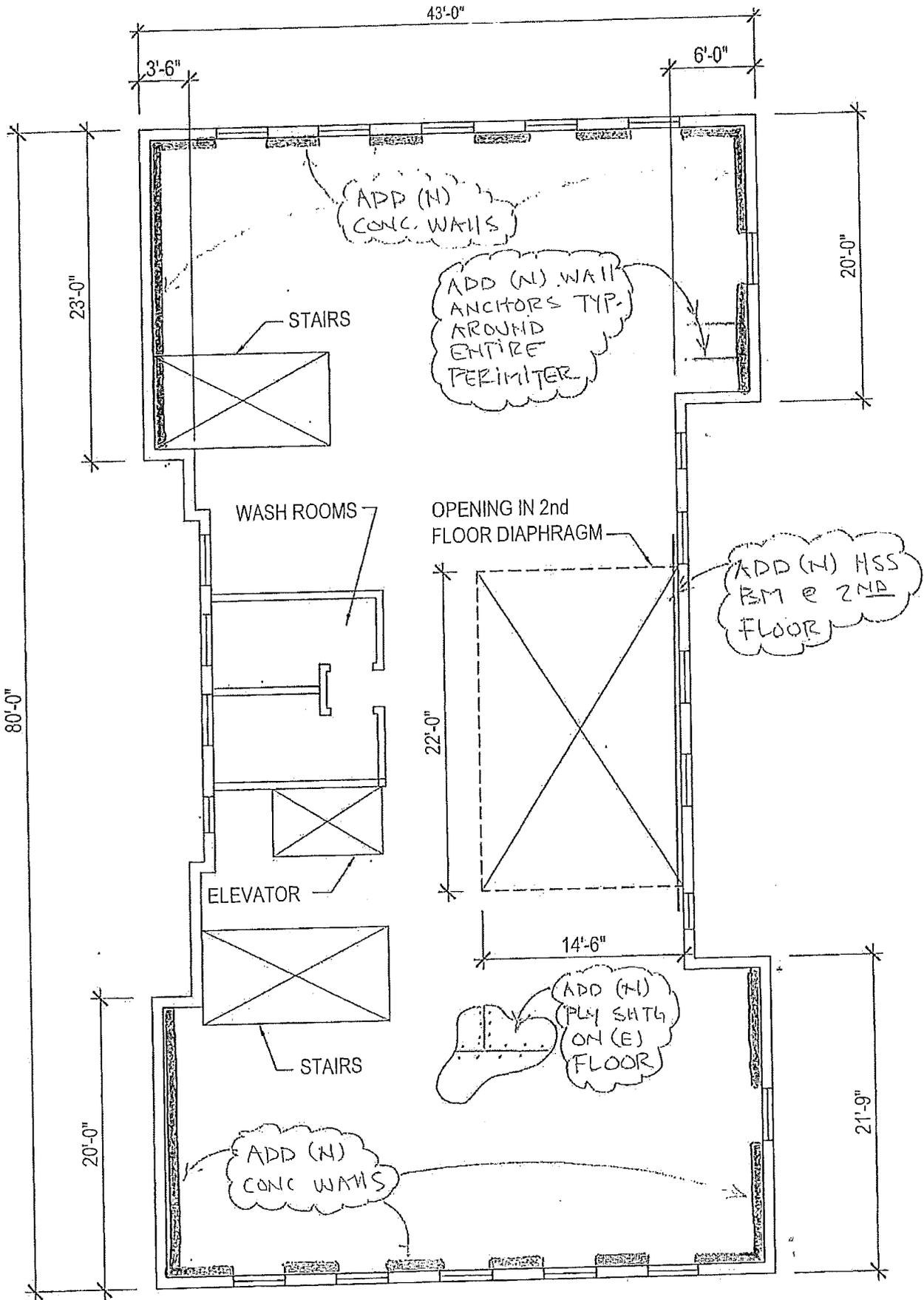
Conceptual Strengthening Drawings



FIRST FLOOR PLAN

NTS

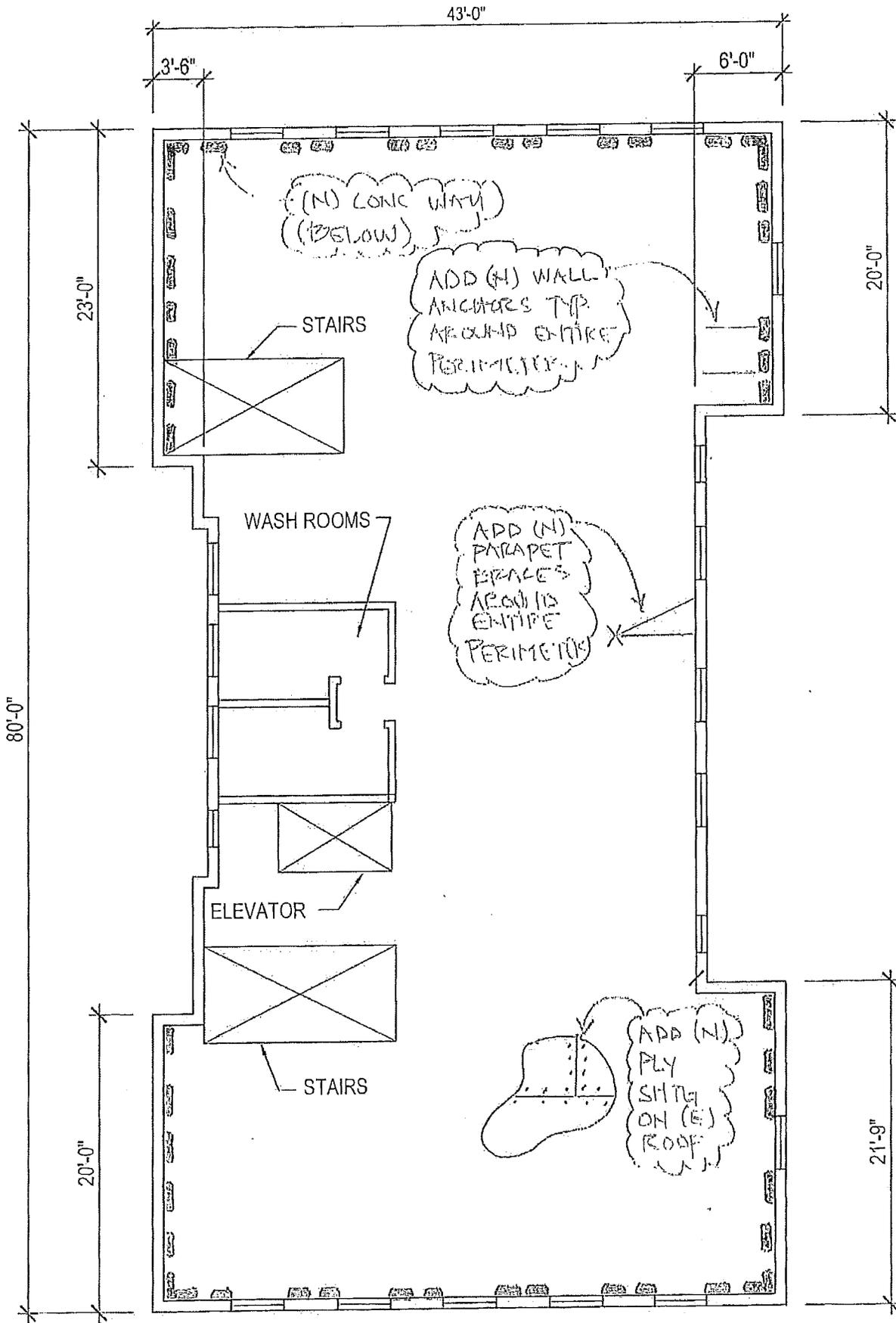




TYPICAL FLOOR PLAN

NTC





ROOF PLAN





APPENDIX B
Structural Screening Checklists

3.7.15 Basic Structural Checklist For Building Type URM: Unreinforced Masonry Bearing Wall Buildings With Flexible Diaphragms

This Basic Structural Checklist shall be completed where required by Table 3-2.

Each of the evaluation statements on this checklist shall be marked compliant (C), non-compliant (NC), or not applicable (N/A) for a Tier 1 Evaluation. Compliant statements identify issues that are acceptable according to the criteria of this standard, while non-compliant statements identify issues that require further investigation. Certain statements may not apply to the buildings being evaluated. For non-compliant evaluation statements, the design professional may choose to conduct further investigation using the Tier 2 Special Procedure for Unreinforced Masonry or the Tier 3 Evaluation Procedure.

C3.7.15 Basic Structural Checklist For Building Type URM

These buildings have bearing walls that consist of unreinforced (or lightly reinforced) brick, stone, or concrete block masonry. Wood floor and roof framing consists of wood joists, glulam beams and wood posts or small steel columns. Steel floor and roof framing consists of steel beams or open web joists, steel girders and steel columns. Lateral forces are resisted by the brick or concrete block masonry shear walls. Diaphragms consist of straight or diagonal lumber sheathing, structural wood panels, or untopped metal deck, and are flexible relative to the walls. Foundations consist of brick or concrete spread footings, or deep foundations.

Building System

- NC N/A LOAD PATH: The structure shall contain a minimum of one complete load path for Life Safety and Immediate Occupancy for seismic force effects from any horizontal direction that serves to transfer the inertial forces from the mass to the foundation. (Tier 2: Sec. 4.3.1.1)
- NC N/A ADJACENT BUILDINGS: The clear distance between the building being evaluated and any adjacent building shall be greater than 4% of the height of the shorter building for Life Safety and Immediate Occupancy. (Tier 2: Sec. 4.3.1.2)
- NC N/A MEZZANINES: Interior mezzanine levels shall be braced independently from the main structure, or shall be anchored to the lateral-force-resisting elements of the main structure. (Tier 2: Sec. 4.3.1.3)
- NC N/A WEAK STORY: The strength of the lateral-force-resisting system in any story shall not be less than 80% of the strength in an adjacent story, above or below, for Life Safety and Immediate Occupancy. (Tier 2: Sec. 4.3.2.1)
- NC N/A SOFT STORY: The stiffness of the lateral-force-resisting system in any story shall not be less than 70% of the lateral-force-resisting system stiffness in an adjacent story above or below, or less than 80% of the average lateral-force-resisting system stiffness of the three stories above or below for Life Safety and Immediate Occupancy. (Tier 2: Sec. 4.3.2.2)
- NC N/A GEOMETRY: There shall be no changes in horizontal dimension of the lateral-force-resisting system of more than 30% in a story relative to adjacent stories for Life Safety and Immediate Occupancy, excluding one-story penthouses and mezzanines. (Tier 2: Sec. 4.3.2.3)
- NC N/A VERTICAL DISCONTINUITIES: All vertical elements in the lateral-force-resisting system shall be continuous to the foundation. (Tier 2: Sec. 4.3.2.4)

Chapter 3.0 - Screening Phase (Tier 1)

- (C) NC N/A MASS: There shall be no change in effective mass more than 50% from one story to the next for Life Safety and Immediate Occupancy. Light roofs, penthouses and mezzanines need not be considered. (Tier 2: Sec. 4.3.2.5)
- (C) NC N/A DETERIORATION OF WOOD: There shall be no signs of decay, shrinkage, splitting, fire damage, or sagging in any of the wood members and none of the metal connection hardware shall be deteriorated, broken, or loose. (Tier 2: Sec. 4.3.3.1)
- (C) NC N/A MASONRY UNITS: There shall be no visible deterioration of masonry units. (Tier 2: Sec. 4.3.3.7)
- (C) NC N/A MASONRY JOINTS: The mortar shall not be easily scraped away from the joints by hand with a metal tool, and there shall be no areas of eroded mortar. (Tier 2: Sec. 4.3.3.8)
- C (NC) N/A UNREINFORCED MASONRY WALL CRACKS: There shall be no existing diagonal cracks in the wall elements greater than 1/8" for Life Safety and 1/16" for Immediate Occupancy, or out-of-plane offsets in the bed joint greater than 1/8" for Life Safety and 1/16" for Immediate Occupancy, and shall not form an X pattern. (Tier 2: Sec. 4.3.3.11)

Lateral-Force-Resisting System

- (C) NC N/A REDUNDANCY: The number of lines of shear walls in each principal direction shall be greater than or equal to 2 for Life Safety and Immediate Occupancy. (Tier 2: Sec. 4.4.2.1.1)
- C (NC) N/A SHEAR STRESS CHECK: The shear stress in the unreinforced masonry shear walls, calculated using the Quick Check procedure of Section 3.5.3.3, shall be less than 30 psi for clay units and 70 psi for concrete units for Life Safety and Immediate Occupancy. (Tier 2: Sec. 4.4.2.5.1)

Connections

- C (NC) N/A WALL ANCHORAGE: Exterior concrete or masonry walls, that are dependent on the diaphragm for lateral support, shall be anchored for out-of-plane forces at each diaphragm level with steel anchors, reinforcing dowels, or straps that are developed into the diaphragm. Connections shall have adequate strength to resist the connection force calculated in the Quick Check Procedure of Section 3.5.3.7. (Tier 2: Sec. 4.6.1.1)
- (C) NC N/A WOOD LEDGERS: The connection between the wall panels and the diaphragm shall not induce cross-grain bending or tension in the wood ledgers. (Tier 2: Sec. 4.6.1.2)
- C (NC) N/A TRANSFER TO SHEAR WALLS: Diaphragms shall be connected for transfer of loads to the shear walls for Life Safety and the connections shall be able to develop the lesser of the shear strength of the walls or diaphragms for Immediate Occupancy. (Tier 2 Sec. 4.6.2.1)
- C NC (N/A) GIRDER/COLUMN CONNECTION: There shall be a positive connection utilizing plates, connection hardware, or straps between the girder and the column support. (Tier 2: Sec. 4.6.4.1)

3.7.15S Supplemental Structural Checklist For Building Type URM: Unreinforced Masonry Bearing Wall Buildings With Flexible Diaphragms

This Supplemental Structural Checklist shall be completed where required by Table 3-2. The Basic Structural Checklist shall be completed prior to completing this Supplemental Structural Checklist.

Lateral-Force-Resisting System

- C **(NC)** N/A ^{AT TOP LEVEL} PROPORTIONS: The height-to-thickness ratio of the shear walls at each story shall be less than the following for Life Safety and Immediate Occupancy (Tier 2: Sec. 4.4.2.5.2):
- | | |
|--------------------------------------|----|
| Top story of multi-story building: | 9 |
| First story of multi-story building: | 15 |
| All other conditions: | 13 |
- C **(NC)** N/A MASONRY LAY-UP: Filled collar joints of multiwythe masonry walls shall have negligible voids. (Tier 2: Sec. 4.4.2.5.3)

Diaphragms

- C **(NC)** N/A CROSS TIES: There shall be continuous cross ties between diaphragm chords. (Tier 2: Sec. 4.5.1.2)
- C NC **(N/A)** OPENINGS AT SHEAR WALLS: Diaphragm openings immediately adjacent to the shear walls shall be less than 25% of the wall length for Life Safety and 15% of the wall length for Immediate Occupancy. (Tier 2: Sec. 4.5.1.4)
- C **(NC)** N/A ^{AT 2ND LEVEL} OPENINGS AT EXTERIOR MASONRY SHEAR WALLS: Diaphragm openings immediately adjacent to exterior masonry shear walls shall not be greater than 8 ft long for Life Safety and 4 ft long for Immediate Occupancy. (Tier 2: Sec. 4.5.1.6)
- C NC **(N/A)** PLAN IRREGULARITIES: There shall be tensile capacity to develop the strength of the diaphragm at re-entrant corners or other locations of plan irregularities. This statement shall apply to the Immediate Occupancy Performance Level only. (Tier 2: Sec. 4.5.1.7)
- C NC **(N/A)** DIAPHRAGM REINFORCEMENT AT OPENINGS: There shall be reinforcing around all diaphragm openings larger than 50% of the building width in either major plan dimension. This statement shall apply to the Immediate Occupancy Performance Level only. (Tier 2: Sec. 4.5.1.8)
- C **(NC)** N/A STRAIGHT SHEATHING: All straight sheathed diaphragms shall have aspect ratios less than 2 to 1 for Life Safety and 1 to 1 for Immediate Occupancy in the direction being considered. (Tier 2: Sec. 4.5.2.1)
- C **(NC)** **(N/A)** SPANS: All wood diaphragms with spans greater than 24 ft for Life Safety and 12 ft for Immediate Occupancy shall consist of wood structural panels or diagonal sheathing (Tier 2: Sec. 4.5.2.2)
- C **(NC)** N/A UNBLOCKED DIAPHRAGMS: All diagonally sheathed or unblocked wood structural panel diaphragms shall have horizontal spans less than 40 ft for Life Safety and 30 ft for Immediate Occupancy and shall have aspect ratios less than or equal to 4 to 1 for Life Safety and 3 to 1 for Immediate Occupancy. (Tier 2: Sec. 4.5.2.3)
- C NC **(N/A)** NON-CONCRETE FILLED DIAPHRAGMS: Untopped metal deck diaphragms or metal deck diaphragms with fill other than concrete shall consist of horizontal spans of less than 40 ft and shall have span/depth ratios less than 4 to 1. This statement shall apply to the Immediate Occupancy Performance Level only. (Tier 2: Sec. 4.5.3.1)

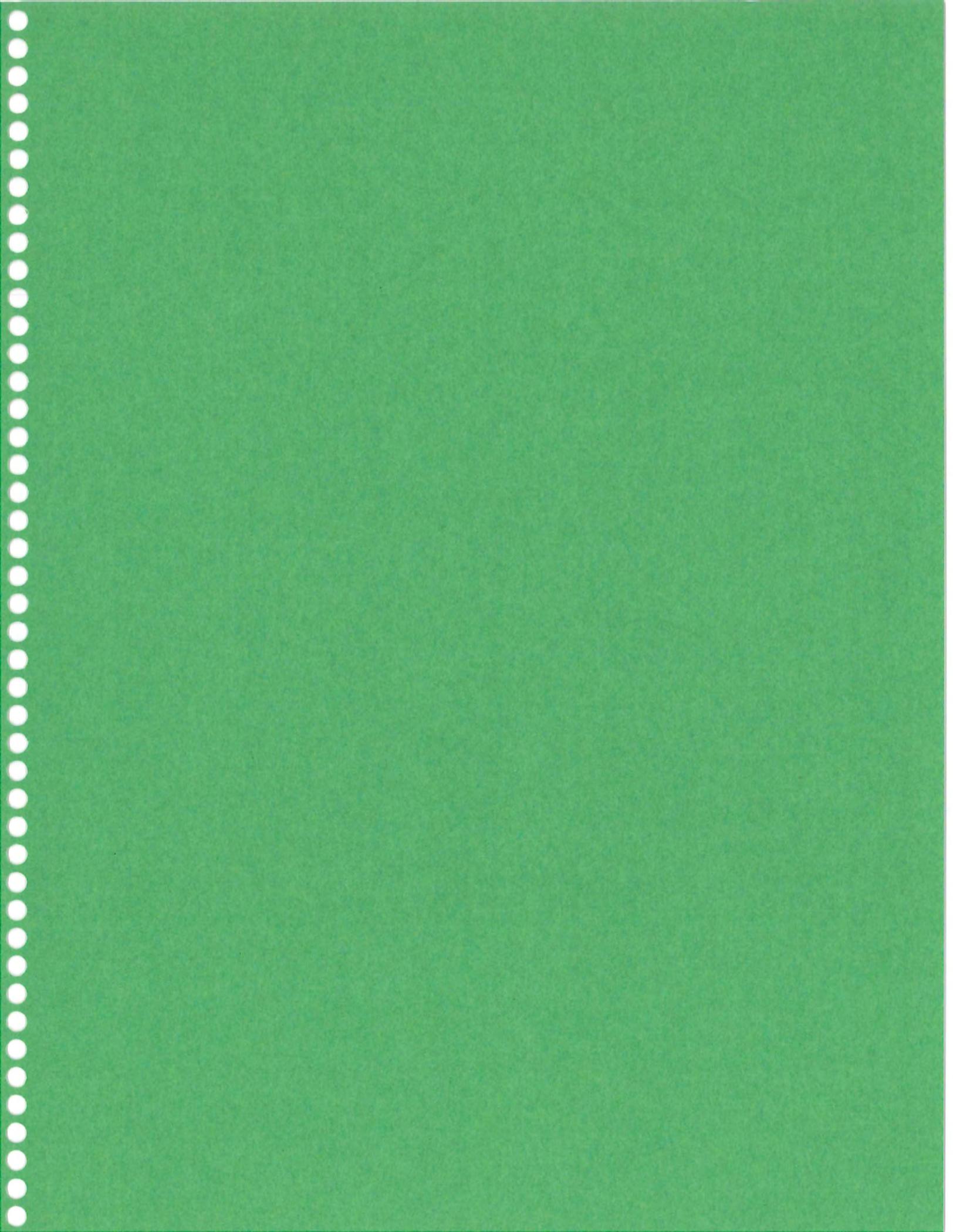
Chapter 3.0 - Screening Phase (Tier 1)

C NC (N/A) OTHER DIAPHRAGMS: The diaphragm shall not consist of a system other than wood, metal deck, concrete or horizontal bracing. (Tier 2: Sec. 4.5.7.1)

Connections

C NC (N/A) STIFFNESS OF WALL ANCHORS: Anchors of concrete or masonry walls to wood structural elements shall be installed taut and shall be stiff enough to limit the relative movement between the wall and the diaphragm to no greater than one-eighth inch prior to engagement of the anchors. (Tier 2: Sec. 4.6.1.4)

C (NC) N/A BEAM, GIRDER AND TRUSS SUPPORTS: Beams, girders and trusses supported by unreinforced masonry walls or pilasters shall have independent secondary columns for support of vertical loads. (Tier 2: Sec. 4.6.4.5)



Holst Architecture



110 se 8th portland or 97214 v 503 233 9856 f 503 232 7135

August 14, 2014

Tim Heron
Bureau of Planning
City of Portland
1900 SW 4th Avenue
Portland, OR 97201

RE: 1727 NW Hoyt Street Type IV Review (33.445.805.B.1)

Dear Tim,

In association with the proposed demolition of the building at 1727 NW Hoyt Street, and in accordance with application requirement 33.445.805.B.1, we are pleased to provide this statement on the suitability for continued use, renovation, restoration, or rehabilitation of the existing building.

Holst Architecture was founded in 1992 and over the past 22 years the firm has established itself as one of the leading architectural firms in Portland. We are particularly known for our collaborative design approach. Our body of work involves both new construction and adaptive reuse. Notable projects include the modernization of a one-time downtown Days Inn into the Hotel Modera and the transformation of a vacated bank branch building into the home of Oregon Ballet Theater. We also were responsible for the adaptive reuse of the 1895 McCracken Warehouse into Ecotrust's Jean Vollum Natural Capital Center, the first LEED Gold preservation project in the country, and the modernization of the Grand Central Bowl, the latter using both state and federal historic tax credits. Other notable adaptive reuse projects by Holst include the AIA Center for Architecture, Pacific Northwest College of Art, and the Bridgeport Brewpub. As a firm, we very much enjoy the creative opportunity offered by blending new uses into older buildings.

That said, in this instance please appreciate that the 1727 NW Hoyt Street building offers very slight viable opportunity for either continued use or redevelopment. There are two potential uses for the building. The first is a continuation as an office, a non-conforming use. The second is adapting it back into a residential building and triggering a change of use. While arguably, both are possible, each scenario has significant challenges:

Office Scenario

The existing building itself presents a number of inherent challenges that limit its attractiveness to potential tenants. The first floor is below grade, creating a challenge for accessibility as well as giving a negative first impression. Floor to floor heights are minimal, which limits the size of spaces that can be created for office uses without feeling cramped and tight. The interior of the space has been stripped of any original character and has the aesthetic qualities of a generic office building. Fenestration is minimal so there is little access to daylight and to views. The location is somewhat isolated from active commercially zoned areas, limiting the ability to co-locate with compatible businesses or to be close to services such as restaurants and retail that are increasingly important for potential urban office tenants.

While the existing building had been used as a law office for a number of decades, it has sat vacant for over four years. Moreover, recent earnest attempts to rent the space have not been successful, as the layout is awkward and cramped, and extensive modifications to the structure would be required to create a more inviting and open office space. Overtime, substantial

alterations to the building have removed much if not all of the character of the original building and significantly altered the way the building functions. Most significantly, the original building entry located at the front street facade was moved to the side of the building, to accommodate accessible on-grade entry and to orient the building to the parking lot.

While the current building has recently supported a small law office - offering the tenants convenient on-grade access and parking – future redevelopment of the corner lot will remove these significant amenities.

Redevelopment of the corner lot will impact the building in multiple ways:

- A new accessible entry must be built at the 18th Street sidewalk entry
- A second means of egress will have to be accommodated within the building by a fire rated corridor
- Stairways do not meet current Fire and Life Safety regulations and need to be altered to satisfy code
- Bathrooms do not meet current ADA requirements for accessibility
- Windows at the side property lines will have to be in-filled in multiple locations
- Access to trash room and utilities will have to be accommodated from within the building
- A full seismic upgrade is likely required

To date, we believe the corner lot at NW Hoyt and 18th has been an instrumental component to the viability of the building as an office. In the future, a mid-block slot building with no parking and less access to light and view (side and rear walls are built near or at the property lines on all sides) would further impact future marketability of the space. In addition, creating a second means of egress from within the building is problematic, further reducing useable floor area and inhibiting access to windows at the ground floor level.

Housing Scenario

The building could potentially be converted back to housing, but the proximity of the exterior walls to existing property lines also makes it tough to maintain adequate fenestration for apartments based on current building code requirements. Some of the current window openings, installed when the building was converted to commercial office use, would need to be in-filled.

Based on the current building layout and the extensive renovation to the building throughout its history, future renovation makes conversion to apartments doable, but costly. Additionally, based on the change of occupancy, a full seismic upgrade will be required to convert the existing unreinforced masonry building to housing. In order to recoup the required investment, the developer would likely need to maximize the rent per square foot; this might be achieved if the units are smaller subsidized micro-units. Similar to the Office Scenario, a fire-rated corridor is needed to maintain a second means of egress from within the building as there is not enough setback from property lines on the site to provide safe passage to the right of way. This will eliminate some housing units on the ground floor.

Converting the existing building to housing provides, on balance, less benefit to the community than the proposed half-block development for two main reasons. First, developing the quarter block to the north and the 1/8 block to the south as new housing - while maintaining the existing building - will

eliminate our ability to feasibly provide below grade parking. This will significantly reduce the amount of parking we can provide to any project we build, increasing the demand for street parking that is already at a premium in this area. By code no requirements for parking are required on these sites. However, we feel that there is a clear benefit to the project and for the neighborhood to provide as much below grade parking on site as is feasible. Second, maintaining the existing mid-block building increases the likelihood the development would need to compensate by maximizing density on the available parcels and the resulting building forms will likely be 5 to 7 stories tall at both Hoyt and Irving Streets in order satisfy an acceptable return on investment. Taller structures fronting the residential blocks will be more impactful to the surrounding neighborhood than if we build a half-block development with below grade parking and fewer residential floors at the street edge.

In conclusion, due to the current condition of the existing building and the many extensive remodels to the original structure over time, there is very little to leverage in the existing building. In this case, keeping the structure limits the development potential of the vacant parcels surrounding it and further limits the ability to address other neighborhood concerns for parking, building massing, and quality of materials. In our meetings with neighbors we have consistently heard from many residents about real concerns around district parking as most homes lack garages and driveways and rely only on street parking. Unfortunately, reuse of the existing mid-block building severely limits the ability to bring adequate parking to the site. In this case, we feel that the proposed full half-block housing project supports greater benefit to the livability of the community than leaving the existing building, as the proposed project will better provide an articulated urban edge at the corners, more eyes on the street with stoops and porches, added density per the Comprehensive Plan goals, as well as structured below-grade parking that gives the public right of way back to pedestrians by supporting a friendlier and safer pedestrian experience, with entries to homes rather than surface parking lots. On balance and because of these issues, we feel that the proposed half-block redevelopment brings greater benefit and fewer impacts to the surrounding neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dave Otte', with a long horizontal flourish extending to the right.

Dave Otte
Holst Architecture

Appendix 3

Response to 33.445.805.B.2

Statements from Developers

Item 33.445.805.B.2 requires a statement from developers, real estate consultants, appraisers, or other real estate professionals experienced in rehabilitation as to the economic feasibility of restoration, renovation, or rehabilitation of existing structures or objects. Enclosed is a letter from Gerding Edlen as to this.

Gerding Edlen was founded in 1996 by Mark Edlen and Robert Gerding. The company's vision then and now is to approach real estate with the singular focus of creating places for people. The firm has constructed 60+ green projects nationwide, including 13 LEED Platinum, with a collective value of over \$5 billion.

The redevelopment of historic buildings has been and is integral to the firm's history. One of its first projects was the Fuller Paint Co. Building, a one-time cold-storage building in the Pearl District that we transformed into the Weiden + Kennedy headquarters. One of its largest projects was the Brewery Blocks, a five-block complex of old and historic building. There we spent \$250 million to develop 1.7 million square feet that today anchors the north end of Downtown Portland. Keystone to that project was the adaptive reuse use of Portland's iconic Armory Building into the home of Portland Center Stage. This project was the first LEED Platinum historic tax credit project in the country. More recently, the firm completed the adaptive reuse of the Meier & Frank Delivery Depot into the headquarters of Vestas.

August 18, 2014

Tim Heron
Bureau of Planning
City of Portland
1900 SW 4th Avenue
Portland, OR 97201

Dear Tim:

RE: 1727 NW Hoyt Street, Portland, OR
Type IV Review
33.445.805.B.2

In association with the proposed demolition of the building at 1727 NW Hoyt Street, and in accordance with application requirement 33.445.805.B.2, I am pleased to provide this statement on the potential for redevelopment of the building.

Gerding Edlen was founded in 1996 by Mark Edlen and Robert Gerding. The company's vision then and now is to approach real estate with the singular focus of creating places for people. The commitment was to create, develop, operate and own buildings where tenants could live, work and learn. Today, the firm is a national real estate leader focused on urban, infill, transit-oriented and highly sustainable office, apartment and mixed-use properties. To learn more, we would direct you to our discussion of Principles of Place at our website, [www.gerdingedlen.com/principles-of-place/introduction]. With these values as a guide, the firm has constructed 60+ green projects, including 13 LEED Platinum, with a collective value of over \$5 billion.



GERDING EDLEN
PEOPLE · PLANET · PROSPERITY

The redevelopment of historic buildings is integral to the firm's history. One of its first projects was the Fuller Paint Co. Building, a one-time cold-storage building in the Pearl District that we transformed into the Weiden + Kennedy headquarters. One of our largest projects was the Brewery Blocks, a five-block complex of old and historic buildings. There we spent \$250 million to develop 1.7 million square feet that today anchors the north end of Downtown Portland. Critical to the success of that project was the adaptive reuse use of Portland's iconic Armory Building into the home of Portland Center Stage as well as the adaptive reuse of Block 1: Whole Foods and Block 2: Brewhouse and Cellar Building. The Armory was the first LEED Platinum historic tax credit project in the country. A few blocks away, we renovated the Jim Stevens Armory Autoworks to house Deschutes Brewery. More recently, we completed the adaptive reuse of the Meier & Frank Delivery Depot into the North American headquarters for Vestas, which is also where we have chosen to locate our offices. Finally, we are in the process of renovating Portland's original U.S. Post Office at 511 NW Broadway into a home for Pacific Northwest College of Art. We recognize the contribution that significant historic buildings make to our communities. We understand that the most sustainable building is the one already standing and we are well versed and very creative in the opportunities in rehabilitating older and historic buildings.

503.299.6000 T
503.299.6703 F

1477 NW EVERETT ST
PORTLAND, OR 97209

www.gerdingedlen.com

That said, in this specific instance, redevelopment of this building is not economically feasible, regardless of whether the office use is maintained or the building is redeveloped to a residential use. To make the building marketable for

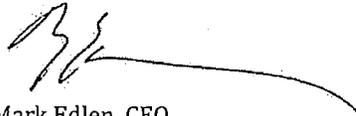
an office use, extensive renovation would be required, including a seismic upgrade. For the project to be financially feasible, the rents at completion would need to be similar to Class A office rents, which is just not achievable for this particular building at this location, even post renovation. The lack of historic integrity, detail and character, low floor-to-floor height, lack of natural light, partially below-grade ground floor, small floor plates and location make it impossible, even with significant interior upgrades, to achieve the rent that would be required to cover the high cost of renovation and provide a market return to an investor. In addition, most office tenants at this location would require more parking than the 14 spaces available in the adjacent surface parking lot. Finally, it would not be possible to utilize the historic tax credit in this case to offset the renovation cost due to the project size, which is too small to attract an investor for the tax credits.

The residential alternative is even more challenged. The small floor plates would result in an extremely inefficient building with little rentable square footage as compared to the total building square footage. For the same reasons as in the office example, the final product would not be able to achieve the rents required for financial feasibility and the project would be too small to attract an investor for the historic tax credits. If the remainder of the quarter block were developed as additional residential units, the proximity of the new building to the existing building would make for unattractive units with windows in one building looking directly into the other building at close proximity. In addition, it would be impossible to provide any parking to serve the project, since it is impossible to go below the existing building and impossible to provide below-grade parking for 1/8 block footprint.

We appreciate the process that the City of Portland has created for evaluating the demolition of historic buildings. We certainly do not want to inadvertently lose any of those buildings precious to our history and heritage. But, in this particular instance, the issue is one of balancing competing public policies and objectives. The Type IV process is one that allows City Council to decide the very specific question of what is best for our city in these specific instances.

We would be happy to meet with City Commissioners to discuss why we believe retention of this building is not a viable option. I can be reached at 503-299-6000.

Sincerely,



Mark Edlen, CEO



GERDING EDLEN
PEOPLE · PLANET · PROSPERITY

503.299.6000 T
503.299.6703 F

1477 NW EVERETT ST
PORTLAND, OR 97209

www.gerdingedlen.com

Appendix 4

Response to 33.445.805.B.3

Renovation Studies

As detailed by the Kidder Mathews statement in Appendix X, the building has a gross square footage of 12,930 and a leasable square footage of 9,000. Floor plates are 1/3 of these numbers or 4,310 sf per floor with 3,000 net. It is a low-Class C office building.

This section includes two sets of cost documents. First are costs prepared by GBD Architects to upgrade the building as low C office space. This analysis includes general maintenance and necessary upgrades. A second option was developed that considered adapting the space for open office. The first option costs were approximately \$300,000. The second open office option was \$370,500. Both estimates were exclusive of seismic and associated interior demolition.

A second analysis was completed by Lorentz Braun Co. This included core and shell upgrades at \$313,000, tenant improvements at \$225,000. Again, the target market was low C. The Lorentz Braun estimates do not include a seismic upgrade.

Proposed Renovations to
 1727 NW Hoyt Building
 GBD ARCHITECTS, Incorporated
 November 24, 2010

Option I - General Shopping List
 General Maintenance and Possible Code Modifications

Misc. Maintenance Issues:

- New Roof
- New HVAC
- Fix Leaky Windows

	Architctural Fee Estimate	Construction Estimate
	N.I.C.	N.I.C.
	N.I.C.	N.I.C.
	N.I.C.	N.I.C.
Subtotal	\$0	\$0

Code Required Improvements:

- ADA Improvements - up to 25% of Construction Costs
- Entry Ramp
- Parking Stalls
- Door Hardware
- Restrooms
- Accessories
- Fixtures
- 2nd floor shower
- Non-conforming site issues - up to 10% of Construction Costs
- Verify necessity of fire escape on east side of building - Remove door and fire escape?

	\$6,972	\$46,480
	\$6,859	\$18,592
	N.I.C.	N.I.C.
Subtotal	\$13,831	\$65,072

Proposed Renovations to
 1727 NW Hoyt Building
 GBD ARCHITECTS, Incorporated
 November 24, 2010

Option I - Shopping List of Interior and Exterior work		
	Architectural Fee Estimate	Construction Estimate
Exterior Improvements:		
New Entry Canopy at front of Building	\$1,000	\$6,000
Replace existing Entry Canopy at parking	(Included above)	\$4,000
Replace Entry Handrails at parking lot stairs	\$750	\$2,500
Paint Exterior Concrete and Window Frames	\$500	\$12,755
Landscaping (non-conforming site issues)	(Code Requirements)	(Code Requirements)
Signage	\$1,250	\$5,000
Subtotal	\$3,500	\$30,255

Interior Improvements

Flooring	\$16,200	
Public Spaces		\$5,157
Stairs and Landings		\$5,315
Tenant Spaces		\$24,983
Paint (Patch walls)		
Public Spaces		\$1,632
Stairs and Landings		\$841
Tenant Spaces		\$7,906
Door and window trim		\$11,350
Replace Ceiling Tiles		
Public Spaces		\$3,754
Tenant Spaces		\$18,184
Entry Lobby		
Replace Lighting		\$15,000
Replace Reception Desk		\$5,000
Replace Lobby Furniture		\$30,000
Restrooms		
Demo existing tile		\$1,469
New tile or linoleum		\$6,498
Paint walls and toilet stalls		\$1,130
Remove wall cabinet in 2nd floor restroom		\$75
Elevator Cabs		
New Plastic Laminate on walls		\$3,400
New carpet		\$570
New Paint		\$1,500
New Lighting		\$2,000

Proposed Renovations to
 1727 NW Hoyt Building
 GBD ARCHITECTS, Incorporated
 November 24, 2010

Lighting	\$1,870	
Replace Sconces and Pendants Throughout	↓	\$7,500
Replace Fluorescent Fixtures Throughout		\$25,530
New Egress Lighting In Stairs	↓	\$2,100
Remove sink and cabinets from utility room, restore clear access to water heater.	\$120	\$650
Remove corner cabinets from Small Conference	↓	\$400
Provide new window blinds at all exterior windows		
New casework and appliances in Break Room	\$500	\$3,976
Subtotal	\$18,690	\$185,919
Estimating Contingency @ 10%		\$18,592
Total	\$36,021	\$299,837

Does not include OVERTHEAD COSTS - OVERTHEAD
 offers the same

Proposed Renovations to
 1727 NW Hoyt Building
 GBD ARCHITECTS, Incorporated
 November 24, 2010

Option II - Open Office Area
General Maintenance and Possible Code Modifications

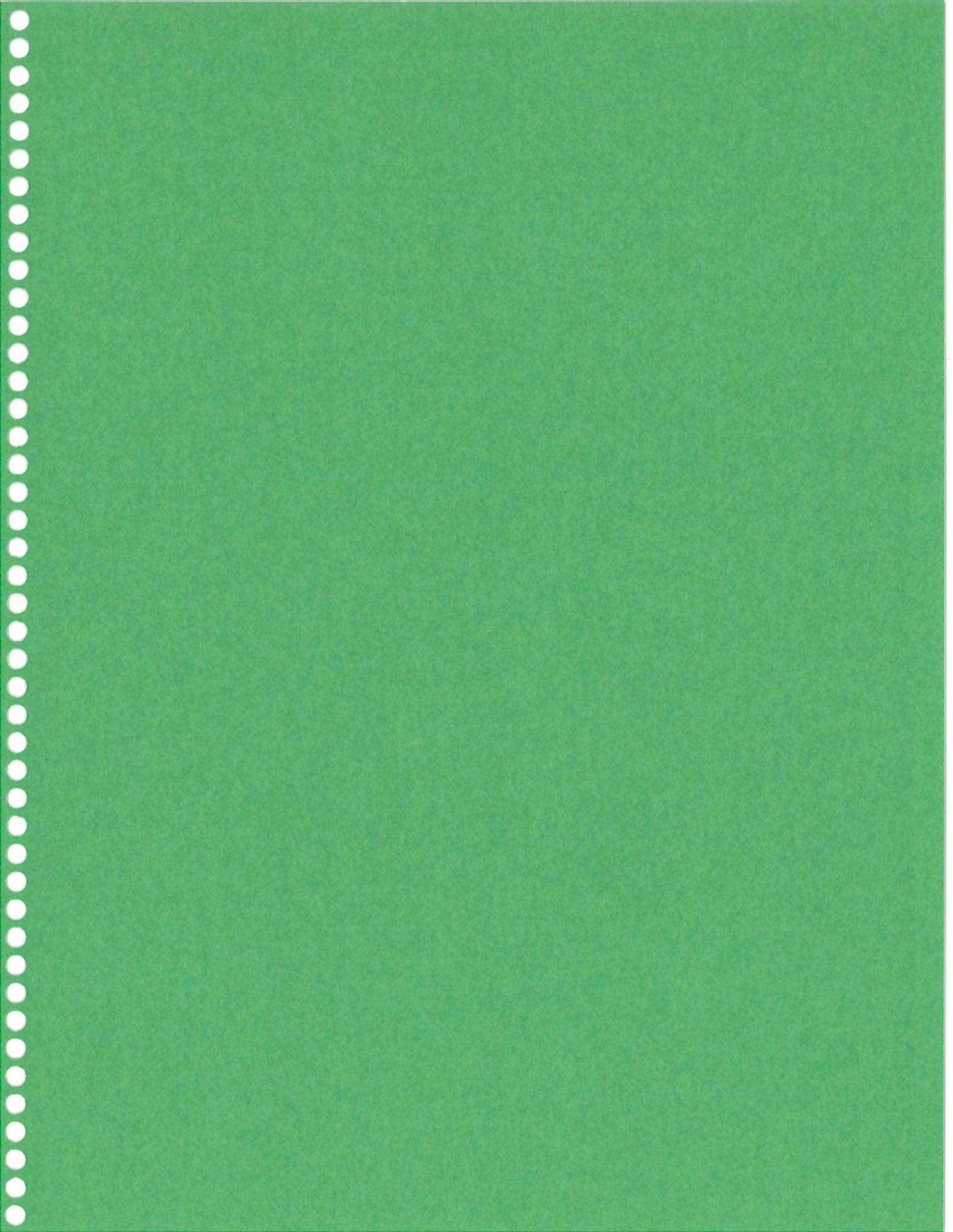
Misc. Maintenance Issues:	Architectural Fee Estimate	Construction Estimate
New Roof	N.I.C.	N.I.C.
New HVAC	N.I.C.	N.I.C.
Fix Leaky Windows	N.I.C.	N.I.C.
Subtotal	\$0	\$0

Code Required Improvements:	Architectural Fee Estimate	Construction Estimate
ADA Improvements - 25% of Construction Costs	\$9,581	\$63,873
Entry Ramp		
Parking Stalls		
Door Hardware		
Restrooms		
Accessories		
Fixtures		
2nd floor shower		
Non-conforming site Issues - 10% of Construction Costs	\$7,555	\$25,549
Verify necessity of fire escape on east side of building - Remove door and fire escape?		
Subtotal	\$17,136	\$89,422

Proposed Renovations to
 1727 NW Hoyt Building
 GBD ARCHITECTS, Incorporated
 November 24, 2010

Option II - Office Area Improvements		
	Architectural Fee Estimate	Construction Estimate
Open Office Area (demo / rework up to corridor)		
Demo walls and ceiling		\$35,808
Replace Lay in Ceiling Tile and Grid		\$47,097
Replace Lights - new energy efficient		\$12,301
Replace Carpet & Base		\$44,163
Adjust HVAC		\$31,822
Public Areas		
Refurbish Elevator cabs		\$7,470
Replace 1st Floor Lobby Lighting		\$15,000
Replace Lobby Furniture		\$30,000
Refurbish Restrooms		\$9,172
Paint all spaces		\$13,130
Paint doors and frames		\$9,530
Subtotal	\$25,549	\$255,492
Estimating Contingency @ 10%		\$25,549
Total	\$42,685	\$370,463

*Levels Re offices out of 2nd & 3rd floors
 BOMM conskate - would not work
 per hand TOR - posts would not work*



Date September 1, 2011
 Project Hoyt Street
 Location Portland, OR
 Architect
 Owner Jody Stahaucyk



Lorentz Braun Co., Inc.
 General Contractors Since 1911
 2714 N. Commercial Street
 Portland, OR 97209
 Phone: 503.241.8888 Fax: 503.241.8889

SHELL UPGRADE SCOPE

Recommended Project Budget:		Labor Total	Material Total	Subcontractor Total	Equipment Total	Other Total	Budget Total
01000	General Requirements	\$ 6,250.00	\$ 4,750.00	\$ 6,250.00	\$ -	\$ -	\$17,250
02050	Demolition	\$ -	\$ -	\$ 6,591.00	\$ -	\$ -	\$8,591
02200	ADA upgrade	\$ -	\$ -	\$ 33,000.00	\$ -	\$ -	\$35,000
02830	Fence 1st Floor	\$ -	\$ -	\$ 1,200.00	\$ -	\$ -	\$1,200
02900	Landscaping	\$ -	\$ -	\$ 12,600.00	\$ -	\$ -	\$12,600
03300	Cast-in-place Concrete	\$ -	\$ -	\$ 15,000.00	\$ -	\$ -	\$15,000
04450	Re-Finish Brick	\$ -	\$ -	\$ 10,000.00	\$ -	\$ -	\$10,000
04510	Epoxy and Grout CMU	\$ -	\$ -	\$ 5,000.00	\$ -	\$ -	\$5,000
05120	Steel Canopy	\$ -	\$ -	\$ 10,500.00	\$ -	\$ -	\$10,500
05300	Parapet Bracing	\$ -	\$ -	\$ 20,000.00	\$ -	\$ -	\$20,000
05400	Mandatory Structural Upgrade	\$ -	\$ -	\$ 16,000.00	\$ -	\$ -	\$16,000
07100	Complete Re-Roof	\$ -	\$ -	\$ 39,285.00	\$ -	\$ -	\$39,285
07200	Parapet Cap Flashing	\$ -	\$ -	\$ 2,900.00	\$ -	\$ -	\$2,900
09250	Exterior Painting - ALLOWANCE	\$ -	\$ -	\$ 7,000.00	\$ -	\$ -	\$7,000
15300	Fire Protection	\$ -	\$ -	\$ 22,627.50	\$ -	\$ -	\$22,628
15400	Plumbing	\$ -	\$ -	\$ 5,000.00	\$ -	\$ -	\$5,000
15500	Heating Ventilating Air Conditioning	\$ -	\$ -	\$ 64,110.00	\$ -	\$ -	\$64,110
16100	Electrical	\$ -	\$ -	\$ 5,000.00	\$ -	\$ -	\$5,000
Subtotal Costs							\$294,464
Contractor Fee							\$14,723
Liability Insurance							\$3,828
Total Proposed Shell Upgrade Budget							\$313,015

Core and Shell Building upgrade per Code, ADA, and Seismic Standards, to prepare for Tenant Improvements. This includes Roof Replacement, HVAC, Seismic Bracing, Masonry tuck pointing, Epoxy injections, Fire life-safety upgrade, Roof Diaphragm, Etc..

Parking Lot ADA upgrade, Sealcoat, Asphalt Repair, Restripe, and loss of two parking spot in NW Portland, total cost \$35,000

Date September 1, 2011
 Project Hoyt Street
 Location Portland, OR
 Architect
 Owner Jody Stahanczyk



Lorentz Bruun Co., Inc.
 6100 15th Street NE
 Seattle, WA 98105
 Phone: 206.461.1000
 Fax: 206.461.1001
 Website: www.lbco.com

TENNANT IMPROVEMENT SCOPE

Recommended Project Budget:		Labor Total	Material Total	Subcontractor Total	Equipment Total	Other Total	Budget Total
01000	General Requirements	\$ 6,250.00	\$ 4,750.00	\$ 6,250.00	\$ -	\$ -	\$17,250
02050	Demolition	\$ -	\$ -	\$ 6,591.00	\$ -	\$ -	\$6,591
02830	Fence 1st Floor	\$ -	\$ -	\$ 1,200.00	\$ -	\$ -	\$1,200
06100	New Interior Walls	\$ -	\$ -	\$ 3,900.00	\$ -	\$ -	\$3,900
06115	Georgian Style Window Trim	\$ -	\$ -	\$ 3,900.00	\$ -	\$ -	\$3,900
06200	Kitchen Cabinets	\$ -	\$ -	\$ 4,500.00	\$ -	\$ -	\$4,500
06400	Reception Area w/Desk	\$ -	\$ -	\$ 8,000.00	\$ -	\$ -	\$8,000
08100	Doors and Frames	\$ -	\$ -	\$ 8,736.00	\$ -	\$ -	\$8,736
09260	Gypsum Board Systems	\$ -	\$ -	\$ 19,487.00	\$ -	\$ -	\$19,487
09300	Tile	\$ -	\$ -	\$ 1,000.00	\$ -	\$ -	\$1,000
09650	Resilient Flooring	\$ -	\$ -	\$ 4,623.00	\$ -	\$ -	\$4,623
09680	Carpet	\$ -	\$ -	\$ 28,446.00	\$ -	\$ -	\$28,446
09900	Interior Painting - ALLOWANCE	\$ -	\$ -	\$ 15,000.00	\$ -	\$ -	\$15,000
10550	(2) 36" Kitchen Hood	\$ -	\$ -	\$ 3,316.00	\$ -	\$ -	\$3,316
10800	Side by Side Refer	\$ -	\$ -	\$ -	\$ 2,338.00	\$ -	\$2,338
	(2) Dishwasher	\$ -	\$ 1,188.00	\$ -	\$ -	\$ -	\$1,188
	(2) Range w/ Oven	\$ -	\$ 9,690.00	\$ -	\$ -	\$ -	\$9,690
15300	Fire Protection	\$ -	\$ -	\$ 10,000.00	\$ -	\$ -	\$10,000
15400	Plumbing	\$ -	\$ -	\$ 18,500.00	\$ -	\$ -	\$18,500
16100	Low Voltage Wiring	\$ -	\$ -	\$ 10,000.00	\$ -	\$ -	\$10,000
16100	Upgrade Interior Lighting	\$ -	\$ -	\$ 14,500.00	\$ -	\$ -	\$14,500
16100	Electrical	\$ -	\$ -	\$ 18,000.00	\$ -	\$ -	\$18,000
Subtotal Costs							\$209,276
Contractor Fee							\$10,464
Liability Insurance							\$2,721
Total Proposed Tennat Improvement Budget							\$222,459



**GRIFFITH
ROOFING CO.**

6815 S.W. 111th Ave.
Beaverton, OR 97008

BUILT UP & COMPOSITION ROOFING • COMMERCIAL • INDUSTRIAL • RESIDENTIAL
CONSTRUCTION CONTRACTORS BOARD NO.925

(503) 643-1596

FAX (503) 644-1529

Email: Info@GriffithRoofingCompany.com

August 7, 2012

Megan Murphy

Reference: Commercial building at 1727 NW Hoyt St. Portland, OR

Ladies & Gentlemen:

As you requested we have been out to the above referenced location and have the following recommendations;

PROPOSAL

1. Tear off the present roofing and haul away debris.
2. At this time inspect exposed sheeting, if any found defective replace a 4'x8' of 1/2" or 5/8" CDX plywood for \$76.00 each.
3. Install 1 layer fiberglass base sheet over this entire roof area.
4. Install 2 layers of fiberglass plysheet type IV with hot asphalt.
5. Install 1 layer of white mineral surfaced cap sheet with hot asphalt.
6. Install 1 extra layer of modified SBS capsheet at perimeter edges with hot asphalt.

Sheet Metal

1. Install new prepainted coping and wall liner.
2. Install 10" new roof vents.
3. Install 7 HVAC pans and surface reglet at elevator penthouse and staircase.
4. Remove 3 existing gas packs and all associated duct work from the roofs. Remove 4 condensing units from the roof including from recovery. Remove existing gas line back to the section where it reaches the roof units to be stored off site until reinstallation.

Appendix 5

Response to 33.445.805.B.4

Historic Preservation Incentives

Item 33.445.805.B.4 requires a survey of historic preservation incentives and an assessment of their applicability to the potential rehabilitation of this property. This assessment is provided by Heritage Consulting Group.

Heritage is a Portland-based national firm that advises owners and developers of older and historic buildings through the development process, helping them secure federal, state, and local incentives. The staff at Heritage possesses a broad understanding of government policies and application processes, and has decades of experience navigating local, state and federal regulations and shepherding projects through all phases of the regulatory process.

Founded in 1982 by John Tess, Heritage has completed over 1,500 projects throughout the United States and is currently active in locations nationwide, including projects in New York City, Boston, Philadelphia, Baltimore, New Orleans, Chicago, Detroit, Fort Worth, Denver, San Francisco, Seattle, and Portland. In its 32 years, Heritage has prepared over 350 National Register nominations and secured federal tax credits for projects totaling \$1.5 billion and growing. Within the City of Portland, the firm has been involved in nearly every major rehabilitation project.

Historic Preservation Incentives

For a resource within the city of Portland, there are three levels of incentives available for historic resources: City, State and Federal.

CITY INCENTIVES

Financial (Direct and Indirect): In select locations, the City and the Portland Development Corporation offer have the ability to offer financial incentives for historic resource. Examples include pre-development funding, storefront grants, SDC waivers and assistance with financing. However, this property is so located where the City or PDC may offer direct or indirect assistance.

Zoning: As detailed in Section 33.445.610 of the Zoning Code, the City offers eight incentives in the form of zoning variances. These are:

1. Transfer of density and floor area ratio (FAR)
2. Additional Density in Single-Dwelling zones
3. Additional Density in Multi-Dwelling zones
4. Daycare in residential zones
5. Conditional Uses in R, C, and E zones
6. Exemption from minimum density
7. Nonresidential uses in the RX zone
8. Nonresidential uses in the RH, R1 and R2 zones

Of these, only 3, 4, 5, 6 and 8 are relevant to this building germane. As a contributing building in an historic district, use of incentive 1 is not allowed (33.445.610.B). Incentives 2 and 7 relate to other base zones.

Available incentives include:

3. *Additional Density in Multi-Dwelling zones.* Structures located in multi-dwelling zones may be used as multiple-dwelling structures, with no maximum density. No additional off-street parking is required, but the existing number of off-street parking spaces must be retained. The building may be expanded and the new floor area used for additional dwelling units only if the expansion is approved through historic resource review.
4. *Daycare in residential zones.* Daycare would be an allowed use for this property.
5. *Conditional uses in R, C, and E zones.* A conditional use application would be processed through a Type II procedure.
6. *Exemption from minimum density.* The minimum density regulations do not apply.
8. *Nonresidential uses in the RH, R1, and R2 zones.* 100% of the floor area of a structure may be approved for retail sales and service, office, major event entertainment, or

manufacturing and production, provided that the use is approved through the Historic Preservation Incentive Review, and that the last use of the structure was an allowed nonresidential use.

Applicant's assessment: None of these incentives provide benefit to the property. Incentives 3-6 offer no particular benefit to the property. As to incentive 8, the property, though now vacant, was last used as an office building under a conditional use permit. As discussed elsewhere, in this application, although the City of Portland has a notably low office vacancy rate, the residential location, property layout and condition make use of the building as an office challenging. It has been marketed as an office for six years without success. Even if renovated, the building would still be considered a Class C structure with the rent levels and turn-over typically associated with that rental class, while the rent levels would not sustain the financing costs associated with seismic and other necessary code and market upgrades.

STATE INCENTIVES: OREGON SPECIAL ASSESSMENT FOR HISTORIC PROPERTIES

The State of Oregon has a single historic preservation incentive for buildings that are listed in the National Register, either individually or as part of a district. The Special Assessment for Historic Properties was created in 1975. The program allows qualifying property owners to freeze the assessed value of their property for a period of ten years. To be eligible, a property must be listed on the National Register or as a contributing building in a National Register historic district. Application requirements include submitting a completed application form, a non-refundable application fee, a current assessment statement from the County Assessor, accurate floor plans, color photographs documenting the property, and a preservation plan. 10% of the property's real market value must be invested within the first five years of participation.

Applicant's assessment: The Special Assessment program is a useful incentive for historic buildings that are undergoing redevelopment. For properties that are not being redeveloped, there is only nominal value. In both instances, the benefit is to temporarily lower annual operating costs for ten years. To participate in this program, ownership would be required to invest \$250,000 within the first five years, or approximately \$19.50 per square foot. However, as typically office leases are triple net, it is the tenant who pays the real estate taxes. Hence, the risk and cost of the Special Assessment accrues to the owner, while the benefit accrues to the tenant. In theory, a renovated building would be more attractive in the marketplace, potentially moving rents from low C to higher C. However, even to break even, rents would need a \$2 bump. To finance, ownership would need to be able to provide comps that demonstrated the logic and feasibility. Given the property's recent history, that would be difficult. The only context under which the Special Assessment could prove attractive would be if the property were able to capture the 20% federal investment tax credit. This is discussed below.

FEDERAL HISTORIC TAX CREDITS (HTC)

The federal government offers a ten percent and twenty percent investment tax credit. The ten percent benefits non-historic buildings. This property is a contributing building to a National Register district and hence not eligible for the ten percent tax credit.

The twenty percent historic tax credit (HTC) is for certified rehabilitation of a certified historic structure. Qualifying expenses generally include all hard and soft costs, exclusive of acquisition, new construction and site development. These qualifying expenses also include development fees, architectural fees, permit fees, and construction costs. These credits may be used by the owner or transferred (i.e., sold).

To secure the twenty percent HTC, a building must be a certified historic structure, even if the building contributes to a National Register District. To be eligible for the federal tax credits, that contributing status would need to be confirmed through the *Part 1 – Determination of Eligibility* application.

In addition to being a certified historic structure, the rehabilitation must also be certified. Proposed changes to the building must be approved by the National Park Service (NPS) in accordance with the Secretary of the Interior's Standards. These Standards, codified in 36 CFR 67, include ten general standards that are interpreted by reviewers in evaluating rehabilitation projects. The intent and goal of the review is to assist in the long-term preservation of a historic property through the retention of historic materials and features. The Standards pertain to all materials, construction types, sizes, and occupancy features of the building. They encompass both the interior and the exterior of the subject building, including landscape features and the building's site and environment, as well as any new construction, whether attached or adjacent. Of particular note for this project, additions, including new construction on adjacent lands under common ownership, are reviewed. To secure certification of the rehabilitation, the applicant would submit a *Part 2 – Description of Rehabilitation* application; this would be followed with a *Part 3 – Request for Certification of Completed Work* application after construction.

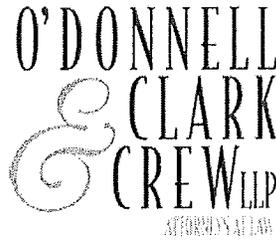
Applicant's assessment: While the HTC is a valuable incentive for the rehabilitation of historic buildings, it is not useful in this situation for three primary reasons: 1) new construction review, 2) costs incurred during the historic tax credit process, and 3) lack of investors. First, the current project involves the north half of the block and the surface parking lot to the south of the contributing building. Under the program rules, NPS would have design review over new construction on these lots. NPS's precedent for such new construction is that its height may not exceed that of the historic building. Second, those projects where the HTC is used to bring equity into the development have high administrative, legal and accounting costs. Typically these costs are flat and do not significantly vary whether it is a large or small project. For some smaller projects, the cost to use the HTC for equity outweighs the financial benefit. This is such a project. Third, even if viable, it would be difficult to find an HTC investor. Few investors are interested in small projects and recent changes to the marketplace have made smaller projects even less viable.

Appendix 6

Response to 33.445.805.B.5

Property Purchase

Mark P. O'Donnell
Kelly Clark 1957 – 2013
Stephen F. Crew
Matthew D. Lowe
Peter B. Janci
D. Adam Anderson
Maria Liesl B. Ruckwardt



Fremont Place II, Suite 302
1650 NW Naito Parkway
Portland, OR 97209

Ph: 503•306•0224
Fax: 503•306•0257
info@oandc.com
www.oandc.com

MEMORANDUM

Via electronic transmission

To: Jill Sherman
GERDING EDLEN

From: Mark P. O'Donnell

Date: May 12, 2014

Re: **Demolition Criteria for 1727 NW Hoyt (the "Property")**

J. Sherman 5-12-14.wpd

RESPONSE TO REQUIREMENT NO. 5

Blackstone Center Group, an Oregon partnership, purchased the Property effective 5/1/79 from the Arts & Crafts Society of Oregon. Seller and Purchaser were and are unrelated. The consideration for the Property was \$185,000 for the land and existing building, and \$755,548 for remodeling prior to occupancy. The total acquisition and remodeling cost prior to occupancy was \$940,548.

Please call me if you wish to discuss any of this information or have any additional questions.

Thank you.

MOD/mdc

cc: John and Megan Murphy - *via electronic transmission*
Tim Ramis - *via electronic transmission*

Appendix 7

Response to 33.445.805.B.8

Listing Activities

April 3, 2014

Re: 1727 NW Hoyt Street

To Whom It May Concern:

Our firm entered into a Listing Agreement with the Owners of the office building located at 1727 NW Hoyt for sale or lease in November of 2007. While the property has a gross floor area of approximately 12,930 sq ft, the actual useable space is approximately 9,000 sq ft.

The property was originally listed at \$3,050,000. It was then reduced to a listing price of \$2,570,000 and then further reduced again to \$1,500,000. Of the four offers received from November of 2007 to May 23, 2012, all were terminated after the potential buyers performed their due diligence.

On approximately September 1, 2011 Lorentz Bruun Co., Inc., prepared a proposed Budget for Core and Shell Building upgrade per Code, ADA, and Seismic, Standards, which included Roof Replacement, HVAC, limited Seismic Parapet Bracing, Masonry tuck pointing, Epoxy injections, Fire life safety upgrade, Roof Diaphragm, etc. and Parking Lot ADA upgrade and repairs in the estimated cost of \$348,015. We would estimate a further expense of approximately \$70,000 for tenant improvements that would be paid by the Owners for a total cost of approximately \$418,000 for continued office use.

From November of 2007 until September of 2011, the four offers for purchase and/or lease were all terminated by the prospective buyers during the due diligence period.

Based on our expertise and other information, we concurred with the Owners that the market would not support the rents that the Owners needed to upgrade the building. The building is better suited for a single tenant-owner operator. To modernize the building for a quality workplace environment, it is our understanding that the code upgrades would be quite expensive. The Owners informed us that the cost of the required code upgrades triggered by building modifications were not economically feasible in light of the potential rental income.

We continued to make substantial efforts to work with the Owners to sell or lease the property. While the Owners instructed us to cease the substantial marketing efforts as they were pursuing a redevelopment project, we continued to share market information with the Owners.

From November 20, 2007 to November 30, 2011, we performed the following services for the Owners:

1. We sent marketing flyers to hundreds of known area office and investment brokers;
2. These marketing flyers were usually sent 1-2 times per month;

3. We conducted at least 40 tours of the building;
4. We entered the listing in key multiple listing databases for commercial real estate property;
5. We made cold calls to prospective tenants;
6. We made cold calls to brokers;
7. We used our expertise to inform the Owners to reduce the sale price by approximately 30% to reflect current market conditions, which the Owners did;
8. We presented the Owners with a business plan for leasing the building, which included reducing the rent by approximately 35%; and
9. Signage was also prominently displayed on the property. It was also replaced or repaired with each reported incident of vandalism.

While the Owners instructed us to cease the substantial marketing efforts as they were pursuing a redevelopment project, we continued to share market information with the Owners.

Sincerely,

KIDDER MATHEWS



Kevin M. Joshi
Senior Vice President / Partner



JOSHI SCHWERTZ
Senior Vice President / Partner

8310 to 1-8-13



LISTING ACTIVITY REPORT

Prepared by: Kevin Joshi / Josh Schweitz / Travis Parrott

1727 NW Hoyt St.

Lead	Company	Broker	SF	Timing	Term	Toured	Notes
KJ	Tom Cody	Todd VanDornelen Norris & Stevens	10-20K Dirt Sites	Flexible	Purchase	Yes	1-8-13: Todd has been contacting us regularly on behalf of a developer who has been interested and in touch with us for several months (following Ownership's own development efforts). Mr. Cody appears patient and persistent. Ownership has asked we wait until March 2013 to check back on their own project, at which point we will then update Todd again on where things stand.
JS	Tom and Amy Reeves	Tom and Amy Reeves	12,930	Flexible	Purchase	Yes 10-4-12	10-4-12: Toured and Interest. Owns a building in NW and looking for a live-in space and investment on remaining vacancy.
KJ	Undisclosed	Carson Halley Sperry Van Ness	All	TBD	Purchase	Yes 9-7-12	9-7-12: Carson called to inform us he will be submitting an offer to purchase on behalf of a developer on 9/10 or 9/11.
JS	CRC Health	Jennifer Medak Norris Beggs Simpson	10,000	N/A	Lease	Yes 8-23-12	9-18-12: Spoke to Jennifer today and she said CRC Health is still considering this location
JS	Wilsonville Law Firm	Steve Martin Quality First Commercial	10,000	1Q13	Purchase	Yes 8-15-12	8-15-12: Pretoured the property with their broker and hope to have 2ndary tour in the coming weeks.
JS	Pathfinder Logistics	Michelle Franceschi Grubb Ellis Eric Haskins JLL	5,000-10,000	Immediate	Purchase	Yes Multiple Tours	8-14-12: Talked with Michelle. There is still limited interest, but decision maker is moving slowly.
JS	Undisclosed	John Gibson Keller Williams	12,930	N/A	Purchase	Yes 8-3-12	8-4-12: Minor interest from the tour. At this point focused on other locations.
JS	Equilibrium Capital	Josh Schweitz Kidder Mathews	12,930	Flexible	Purchase	Yes 8-2-12	8-3-12: There is still interest in this at a later date, but focused on another property for now. This may circle back around.
TP	Undisclosed	Joshua J. Schwartz KM	10,000- 200,000	TBD	Lease/Buy	No	11-1-12: Responded to vertical email with flyer and invitation to tour.
TP	Dee J Wolfe	None	Unknown	Unknown	Unknown	No	11-1-12: Cold call to Dee. He has been in same location for 20 years and not moving.
JS	Paulson Coletti Trial Lawyers	None	Unknown	Unknown	Unknown	No	10-29-12: Left a VM for Charles.
KJ	Bee Line Group	None	Unknown	Unknown	Unknown	No	10-28-12: Spoke to Gary no need for new location at this time.
TP	Arrive Staffing	None	Unknown	Unknown	Unknown	No	10-11-12: Cold call to Lisa. They have no space needs now.
TP	Bradshaw Advertising	None	Unknown	Unknown	Unknown	No	10-10-12: Cold call to Barbera. No immediate space needs.
TP	Serp's	None	3,000	Unknown	Unknown	No	10-9-12: Cold call to Scott. No immediate needs.
JS	Mon Media	Mary Sells (no broker) 503-720-3815	All	TBD	Buy	No	10-10-12: Received phone inquiry, discussed property briefly, waiting for call back from Mary..
JS	Hasson Company	Lauren (no broker) 503-348-0536	All	TBD	Buy	No	10-10-12: Received phone inquiry from Lauren, discussed property and forwarded information. 10-11-12: Tried to schedule tour, but LL's put on hold.
JS	Harsch	Tracy Knofczynski Century 21	All	TBD	Purchase	No	10-8-12: Responded to an email from Tracy.
JS	Harsch	Steve Rosell Harsch	Any size	Immediate	Purchase	No	10-3-12: Presented building to Steve. Harsch is looking for building for Jordan Scritzer's art gallery.
KJ	Undisclosed	Niall Travers Matt Newstrom Cresa	10,000	TBD	Lease	Yes	10-3-12: Out in the market looking for lease options.
TP	Undisclosed	Andrew Rosengarten Jones Lang LaSalle	9,000-11,000	Flexible	Lease	No	10-3-12: Out in the market looking for lease options.

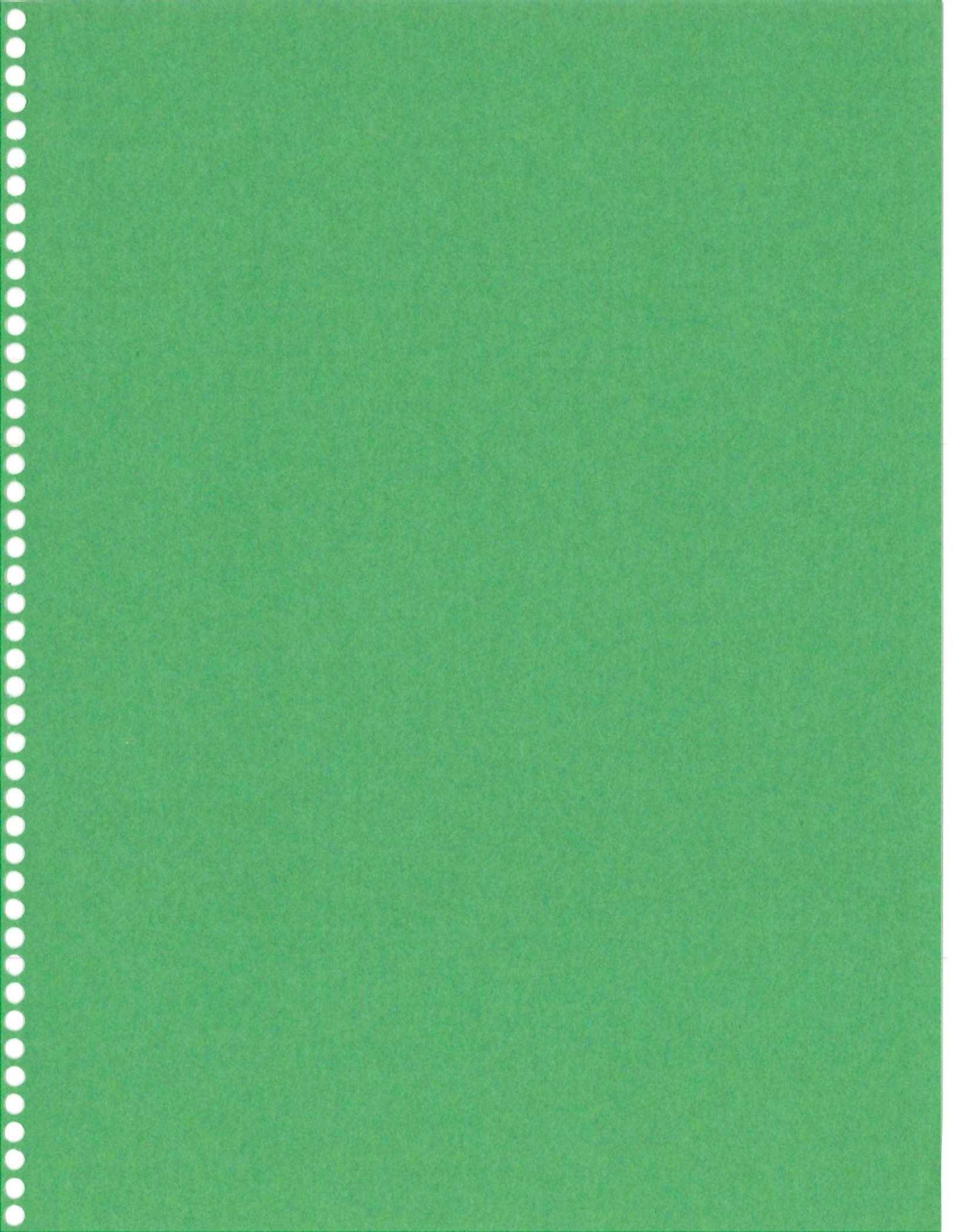
TP	Undisclosed	Doug Deurwaarder Cushman & Wakefield	6,000-6,000	Immediate	Lease	No	10-3-12: Out in the market looking for lease options.
TP	Fritz Maritime Agencies	None	Unknown	2015	TBD	No	9-27-12: Company's Lease expires in 2015. May be interested looking at other properties.
JS	Psychologist	Craig LaMantain Keller Williams	All	TBD	Buy	No	9-24-12: Responded to vertical email with flyer and invitation to tour.
TP	MIG	None	Unknown	2013	TBD	No	9-26-12: Spoke to MIG about their space needs.
TP	Tech Company	Josh Williams Colliers	9,000-15,000	TBD	TBD	No	9-25-12: Responded to vertical email with flyer and invitation to tour.
JS	Undisclosed	Scott Elliott Macadam Forbes	All	TBD	TBD	No	9-20-12: Responded to vertical email with flyer and invitation to tour.
KJ	Framsoccer	Undisclosed	5,000-10,000	TBD	TBD	No	9-17-12: Received a sign call from Robble and emailed him our marketing flyer and invitation to tour.
JS	Undisclosed	Christina Flinn	10,000-15,000	TBD	TBD	No	9-15-12: Responded to vertical email with flyer and invitation to tour.
JS	Dentist	Miké Mosar Coldwell Banker	TBD	TBD	TBD	No	9-5-12: Responded to vertical email with flyer and invitation to tour.
KJ	Undisclosed	Charlie Floberg NBS	5,000-10,000	2012-2013	TBD	No	8-24-12: Responded to broker's email inquiry with flyer and invitation to tour. Tenant looking for close-in with good public transport.
JS	Undisclosed Creative Consultancy Firm	Eric Turner Cresa	TBD	TBD	TBD	No	8-23-12: Responded to vertical email with flyer and invitation to tour.
JS	Undisclosed Creative Company	Paul Andrews Melvin Mark	TBD	TBD	TBD	No	8-20-12: Creative company looking to purchase. Emailed flyer with invitation to tour, but different requirement than his SE.
KJ	Undisclosed	Mark Watson Cushman & Wakefield	All	TBD	TBD	No	8-15-12: Responded to broker's email inquiry with flyer and invitation to tour.
KJ	Mark Edlan	Ramona Harrington Oregon Commercial	12,930	N/A	Purchase	No	8-15-12: Potential development.
KJ	Developer	Hugh Hoyt Sperry Van Ness	10,000	N/A	Purchase	No	8-14-12: A developer and that the interest would also include wanting the adjacent parking lot owned by Susan Harris.
JS	Undisclosed	John Kohnstamm Capacity Commercial	10,000	N/A	Purchase	No	8-8-12: Responded to email inquiry looking for close in event and meeting space with flyer and invitation to tour.
JS	Undisclosed	Peter Andrews Melvin Mark	7,500-13,000	Immediate	Purchase	No	7-26-12: Emailed Peter in response to vertical email. Client looking primarily in SE.
KJ	Undisclosed	Greg Hume Hume Meyers	10,000	TBD	Purchase	No	7/23/2012: Shared marketing materials for his purchase requirement of a building on the fringe of downtown.
KJ	Undisclosed	Brandon O'Leary Kidder Mathews	10,000	Immediate	Purchase	No	7-20-12: Responded to Brandon's broadcast requirement for buyer.
JS	Undisclosed	Mark Jerulli JerulliCo LLC	10,000	Immediate	TBD	No	7-9-12: Responded to email from Mark with flyer and invitation to tour.
KJ	Undisclosed	Missy Tiedemann Colliers International	5,000	Immediate	Buy or Lease	No	7-9-12: Shared marketing flyer with Missy regardless of her size requirement being smaller, since our pricing may be enough to offset competing smaller spaces.
JS	Undisclosed Creative Company	Eric Haskins JLL	10-15,000	TBD	TBD	No	7-4-12: Responded to Eric's requirement for creative space with flyer and invitation to tour.
KJ	Courtner Williams 303.981.8572	None	All	Undisclosed	TBD	No	7-1-12: Responded to Courtney's inquiring through the Kidder Mathews answering service. Spoke to her briefly about the property and she said she will call back if she has further interest.
JS	WDC Properties	Patrick McNulty	All	Undisclosed	Purchase	Yes	6-29-12: Toured with Patrick McNulty - mild interest.
JS	Undisclosed	Richard Ford R.C. Ford & Company	All	Undisclosed	Purchase	No	6-25-12: Sent flyer and invitation to tour in response to Vertical Email.
JS	?	?	All	Undisclosed	Purchase	Yes	6-6-12: Toured with _____.

KJ	Undisclosed	Eric Turner Cresa	5,000-10,000	TBD	Purchase or Lease	No	6-12-12: Responded to Eric's requirement for 5000sf of office and 5000sf of storage.
KJ	Trammell Crow	John Stirek (not a broker)	All	TBD	Purchase	No	6-1-12: I brought the site up to John when he learned the Who Song site is already tied up. He's looking for property to develop apartments.
JS	Undisclosed	Craig Reinhart CRESA	5,000-10,000	Undisclosed	Purchase	No	6-1-12: Responded to Vertical Email with flyer and invitation to tour.
JS	Dave Chen	Josh Schweitz Kidder Mathews	All	Undisclosed	Purchase	Yes	5-31-12: Second tour with Dave Chen. Mild interest.
JS	Undisclosed	Sean McCarthy Kidder Mathews	8,000-10,000	Undisclosed	Lease/Buy	No	5-27-12: Responded to broker inquiry for Close-In office / showroom space with flyer & invitation to tour.
JS	Developer	Kara Rumboldt RE	All	--	Purchase	No	4-23-12: Called - said to call if it falls out of contract.
KJ/JS	School	Brad Christiansen Colliers International	All	Soon	Purchase	Yes 1/18 & 2/2	2-2-12: Toured once with client, and second time with contractor.
Josh	Undisclosed	Eli Hayworth	3,000-5,000	Undisclosed	Purchase	No	12-14-11: Sign call for owner used building for client.
Kevin	Undisclosed	Peter Andrews Melvin Mark	15,000-20,000 SF	Flexible	Purchase	No	11-29-11: Responded to broker requirement for buyer in need of building near CBC and close to mass transit and parking.
Josh	Undisclosed Consulting Group	Brad Carnese Cushman & Wakefield	All	Flexible	3-5yrs	No	11-8-11: Received call from Chris inquiring into the condition of the building for possible tenant. Emailed him our marketing material.
Kevin	Undisclosed	Chris Eisenbach CRESA	All	Flexible	3-5yrs	No	11-8-11: Received call from Chris inquiring into the condition of the building for possible tenant. Emailed him our marketing material.
Josh	Undisclosed	Denis Koga Self represented.	All	Flexible	Purchase	Yes 10/4/11	11-7-11: Toured last week. Undisclosed Investment Firm looking for a new home.
							11-10-11: Emailed owners the last quarter's market statistics report, per Marie's request.
Kevin	Phil Morford (Developer)	None	All	Flexible	Purchase	No	10-21-11: Received inquiry about the property from a potential buyer/developer.
Kevin	Undisclosed	Brian Owendoff Capacity Commercial	All	Flexible	Purchase	Yes	10-13-11: Had our second meeting and Brian presented the total financial and development program. Agreed to pause for a week or two while Mark is on vacation, and while Brian collects more interested investors.
Kevin	Self	J. Dennis representing self	All	Flexible	Purchase	NO	9-22-11: Responded to caller with marketing flyer.
Kevin	Undisclosed	Tod Vandomelan Norris & Stevens	All	Flexible	Purchase	Yes	10-6-11: Todd emailed to confirm if the building is still available.
Josh	UpBlyss Chiropractic	Crystal	1,500- 2,000 SF	Undisclosed	Undisclosed	No	8-22-11: Sent flyer and space plans to Crystal on possible options in the market to buy.
Josh	Stolowitz Ford Cowger	Ben McInnis Benco Co.	All	Flexible	Purchase	Yes 9/16/11	9-19-11: Toured and minor interest.
Kevin	Vulnerable Properties	Craig Kelly Venerable Properties	All	Soon	Purchase	No	8-29-11: Craig called to confirm if site is still available. Sent him marketing information and invitation to tour.
Kevin	Private Developer (Sasha)	Will Wright William Wright Assoc.	All	Soon	Purchase	Yes 8/16	8-16-11: Investor and architect partners toured and are contemplating thoughts about conversion to mixed use.
Kevin	CE John	Joe DeJager Kidder Mathews	All	Soon	Purchase	No	7-8-11: Received inquiry call from Joe. Notified him we are going under contract with different party but encouraged him to make back up offer.
Josh	Undisclosed	Mark Friel Pacific Real Estate	Unknown	Unknown	Unknown	No	6-1-11: Phone call from Mark. Emailed marketing flyer.
Kevin/ Josh	LOA Partnership	Jeff Falconer Capacity Commercial	All	Soon	Purchase	Yes Multiple times	4-25-11: PURCHASE OFFER RECEIVED. Close to being in Escrow.

Josh/ Kevin	N/A	Nathan Sasaki	20,000	N/A	2 years	Yes 5/11	5-30-11: Nathan says his client is interested in making an offer around \$1.2M on a Seller contract. We notified him we have a PSA draft out for signature and that if he decides to submit a back up offer it will need to be considerably higher than \$1.2M (on a short term contract).
Kevin	Mark Henry	None	All	Soon	Purchase	No	5-5-11: Called for information. Sent him marketing package but did not hear back.
Kevin/ Josh	Jodi Stahancyk	John Medak Norris Beggs & S Impson	All	Soon	Purchase	Yes Multiple times	5-3-11: Should hear shortly if they're going to make an offer. We have notified them they have one day before we need to respond to another party.
Josh	N/A	N/A	N/A	N/A	N/A	N/A	5-3-11: Sign call from Nora 503-422-2582, gave info no phone call.
Kevin	None	Lindsay Murphy Apex	8,000	1Q12	3-5 Years	No	4-25-11: Responded to her vertical email requirement with marketing flyer and invitation to tour.
Josh	None	None	N/A	N/A	N/A	N/A	4-25-11: Sign call from Catlin Condin (or Kyle?) Inquiring about month-to-month rental on Parking Space. 503-740-9116
Josh	N/A	Mark Minnis	10,000	N/A	Purchase	No	4-20-11: Mark called to inquire about building, gave information.
Kevin/ Josh	Mark Crandall	Mark Crandall for himself	10,000	ASAP/1031	Purchase	No	4-15-11: He called to find out if this is an investment property with existing income as he's got 2.3M 1031 to deal with. No interest once he learned it's a vacant building.
Josh	Matt Kaplan Brenad Dummligan	Kevin Joshi Kidder Mathews	10,000- 20,000	Prior to Aug 2011.	Purchase	Yes 3/22/11	3-22-11: Buyer interested in a law firm location but feels this building is more of a project than they want to take on.
Josh	N/A	Tod Vandomelan Norris & Stevens	10,000- 20,000	N/A	Purchase	Yes 3/14/11	3-14-11: Toured Todd and his client who is interested in creating a live work project. Broker says there is strong interest and he'll know by w/o 4/11/11 if they'll make an offer.
Josh	N/A	Tom Hendrickson Broker	10,000- 20,000	N/A	Purchase	No	3-8-11: Emailed flyer and space plans to Tom for his buyer requirement. Looking CBD, NW, Macadam, or Close-in Eastside.
							3-7-11: Vertical Email broadcast sent to entire office brokerage community (over 200 brokers) with color marketing flyer.
Josh	N/A	Alex Hughes Debbie Thomas R.E.	2-3,000	N/A	Lease	No	2-28-11: Inquiry from Alex about a lease scenario. Emailed him flyer and space plans.
Kevin	N/A	Andrew Rosengarten	10,000	Soon	Purchase	No	2-25-11: Responded to Andrew's requirement for an owner user building located in the NE Portland or Vancouver area. Andrew said says our location not close enough.
Josh	N/A	Mike Holzgang Colliers	10,000	N/A	Purchase	Yes 2/11/11	2-9-11: Set up tour of the building for 2-11-11.
Kevin	N/A	Jeff Falconer Capacity Commercial	N/A	Soon	Purchase	No	1-31-11: Responded to broker request for marketing information. Also followed up on 2/6/11 for feedback and awaiting return message.
Kevin	N/A	Brandon Slater CBRE	N/A	Soon	Purchase	No	1-31-11: Responded to broker with color marketing materials and an invitation to tour.
Josh	N/A	Peter Andres Jim Mark Paul Andrews Melvin Mark	10,000	Flexible	Purchase	Yes 1-31-11	1-31-11: Toured Peter, Jim and Paul, all brokers through the building. They did a preview for their client.
Kevin	N/A	Mark Friel Pacific Real Estate	16,000	Soon	Purchase	No	1-20-11: Responded to Mark's request for sale details and building condition details.
							1-20-11: Sent Listing Activity Report to the Landlord.
Kevin	N/A	Jake Haas	17,500	Soon	Purchase	No	1-23-11: Responded to broker's vertical email requirement with color marketing materials and an invitation to tour.

Josh	Wine Compnay	Nathan Sasaki Apex Real Estate	10,000	Flexible	Purchase	Yes 1/12/11	1/16/11; Followed up and the building is a little too big for client. May be interested in buying and renting out excess space.
Josh	Optimazation Technologies	Rennie Dunn Apex R.E.	10,000	May-11	Purchase	Yes 1/13/11	1/15/11: Toured Rennie and client, currently located in Beaverton. Followed up and found another building that fits perfectly.
Kevin	Mortgage Company	Will Wright	Building	Soon	Purchase	Yes	Toured 1/13 and their appears to be good interest. They are going to give a purchase further thought.
							W/O 1-17-11: Vertical Email broadcast sent to entire office brokerage community (over 200 brokers) with color marketing flyer.
Kevin	Law Firm	Don Mele MTWRE	N/A	N/A	Purchase	Yes	Toured 10/26, a second time on 10/29, and a third time 11/4. LOI sent to broker on 11/24.
Kevin	Eric Jacobsen	None	N/A	N/A	Purchase	Yes	Emailed flyer asking if he'd like to consider purchasing the building. Responded with interest. Toured building on 10/22. Continuing to follow up.
Kevin	N/A	Ben McInnis Benco Co.	6000-10000	Flexible	Purchase	No	1/15 - Responded to vertical email requirement with color flyer and invitation to tour his client through the building. He says his client wants to stay in the downtown core.
Josh	N/A	Nathan Sasaki Apex	N/A	N/A	Purchase	No	12/15/10: Received phone call from broker and gave information.
Josh	N/A	John Gibson Colliers	N/A	N/A	Purchase	No	Received phone call from broker and gave information.
KJ/JS	OakTree Digital	Mike Thomas Colliers	5,000 +/-	4/1/11	Lease 5 year term	Yes 9/17/10	Toured and followed up. Interested in lease options but the building is not the right layout.
KJ/JS	N/A	Craig Kelly Venerable Properties	N/A	N/A	Purchase	No	Responded to Vertical Email on 10/19/10 with flyer. Sent flyer on 10/29/10 in response to conversation.
Kevin	N/A	Jim Bourdin RE Invest Group	N/A	N/A	Purchase	No	Sent flyer on 10/26.
Kevin	Executive Suite	None	N/A	N/A	Purchase	Yes 10/22/10	
Kevin	N/A	Mike Diamond RE Invest Group	N/A	N/A	Purchase	No	Sent flyer on 10/18/10 in response to phone call.
Josh	Phillip Latimer 360.241.8644	None	Parking Lot	N/A	Lease N/A term	Yes	Wants to lease parking lot for business. Last spoke on 10/15.
Kevin	Web Radio	Andy Wilks	Building	N/A	urchase or lease	Yes	Toured 10/15 for second time. Need an event area. Not picturing it in this building. Still on the list.
Josh	N/A	Mike Wells Cresa	10-15,000	mid '11	Purchase	No	Responded 10/12/10 to Vertical Email requirement with flyer.
Josh	Benjamin Simms	None	N/A	N/A	Purchase	No	Sign call from Benjamin. 503-957-5521. Left voicemail with information on property.
	N/A buyer	Craig Stockridge	N/A	N/A	Purchase	No	Emailed information on 10/6 in response to phone call.
Kevin	N/A buyer	Brad Christianson	N/A	N/A	Purchase	No	Called for information.
	AI / Owner of Burnside Property	None	N/A	N/A	Purchase	No	Called and gave information on our building for sale 9/28/10. Not interested in new property at this time, but may be in 6 months.
Kevin	Mark La Noue	Mark La Noue	N/A	N/A	Purchase	No	Made an unsolicited proposal to Mark to consider touring the building. He has a group of partners who likes to find "project" buildings.
Josh	N/A	Kyle Bertelson Alliance	N/A	N/A	Purchase	No	Kyle indicated might have interest in seeing building. Sent follow up email with flyer on 9/7/10.
Kevin	Bob Naito	None	Any	Any	Purchase	No	Spoke to Bob about buying the building as an investment to lease. He is looking the flyer over and will let us know if he has any interest in seeing.
Josh	Kyle Bertelson	None	N/A	N/A	N/A	No	Local developer. Not likely.
KJ/JS	GNSA	Scott Madsen Capacity Commercial	13,000	2nd Q 11	3-5 years	Yes	Requested a proposal, but too far apart in terms. Did not respond.

Kevin	Henneberry Eddy Architects	None	10,000	N/A	N/A	No	Emailed flyer and floor plans to Tim Eddy. Believes there would be too much work involved to make the building work for their needs.
Kevin	N/A	DJ Driscoll Capacity	10,000	N/A	N/A	No	Responded 9/21/10 to vertical email requirement with marketing flyer. Could not get a response back.
Kevin	N/A	Denise Razzelo Norris & Stevens	6-10,000	N/A	N/A	No	Responded 9/24/10 to vertical email requirement with marketing flyer. Could not get a response back.
Kevin	N/A	Mert Meeker MBM Properties	N/A	N/A	N/A	No	Followed up 9/20/10 on request for flyer. They prefer core Pearl area.
Kevin	N/A	Sandra McLeod Commonwealth	N/A	N/A	N/A	No	Responded 8/31/10 to vertical email requirement with marketing flyer. Awaiting response.
Kevin	N/A	Mike Thomas Colliers	5,000	N/A	N/A	No	Responded to Mike's inquiry into the building for 5000 SF, and spoke to him as a follow up. No response back now.
Kevin	N/A	John Gibson Colliers	All	Soon	N/A	No	Toured John and his client, but they decided not to make an offer.
Kevin	Kerry Ferrel	None	N/A	N/A	N/A	No	Returned his voicemail and am awaiting a call back to discuss his interests. 267.5650 is his phone. Never called us back.
Kevin	N/A	Nathan Sasaki Apex	15,000	N/A	N/A	No	Responded 8/30/10 to vertical email requirement with marketing flyer. Could not get a response back.
Kevin	N/A	Nathan Sasaki Apex	10-15,000	Flexible	N/A	No	Responded 8/30/10 to vertical email requirement with marketing flyer. Could not get a response back.
Kevin	N/A	Lindsay Murphy Apex	9-10,000	N/A	1-3 years	No	Responded 8/30/10 to vertical email requirement with marketing flyer. Could not get a response back.
Kevin	Local Engineering Firm	Jake Lancaster Grubb & Ellis	6,500-8,000	Soon	N/A	No	Responded 8/30/10 to vertical email requirement with marketing flyer. Could not get a response back.
Kevin	N/A	Matthew Johnson	6-8,000	2Q11	N/A	No	Responded 8/30/10 to vertical email requirement with marketing flyer. Could not get a response back.
Kevin	N/A	Charlie Brayman	5-10,000	N/A	N/A	No	Responded 8/30/10 to vertical email requirement with marketing flyer. Could not get a response back.
Kevin	N/A	Greg Gonzalez Grubb & Ellis	4,000	Soon	N/A	No	Responded 8/30/10 to vertical email requirement with marketing flyer. Could not get a response back.



Listing Activity Notes

One SW Columbia
950
Portland, OR 97258



Contact

Mark O'Donnell / Tim Ramis

LISTING - 1727 NW Hoyt (Sale)

10-13-08 to 10-7-09

Notes

Date	Time	Regarding
10/7/2009	11:10 AM	Emailed marketing flyer to Erik Floberg with C&R real estate. Erik has a client looking for immediate space of 5,000 SF close-in eastside, CBD, or NW. Needs a 2 to 4 year deal.
10/6/2009	2:30 PM	Call with and sent info to Chris Raymond, Attorney looking for buildings to purchase. Group is a law firm in Portland and Seattle in the beginning stages of looking for buildings to purchase. Will follow up.
10/5/2009	6:29 PM	Talked with Brian Wise with Hume Meyers. His client looking for 5,500 SF in NW is for lease only and will not consider a purchase option. Our building is too big for lease.
9/29/2009	10:23 AM	Brian called on building and gave him information. Momentum Market Intelligence is in the market with Brian Wise looking for 5,500 SF.
9/22/2009	1:38 PM	Responded to Steve Marcy of Macadam Forbes for his 12,000-18,000 SF office requirement for a financial firm wanting occupancy by 2Q10.
9/18/2009	10:39 AM	Tour with Jim B, Larry Plumb's architect developer to see if the building could work for Larry's needs.
9/10/2009	10:40 AM	Tour with my client Larry Plumb owner of Wealth Strategies in Johns Landing. Larry like the building and wants his architect to get through.
9/8/2009	1:11 PM	Emailed flyer to Doug Deurwaarder with Cushman & Wakefield. His client is looking for 7,000 SF to purchase close to Good Sam or St. Vincent's.
9/8/2009	9:24 AM	Emailed marketing flyer to Brian Wise with Hume Meyers. Brian's client is looking for 12,000 to 16,000 SF of space in the CBD or NW Portland.
9/4/2009	4:44 PM	Responded to Greg Gonzalez' client buyer requirement for up to 2000 SF (for own owner-user purposes). Will spend up to \$3.5M for larger buildings which are leasable.
8/27/2009	11:05 AM	Gave information to Ryan Pennington with Colliers. Has a few users in NW that is looking for space. Will let us know if there is further interest.
8/26/2009	10:15 AM	Gave information to Mark Frasier with GVAKM representing Sockeye Creative, looking for 7,000 SF of space in NW.
8/11/2009	8:46 AM	Followed up with Portland Dermatology. At this time hired Rich Ford to look for lease opportunities for sale. Our building will stay in consideration, but unlikely.
8/5/2009	8:47 AM	Sent vertical email out to over 250 brokers with the new marketed rate.
7/17/2009	10:23 AM	Emailed marketing flyer to Doug Deurwaarder with Cushman and Wakefield. His client is looking for buildings to buy in NW out to Sunset Corridor.
7/13/2009	4:30 PM	Received call from Denis Razetto of Norris and Stevens. She wanted marketing information to present to a potential interested buying party.
7/13/2009	12:00 PM	Toured Sara Daly and her school operation client through the building. They think it will be a tough building to work their required build-outs around.
6/29/2009	1:32 PM	Received inquiry from Matt Dodd (NB&S) regarding a possible tour tomorrow. We let him know we're available even on short notice as they're planning to do some drive-bys.
6/25/2009	4:14 PM	Left voicemail for Stan Tritico? from a sign call. Left information in his voicemail inbox.
6/23/2009	12:54 PM	Spoke to Tim Ramis to remind him we need to get the signed listing agreement renewal back...to appease our Principal Broker. He said he'd jump on it with Mark shortly.
6/22/2009	2:06 PM	Emailed marketing flyer to Sandra McLeod. Client will be touring this week for lease and sale options.
6/18/2009	12:52 PM	Responded to Pamela Adams (Colliers) buyer requirement for close-in SW/NW owner-user building opportunities. Sent color marketing materials and will follow up with a call tomorrow.

Listing Activity Notes

One SW Columbia
950
Portland, OR 97258



6/17/2009	3:09 PM	Matt Dodd has confirmed that his client should be touring the property on June 30th.
6/17/2009	8:52 AM	Emailed marketing flyer to Matt Dodd, Norris Beggs and Simpson. Client is looking for purchase options in Portland.
6/16/2009	6:32 PM	Responded to Zach Francis for his 10000-20000 SF office buyer requirement in close-in Portland. Sent color marketing materials.
6/15/2009	11:31 AM	Responded to Zina Hollan (Hume Meyers) for her 12,000-20,000 SF office buyer requirement for a professional services firm. Sent color marketing materials and will follow up with phone call tomorrow.
6/11/2009	12:45 PM	Emailed the marketing flyer to Don Jacobs, a sign call looking for lease options. He is one attorney looking for space.
6/5/2009	3:23 PM	Emailed marketing flyer to Pamela Adams, Grubb and Ellis. Client is looking for 8 to 10,000 SF for lease with a server room in CBD or NW.
6/5/2009	2:59 PM	Emailed marketing flyer to Brian Wise, Hume Meyers. His client is looking for 10 to 12,000 SF with 20 privates in the CBD for lease.
6/3/2009	4:29 PM	Shared marketing materials with Brian Wise of Hume Meyers for his 12,000-20,000 SF office building buyer requirement.
5/22/2009	10:38 AM	Phone call from Jeff Geisler. Left a voicemail and asked to shoot a property flyer to his email. Did not leave a phone number. Emailed marketing flyer.
5/22/2009	8:18 AM	Emailed our marketing flyer to Pre1 Software, Josh' client in Albers Mill. Space may be a bit big, but enough interest to possibly tour.
5/19/2009	2:22 PM	Confirmed tour with Mark Fraser for his client Hagglund Kelley. We will tour them tomorrow afternoon!
5/11/2009	4:19 PM	Emailed marketing flyer to Merle Reasor. He has two dentist clients looking to team up and buy a building in NW or Close-In to the CBD. Each dentist needs 2,500 SF.
5/6/2009	12:05 PM	Emailed the flyer and talked at length with Acosh with Marcus & Millichap out of Seattle. Acosh will be forwarding our flyer to his client, look in for 6,000 to 7,000 SF to use for themselves.
5/4/2009	11:20 PM	Shared SBA lender contacts with Mark Fraser who is representing a legal group that is considering the building.
5/2/2009	3:00 PM	SENT VERTICAL EMAIL TO OVER 200 PORTLAND AREA COMMERCIAL BROKERS (with color marketing materials).
4/24/2009	3:44 PM	Sign call from Robert B. I sent him information, but only needs 1,000 SF of office space for his psychology practice.
4/22/2009	6:06 PM	Followed up with both Brian Allen, with Windermere and Portland Dermatology to see if they still had interest in purchasing the building. Will update as soon as we know more.
4/22/2009	5:44 PM	Had a conversation at length with Rennie Dunn, with Apex Real Estate Partners about the building for some of Apex's potential clients.
4/13/2009	12:42 PM	Toured Portland Dermatology through the building and their contractor. Interested in purchasing and renovating the building for their clinic requirement.
4/10/2009	4:40 PM	Responded with marketing materials to Doug Bean his 3000-20,000 SF building buyer for Pearl/CBD or Johns Landing.
4/9/2009	10:21 AM	Gave marketing information to Rob with Capacity Commercial. He has a client looking for purchase opportunities. Client needs 4,000 SF for their own use and looking to lease out remaining space of any building they purchase.
4/9/2009	10:20 AM	Emailed marketing flyer to Matt. He is looking for buildings to purchase for a comedy club. New Venture in Portland.
4/8/2009	1:41 PM	Spoke to Steve Hagan/Windermere and he said the owners definitely have interest.
4/8/2009	1:19 PM	Responded to Mark Fraser's buyer requirement for a small building in CBD or close in Portland.

Listing Activity Notes

One SW Columbia
950
Portland, OR 97258



4/8/2009	12:42 PM	Spoke with Jake Lancaster, with Grubb & Ellis, about a law firm he is working with. they are looking for inexpensive for lease options in the CBD or NW.
3/31/2009	3:02 PM	Emailed marketing flyer to Charles Safely and Tom Fellman at CBRE. They have a client looking close for a 6000 to 10,000 SF building to by close-in. Prefer Johns Landing or Barbur, but will consider other locations.
3/29/2009	7:39 PM	Received Inquiry from Steve Hagan of Windermere with several questions. Answered each of them in email and will follow up Monday to see if they'd like to tour the building.
3/27/2009	1:00 PM	Toured Brian Allen and Steve Hagan with Windermere through the building again today.
3/27/2009	11:16 AM	Responded to Robb Hamm (Capacity Commercial) regarding his buyer requirement for 6000-20000 SF buildings in close-in Portland.
3/25/2009	2:08 PM	Emailed marketing flyer to Mike Nye, Capacity Commercial. His client is looking for 9 to 12,000 SF for lease in the Pearl District.
3/25/2009	1:56 PM	Toured with Brian Allen, from Windermere. He was interested in touring the building to purchase for himself.
3/23/2009	1:47 PM	Phone call from Brian with Windermere. 503.314.3000 Last minute tour set up for Today.
3/20/2009	10:44 AM	We called Steve Zwierzynski back to see if he has any further interest in the building after getting our flyer materials. He said the building is too large and too expensive. He's looking for something more in the 3000-5000 SF size.
3/18/2009	2:46 PM	Sending information to Hansen Hunter, CPAs. Currently on Nimbus in Beaverton. Will be subleasing their space and if sublet, will be looking for buildings to purchase.
3/17/2009	2:45 PM	Spoke with Brad Christenson, Colliers and gave him info on the building. He is forwarding the flyer to a client to see if they are interested in purchasing the building.
3/16/2009	2:11 PM	Received call from Steve Zwierzynski 503.223.6741 who is not a broker and is calling out of his own interest. Said he would think about things and call back if there's interest in a tour.
3/12/2009	4:30 PM	Responded to Duane Randall (Prudential) for his medical office building buyer in NW. (503)481-3161
3/11/2009	4:59 PM	Responded to Pamela Adams (Colliers) for her interest in building for sale in NW
3/10/2009	1:09 PM	Emailed marketing flyer to Larry Sokol. Larry is looking for buildings to purchase for his son's photography studio.
3/9/2009	1:11 PM	Sent information to Raymond Duchek with CBRE. Raymond has an out of town buyer, looking for about 8,000 SF. Would prefer something with good visibility and easy access in and out.
3/8/2009	9:51 AM	Sent Vertical email with color marketing brochure to over 250 area office brokers..
3/2/2009	1:09 PM	Emailed marketing flyer to Jim Davis. Local owner of buildings looking for another building to purchase close in eastside or westside for some of his clients.
2/24/2009	1:12 PM	Emailed updated flyer to Molly Mink Liston. Has a potential client interested in a lease with option to purchase.
2/9/2009	11:39 AM	Spoke with Jan Botcher, CBRE. She has two 3,000 SF Tenants, that would like to be side by side. Gave her information.
2/5/2009	3:08 PM	Responded to Jordan Samjee's requirement for an approx \$2M office building.
2/5/2009	12:47 PM	Spoke to Eric Jacobsen last night at the Duck's Signing Day party. He said he'd like to visit the building again and look into a possible partnership scenario with the owners on an executive suites operation.
2/5/2009	12:16 PM	Received voicemail from Nathan Sasaki who is interested in revisiting a possible purchase.
1/15/2009	11:34 AM	Shared marketing information with Mike Nye for his 10,000 SF buyer requirement.
1/9/2009	10:21 AM	Shared information with Eric Turner who called about a buyer he is representing that is motivated. He is going to try to get a tour scheduled for next week.
12/19/2008	10:30 AM	Toured Tim Mitchell of HARCH Investment (Schnitzer) through the building. Don't think the building is going to work as it's apparent they're looking for something larger, and ideally on a single floor.
12/18/2008	2:35 PM	Vertical email with marketing information sent to over 250 commercial office brokers in the Portland area.

Listing Activity Notes

One SW Columbia
950
Portland, OR 97258



12/16/2008	9:40 AM	Sent Brandon O'leary marketing flyer for potential buyer looking for 10,000 SF. May want to tour the following week. Brandon is working on his list of properties.
12/15/2008	9:33 AM	Tour changed to Friday the 19th with Tim Mitchell due to weather.
12/12/2008	9:32 AM	Tour set up with Tim Mitchell and Wendy for Monday the 15th as a back up.
12/10/2008	4:15 PM	Responded to Terry Ward's 10,000 SF bldg requirement for SE Portland. Thought we would see if they might consider NW Portland as well.
12/4/2008	12:05 PM	Emailed marketing flyer again to Mike Diamond. Client is looking for 7 to 8,000 SF office Condo to buy in NW.
12/3/2008	3:04 PM	Responded to Buck Reasor's requirement for a \$2M live/work Buyer.
12/2/2008	3:48 PM	Responded to Mike Diamond's 8000 SF user requirement to purchase. Ideally wants to be close to the Pearl.
11/26/2008	10:18 AM	Received an LOI counter offer document from Oregon Health System's Reuel Fish.
11/24/2008	10:16 AM	Forwarded a Response To LOI to Oregon Health Systems.
11/17/2008	6:36 PM	Left Mark Watson a voicemail about Kivel and Howard but heard nothing back. Deal interest is probably dead.
11/17/2008	6:35 PM	Confirmed details with Oregon Health Systems' broker, and with Mark O'Donnel. Mark has talked to Tim but wants to have another discussion before making a decision on how to respond.
11/11/2008	10:14 AM	Met Howard & Kivel's broker, Mark Watson, on site to tour their contractor (John Bradley of R&H Construction) through the building for a quick inspection. Mark says they're getting in position to make an offer.
11/10/2008	12:48 PM	Just received LOI from Reuel Fish for a 5 year lease with an option to purchase.
11/10/2008	11:48 AM	Oregon Health System's broker Michael Kapnick informed us he is preparing a Letter of Intent to Lease with an Option to Purchase.
11/10/2008	10:13 AM	Spoke to owner, Tim Ramis, about the offer from Reuel Fish. He is going to discuss with Mark and then have Mark give us a ring tomorrow.
11/10/2008	10:12 AM	EMAILED OWNERS A LISTING ACTIVITY REPORT
11/5/2008	11:46 AM	Oregon Health Systems hired Toni King & Associates to do some additional inspection work for their potential intended designs. Simona with Toni King & Associates visited the building to do another walk through today.
11/4/2008	3:22 PM	Responded to Dick Levy's event site requirement for a bldg of 6000-12,000 SF.
11/3/2008	1:34 PM	Sent marketing information to Greg Gonzales for his 10,000 SF furniture company requirement.
10/29/2008	10:56 PM	Responded to Don Drake for his insurance office requirement for 2500 SF.
10/23/2008	2:03 PM	Responded to Doug Bean's 4000-20,000 SF Owner User requirement.
10/23/2008	9:52 AM	Emailed Doug Bean marketing flyer. Client looking for close-in buildings to purchase. He also called and said if there was interest he would let us know.
10/22/2008	11:45 AM	Toured Oregon Health Systems (Reuel Fish - owner) with their broker, Michael Kapnick. They're looking for a lease and would also have an interest in pursuing an option to purchase.
10/21/2008	10:03 AM	Toured Aubrey and Paul Schmidt through the building. They own several apartments in the NW area and looked at this as a possible apartment complex. If there was further interest, they will let us know.
10/16/2008	11:54 AM	Toured Howard and Kivel who seemed to show some pretty strong interest in the building. Mark will get back to me with post tour feedback. They are coming out of a 1031 and would have enough for a downpayment (even with a lower LTV).
10/15/2008	3:23 PM	Michael Kapnick of Marcus & Millichap requested marketing information.
10/14/2008	1:10 PM	Emailed marketing flyer to Lori Livingston with Transfer Online. Currently located downtown. Previous conversations is she is interest in purchasing a 10,000 SF building in CBD or NW.
10/14/2008	10:09 AM	Casey Pillegi called back to confirm details for his investor buyer.
10/14/2008	9:50 AM	Tour set with Mark Watson for Thursday with a law firm, Howard and Kivel (currently in the US Bancorp Tower)
10/13/2008	6:27 PM	Sent information to Casey Pillegi who has a \$3M investment buyer.

Listing Activity Notes

One SW Columbia Street
Suite 950
Portland, OR 97258



7-29-08 to 11/10/08

Contact:

Mark O'Donnell / Tim Ramis

LISTING - 1727 NW Hoyt (Sale)

~~12/29/08~~ to 11/10/08

Notes

Date	Time	Regarding
11/10/2008	11:48 AM	Oregon Health System's broker Michael Kapnick informed us he is preparing a Letter of Intent to Lease with an Option to Purchase.
11/5/2008	11:46 AM	Oregon Health Systems hired Toni King & Associates to do some additional inspection work for their potential intended designs. Simona with Toni King & Associates visited the building to do another walk through today.
11/4/2008	3:22 PM	Responded to Dick Levy's event site requirement for a bldg of 6000-12,000 SF.
11/3/2008	1:34 PM	Sent marketing information to Greg Gonzales for his 10,000 SF furniture company requirement.
10/29/2008	10:56 PM	Responded to Don Drake for his insurance office requirement for 2500 SF.
10/23/2008	2:03 PM	Responded to Doug Bean's 4000-20,000 SF Owner User requirement.
10/22/2008	11:45 AM	Toured Oregon Health Systems (Reuel Fish - owner) with their broker, Michael Kapnick. They're looking for a lease and would also have an interest in pursuing an option to purchase.
10/21/2008	10:03 AM	Toured Aubrey and Paul Schmidt through the building. They own several apartments in the NW area and looked at this as a possible apartment complex. If there was further interest, they will let us know.
10/16/2008	11:54 AM	Toured Howard and Kivel who seemed to show some pretty strong interest in the building. Mark will get back to me with post tour feedback. They are coming out of a 1031 and would have enough for a downpayment (even with a lower LTV).
10/15/2008	3:23 PM	Michael Kapnick of Marcus & Milichap requested marketing information.
10/14/2008	1:10 PM	Emailed marketing flyer to Lori Livingston with Transfer Online. Currently located downtown. Previous conversations is she is interest in purchasing a 10,000 SF building in CBD or NW.
10/14/2008	10:09 AM	Casey Pillegl called back to confirm details for his investor buyer.
10/14/2008	9:50 AM	Tour set with Mark Watson for Thursday with a law firm, Howard and Kivel (currently in the US Bancorp Tower)
10/13/2008	6:27 PM	Sent information to Casey Pillegl who has a \$3M investment buyer.
10/7/2008	10:54 AM	Received call from Bob Le Feber about his Education group. They would like to tour the building at 3PM on 10/22.
10/6/2008	10:56 AM	Called and gave information Abigail Daugherty, 503-297-5798. She has client interested in more of true investment opportunities.
10/6/2008	9:08 AM	Emailed marketing flyer to Holly Hummel. Has a client looking for investment opportunities.
10/3/2008	8:57 AM	ACTIVITY LISTING REPORT SENT TO MARK & TIM.
10/3/2008	8:56 AM	Revised Marketing information shared with COLLIERS INTERNATIONAL brokers: *Mike Thomsas *John Gibson
10/3/2008	8:56 AM	Revised Marketing information shared with CB RICHARD ELLIS brokers: *Trevor Kafoury *Jason Greene
10/3/2008	8:55 AM	Revised Marketing information shared with GRUBB & ELLIS brokers: *Dave Hill *Jake Lancaster
10/3/2008	8:55 AM	Revised Marketing information shared with NORRIS BEGGS & SIMPSON brokers: *Chris Johnson *Sean Turley

Listing Activity Notes

One SW Columbia Street
Suite 950
Portland, OR 97258



10/3/2008	8:54 AM	Revised Marketing Information shared with MACADAM FORBES brokers: *Steve Marcy *Greg Burpee *Kevin Vandenbrink
10/2/2008	2:25 PM	Bob Lefeber says the Early Education School group likes our building and has short listed it for a tour.
10/1/2008	3:05 PM	Emailed Erick Jacobson to see if he's still considering purchasing the building.
10/1/2008	3:01 PM	Toured Dale Bernards through the building. He is looking at it as a potential executive suites operation.
9/30/2008	4:09 PM	Justin Walker revealed that his law firm group actually has a year left on their lease before they can move on a purchase.....
9/30/2008	4:08 PM	Called Urban Development Partners back to see if they wanted to tour this week as originally discussed last week. Left voicemail for Eric Cress - 946-3265.
9/30/2008	2:02 PM	VERTICAL EMAIL WITH MARKETING INFORMATION SENT TO OVER 200 BROKERS.
9/25/2008	10:50 AM	Spoke to Justin Walker of Capacity Commercial about his 15,000 SF law firm buyer. He believes they'll want to tour the building next week.
9/24/2008	2:29 PM	Emailed the updated flyer reflecting the revised price of \$2.75 to Eric Jacobsen and Mark Desbrow.
9/19/2008	3:36 PM	Emailed marketing information to Michael Allport, who we sold the building to on NW 15th and Quimby.
9/19/2008	12:24 PM	Eric Jacobson just emailed me back and said he's back from several business trips and finally able to focus on this now. He's going to talk to Mark Desbrow over at OPUS to get some additional feedback, and then get back in touch with us.
9/19/2008	12:04 PM	Eric Cress of Urban Development Partners owns a development company that is interested in purchasing an office building in the area. He contacted me to get more information on our listing and would like to tour it the week after next when he returns from a business trip. eric@udplp.com 946.3265
9/18/2008	5:38 PM	Spoke to Mark O'Donnell about the positioning of the building. Agreed to change advertised ask price to \$2.75M with Seller Provided Financing high. We will now revise marketing materials accordingly and make a new splash across the brokerage community and all listing databases. Also discussed getting the building cleaned up a little more, and the bathroom (odor) issue addressed.
9/16/2008	10:11 AM	Gave information to Keith Young, Cliff Finnell, Lynda Clarke, Bradon O'Leary, and Peter King, GVAKM.
9/10/2008	7:34 PM	Toured Rennie Dunn's environmental company through the building. They felt it was too dark and in need of too much updating.
9/9/2008	12:41 PM	Responded to the following requirement of Bob LeFeber's: Early childhood education provider looking for 7,500-10,000 sf to serve close-in Northwest Portland. Need at least 3,000-4,000 sf on ground floor, 2,500-3,000 sf of outdoor play area and convenient pick-up and drop-off parking. Please contact Bob LeFeber at bob@cra-nw.com < mailto:bob@cra-nw.com >
9/8/2008	9:43 AM	Robert Poe wrote back to say he will be taking his clients on a drive-by of the building to see if the look and area are of further interest before requesting a tour.
9/6/2008	12:03 PM	Sent information to Erick Jacobsen about the nearby ActiveSpace options. He is interested in learning more about the demand for small office spaces, and we were able to confirm only one small office space remains available (meaning there is not a lot of competition out there for small office space providers). Erick's plan to potentially purchase the building for an executive suite operation like he owns in Multnomah seems to be coming along. Mark Desbrow, who is working with him, says they are still penciling things out.
9/6/2008	11:42 AM	Responded to the following broker for a buyer requirement inclusive of a 3-4 story office building in Downtown or NW Portland. Buyer needs about 6000-10000 square feet for own use. Robert H. Poe of Keller Williams 503.924-3446 rpoe@rpoe.com
8/30/2008	10:26 AM	Sent information to Don Mele who represents a buyer looking to purchase an approx 10,000sf building. They are primarily looking in SW, but shared information with them anyway to see if we can entice them with NW.
8/28/2008	8:43 PM	Shared information with Bob Poe of Keller Williams Clackamas for a downtown multi floor office requirement he is representing.

Listing Activity Notes

One SW Columbia Street
Suite 950
Portland, OR 97258



8/28/2008	9:30 AM	Received call from Rennie. He is repping and environmental firm call SWCA Inc, needing approximately 10,000 to lease.
8/27/2008	8:40 PM	Toured Eric Jacobsen through the building, and I believe there is strong interest. He is a developer who has strong success with Executive Suite operations. Just shared building expense information with him and other details relating to the history of the bldg (as he is checking into whether or not he can get historic improvement credits). He was introduced to us through Mark Desbrow.
8/24/2008	3:21 PM	Sent information to Rennie Dunn for his 10000-11000 tenant requirement. Mentioned to him that our ownership will still consider lease but is preferential to sale. Also highlighted the ownership's offer to provide a \$2.5M price under seller provided terms inclusive of a 7% note (should he be able to get his client to pursue a purchase instead of a lease).
8/24/2008	2:56 PM	Shared information with Aaron Taylor of Capacity Commercial for his 8000 SF owner user requirement.
8/24/2008	2:12 PM	Sent information to Ralph Biggalow who has a retailer company looking for a close in location. Told him this location could possibly work for "destination" retail, much like NW Portland's Globe Lighting building. It's somewhat of a longshot, but we'll see shortly.
8/22/2008	2:46 PM	Shared information with one of our clients, Dr. Jeff Tunlick, who is looking for a live/work opportunity for his chiropractic clinic.
8/20/2008	3:53 PM	Sent information to Cole R. with Marcus and Millichap. Has a developer interested in NW sites.
8/19/2008	5:56 PM	Had a long conversation about the building with Opus Northwest as a potential re-dev site for one of their condo or apartment complexes. They feel the site is really most suitable for a scrape and start-new project and can't make it pencil over \$1.2M. Given the disparity in our numbers, we therefore turned the conversation toward other ideas and concepts (which eventually lead to talking about executive suite operations). Our Opus contact actually said he knows an operator and would call one. Shortly after our call, he circled back with us and confirmed their is more interest in learning about the property. We will therefore confirm a time shortly to tour.
8/19/2008	5:37 PM	Gave information to Mark Desbrow with Opus. Mark is going to pass along our information to an executive suite operator, who is a friend of his.
8/19/2008	5:37 PM	Gave information to Kevin Ball, who owns and operates executive suites. Kevin is going to drive by the site.
8/19/2008	5:36 PM	Emailed flyer to Ian Bourne with Bourne Properties, who owns and operates executive suites.
8/19/2008	10:03 AM	Received request for a flyer from a party who called off our sign. His email address is: peter@balancemedicine.com
8/14/2008	6:51 PM	Emailed marketing flyer to David Columbus with Realty Trust. Has a client looking for redevelopment projects.
8/12/2008	1:59 PM	Emailed marketing flyer to Gianna Lupo. She has cash buyer looking for properties to purchase in the Portland Metro area.
8/7/2008	1:16 PM	Toured the building with Ted Anderson. His Client was undisclosed. They thought too much money would have to be put in the building to work for their needs.
8/7/2008	10:23 AM	Shared availability information with Matt Krueger/ Steve Reume at Pacific Real Estate Partners, Jeff Falconer at Capacity Commercial and Joe Beehler at Colliers.
8/6/2008	11:03 AM	Gave information to Colab Architect, as a possible headquarters. Would be interested in the building but has some time left on the lease in their current location.
8/5/2008	9:47 PM	Spoke to John Van Zonnevold about his 8000sf owner user requirement. Sent him marketing information in follow up.
8/5/2008	10:17 AM	Received inquiry from Kevin Kaufman of C&W. Sent him marketing package so he can share it with his client.
8/4/2008	9:32 AM	Emailed marketing flyer to Chris Johnson with Norris Beggs and Simpson. Looking for 1/4 to full block for development in the CBD or NW.
8/2/2008	7:57 AM	Sent information to Ted Anderson for his NW/Pearl buyer client. Will follow up with him on Monday to see if there's any interest in touring the building.
7/29/2008	9:25 AM	Gave information to Greg Gonzales with Doug Bean. Has two buyers in mind for the building.

12-3-07 to 7/28/08

Listing Activity Notes

One SW Columbia Street
Suite 950
Portland, OR 97258



7/28/2008	6:08 PM	Sent an unsolicited email to Green Markeley (Markeley) with our marketing flyer attached as our record syndicate they are in just over 13,000 SF with a lease set to expire in the next year.
7/23/2008	5:58 PM	Received a sign call from Ted (a single license broker) who has an investor he's sharing information with. He asked about the Seller's interest in considering a short term lease back. Informed him it has not been a point of interest but that it might be considered as part of an overall attractive price offer.
7/16/2008	9:47 PM	Toured Lela's group again. They're a medical group of pain management professionals out of St. Vincent.
7/16/2008	11:21 AM	Email information to Noll Johnson with Trammel Crow Residential, 503-517-2789. Interested in a lease or purchase.
7/11/2008	4:46 PM	Gave information to Jan Bottcher with CB Richard Ellis. Still has client she is trying to get through the building.
7/11/2008	3:22 PM	Toured Mark McFarland through with his attorney client (Craig). Craig seemed to really like the building and feels it could suit his firm well for approximately a floor or two, and that he can likely lease the remainder out to other attorneys he knows. They requested floor plans which I sent, and they would also like to receive some building operating expense data.
7/11/2008	3:21 PM	Toured Lela from Remax through with her investor client. He would not say what he wants to do with the building as it's "confidential," but he did say he wanted to bring some additional folks through next week.
7/10/2008	4:49 PM	Gave information to Dave Mendehall. Residential broker representing a spa facility looking for 8/1000 Parking.
7/9/2008	4:47 PM	Sent information to Jordan Carter. He represents a buyer that converts older building for student housing for the Portland NW Arts College. Building may be a bit small.
7/7/2008	4:46 PM	Tour set up with Lela with Remax for July 11th.
7/3/2008	4:45 PM	Tour set up with Mark McFarland for Friday the 11th. User is an owner user.
7/1/2008	4:43 PM	Toured with Nick Kassab with Capacity Commercial. Client is an investor. The building is the wrong fit.
6/27/2008	4:41 PM	Toured with Greg Burpee and his engineering client. Client thinks there will be too much work needed to make it pencil.
6/24/2008	9:01 AM	Received call Fredrick Cavendish on the property. Looking for an investment property.
6/19/2008	9:52 PM	Sent marketing information to Cindy Brown for her 8500-13000 SF requirement.
6/19/2008	9:48 PM	Sent marketing flyer to Jim Bourdin for his children's school requirement.
6/19/2008	9:34 PM	Sent information to Gary Randles for his Printing Company Requirement.
6/19/2008	9:23 PM	Followed back up with Bruce of Fresco after last week's tour. He was on a hold over flight in Philadelphia but said he'd like to talk further about the possibility of making an offer tomorrow. The only obstacle right now is his partner who we want to speak further with.
6/18/2008	2:30 PM	Called Greg Burpee with Macadam Forbes, Craig Kelly with Venerable Properties, and John Gibson with Colliers and sent marketing flyer to them to forward to their clients. All said they had a few prospects they could share this with.
6/17/2008	2:37 PM	Email marketing flyer to Rennie Dunn, Apex Commercial. He has a client that he is forwarding the flyer to. Will let us know if there is interest.
6/17/2008	1:56 PM	Received call from Sara Burton, 503-998-2793. Sister of Bill Burton in our office. Interested in photoshoot from the roof top. I sent an email to Mark and Tim with her contact info.
6/12/2008	9:47 AM	Received call from Olivia a broker running with at 8000-10,000 SF office/work-live requirement. 957-6277
6/11/2008	4:34 PM	Sent floor plans to Jan Bottcher, CBRE. She has an "undisclosed" client interested in a purchase.
6/10/2008	6:41 PM	Responded to Greg Harrolds ((503)703-7019) requirement for a 20,000 SF office building located in NW Portland.
6/4/2008	10:08 PM	Tour set with Bruce, owner of a coffee bag manufacturing device, for next week on Thursday. His wife is a renewable energy consultant who would also operate their.
6/2/2008	12:40 PM	Received call from Gissel Johnson 799-7356, who left a voicemail after driving by and calling off of our sign.
5/31/2008	8:39 AM	Forwarded marketing information to Isaac Quintero for his 18000-22000 SF office purchase requirement

Listing Activity Notes



One SW Columbia Street
Suite 950
Portland, OR 97258

5/28/2008	10:03 PM	Emailed marketing package to Pamela Adams of Colliers International for her 10,000 SF building requirement.
5/28/2008	2:25 PM	Emailed marketing flyer to Mark Iruell. Client is looking for buildings with "up side" for investment.
5/23/2008	5:20 PM	Received a call from Nick Snell, a local salon owner. I believe the building is too large for him (and expensive) after speaking further. He's looking for investments he can lease out, but \$3M is about \$1M out of his budget...
5/23/2008	5:18 PM	Received call from Bruce 710-0245 who is combining three companies into one. Sounds like he needs more of a flex office situation, however, as he asked about loading and storage. I highlighted the West end entry and the fact the first floor could possibly be somewhat retrofitted.
5/23/2008	3:05 PM	Emailed Tracey Johnson, Norris and Stevens, information on the building. Client needs 3,000 SF.
5/19/2008	3:43 PM	Emailed marketing flyer to Cameron Davis. Looking for buildings to lease in NW Portland for their insurance agency.
5/8/2008	9:57 AM	Coordinated tour this afternoon at 2:30PM with Josh Hoyt, a product developer (engineering company). 971.506.7597
5/5/2008	2:49 PM	Emailed marketing flyer to Brad Carnese, Cushmann and Wakefield.
4/30/2008	8:38 PM	Responded to Windermere broker Scott Krueger (503)249-1706 regarding his 10,000 SF requirement in close in Eastside. Told him he might want to consider our building since all of his other criteria seemed to be a fit.
4/30/2008	4:35 PM	Emailed marketing flyer to Denis O'Neill, Norris Beggs & Simpson. Client is a marketing company looking for purchase options.
4/30/2008	9:29 AM	Received inquiry, and responded with marketing package, to: Sandra M. McLeod The Commonwealth Real Estate Companies 503-722-9587
4/29/2008	2:26 PM	Cold called Walker Macy (landscape architects) about the building. Spoke to Doug Macy, President, who informed me they are going to stay put at the Falling Building where they have just renewed their lease. He does like the building, he added, as he also lives two blocks away from it.
4/29/2008	12:38 PM	Emailed marketing flyer to Brian Pienovi, Realty Trust. Has a client interested in office and retail use.
4/29/2008	8:47 AM	Emailed marketing flyer to Shirley Semler. She owns a few properties in NW and interested in acquiring more.
4/28/2008	4:55 PM	Received sign call from Shirley Semler. Left voicemail.
4/28/2008	3:13 PM	Cold called AirAdvice, a company in Bank of Cal in about 10,000 SF with a soon rolling lease.
4/23/2008	9:31 AM	Tour set with Brad Christiansen for this coming Friday at 12N.
4/23/2008	7:57 AM	Sent information to Brian Sallay for his 10,000 SF cool/creative tenant space requirement.
4/23/2008	7:55 AM	Responded to Jim Bourdin's requirement for a 7000-9000 SF day care school site. Longshot, but the zoning can possibly work.
4/22/2008	4:46 PM	Emailed marketing flyer to Jessica from a sign call. Gathering information for her husband, who owns a couple of companies.
4/22/2008	3:49 PM	Confirmed with owners (Mark and Tim) that they are amenable to covering one half Fournier Group's space planning fees, not to exceed one half of the \$2000 estimate from Toni King and Associates for a total of \$1000 max to the owners and \$1000 max to Fournier Group.
4/22/2008	10:04 AM	Emailed marketing flyer to Lee Morrison, Cushmann Wakefield. Client is looking for 10 to 20,000 SF on the Eastside or Close into the CBD.
4/21/2008	9:20 AM	Tour set up with Tom with Highland Properties and his client for 4/22/08.
4/18/2008	3:47 PM	Toured Dirk Fournier, President of Fournier Group Insurance. We also brought along Toni King of Toni King and Associates Architecture.
4/17/2008	7:52 AM	Shared information with Squier Smith who is running with a school requirement.

Listing Activity Notes

One SW Columbia Street
Suite 950
Portland, OR 97258



4/14/2008	2:36 PM	Emailed marketing flyer to Russell Cameron. Looking for a building to purchase for his two companies.
4/11/2008	9:07 AM	Shared our building information with Barry Menashe today.
4/10/2008	5:38 PM	Sent vertical email with marketing flyer to over 250 commercial real estate brokers.
4/9/2008	5:51 PM	Listing activity report sent to Mark and Tim.
4/9/2008	5:47 PM	Confirmed Dirk Fournier wants to proceed with a contractor walk through before making a decision as to whether he wants to make an offer.
4/9/2008	10:48 AM	Responded to Lindsay Jordan's requirement for 10,000 SF tenant. Proposed they consider our building for either lease or purchase.
4/7/2008	2:51 PM	Emailed Sean Turley to see if his client had any further interest after the tour.
4/3/2008	2:28 PM	Toured Fournier Insurance Group's President, Dirk Fournier through the building. I believe there is strong interest and we will most likely be revisiting the building with a contractor.
4/1/2008	6:01 PM	Emailed Kelvin Harris with Courtyard properties the marketing flyer.
3/20/2008	4:30 PM	Spoke to Susan Harris and she said she's open to reviewing an offer. Told her I'd share recent comps in the morning. She will then call me with her husband Godon later in the day. 541 980 7292 541 980 7292.
3/20/2008	9:00 AM	Toured Niall Traver, Cresa Partners and his client through building.
3/20/2008	7:51 AM	Responded to Sean Turley's requirement for 10,000 SF of space in NW and Pearl area. They're primarily looking for lease but might consider a purchase as well, or lease with an option to purchase.
3/19/2008	12:05 PM	Called Susan Harris, the adjacent property owner, to inquire into her interest in potentially selling (as a result of Buck Reaser's client Buyer whose interest in 1727 NW Hoyt is contingent upon them also being able to purchase Susan's site). Left her a voicemail.
3/18/2008	7:12 PM	Emailed Mark Terulli, Broker. Client is looking for creative space to purchase in the Pearl, CBD or Fringe.
3/18/2008	6:53 PM	Emailed marketing package to Todd DeNeffe, Cascade Commercial. Client is a law firm looking for purchase options in Portland.
3/18/2008	6:34 PM	Emailed marketing package to Samantha with Traditional Communities. Looking for a building to purchase for a relocation of their current office.
3/18/2008	4:56 PM	Spoke with Rebecca, CEO of North. Recently signed a 10 year lease at 19th and Quimby. Not interested in a sale.
3/18/2008	4:01 PM	Received call from Doug Fish (doug@fish-marketing.com) who is represented by Craig Reinheart. He called directly because Craig is on vacation until 3/18. Doug owns an ad agency (which is about 5000 SF) and he has a PR owner friend who has a similarly sized business. They are interested in owning, or at the very least leasing with an equity option.
3/17/2008	5:06 PM	Shared marketing information with Jim Lewis of Cushman & Wakefield who is looking for owner-user buildings.
3/13/2008	4:51 PM	Emailed marketing package to Don. Has a client looking for 10,000 SF to purchase.
3/12/2008	9:24 AM	Spoke with Niall, Cresa Partners. Client looking to purchase. Needs 8,000 SF for their own use. May tour soon.
3/11/2008	7:47 PM	Sent information to Chuck Pollak who has a 12,000 SF law firm looking for Class A space in the CBD. I thought I would see if they might consider our building for the obvious benefits of a stand alone opportunity, and also the opportunity to potentially own their own building where a successful past law office resided.
3/11/2008	2:29 PM	Mark McFarland inquired.
3/11/2008	1:14 PM	Responded to Sue Perkel's request for information. She is with Windermere Commercial.
3/10/2008	10:21 PM	Sent marketing information to Thom Brockmiller for an 8000-12000 SF tenant rep requirement he's running with.
3/10/2008	3:23 PM	Called and shared our building with Sean Blixseth, R/West. Will be looking for 7 to 10,000 SF to purchase later this year. Currently located close in SE.

Listing Activity Notes



One SW Columbia Street
Suite 950
Portland, OR 97258

3/10/2008	1:31 PM	Mark Carnese of Cushman & Wakefield called for marketing information. I emailed him our flyer and building details.
3/10/2008	10:28 AM	Eric Haskins of Grubb & Ellis requested a flyer in response to our broker emailing effort.
3/9/2008	11:01 AM	Sent marketing flyer to over 400 commercial real estate brokers.
3/8/2008	2:52 PM	Sent marketing information to Jon Rubey of Colliers International for his 10-20,000 SF building requirement.
3/8/2008	2:36 PM	Sent marketing information to John Seckers on of Colliers International for a 5000-10000 SF Buyer requirement.
3/7/2008	4:16 PM	Toured Buck Reser and his dental clients.
3/7/2008	4:13 PM	Mark Desbrow of Opus Inquired into leasing the parking lot for a construction trailer. I told him it might be better to check with the adjacent neighbor's parking lot owner.
3/7/2008	10:58 AM	Shared information with Bob Rogers who has an investor buyer in town on Tuesday.
3/3/2008	3:11 PM	Spoke with Joe Van Lom Architects at 23rd/Hoyt following up on mailed marketing package. 1 year left on lease, at that time interested in purchase options.
3/3/2008	2:57 PM	Attempted follow up call to SLX Architects from the marketing package we sent.
2/28/2008	5:54 PM	Emailed marketing flyer to Mark Watson, Cushman & Wakefield. Looking for 10,000 SF for an office user to purchase in the CBD
2/26/2008	4:16 PM	Took new building photos for the new sale flyer upgrade.
2/26/2008	2:27 PM	Josh Seckerson of Colliers International requested information.
2/25/2008	8:21 PM	Responded for a 3000-10,000 SF requirement to: john.seckerson@colliers.com
2/25/2008	5:11 PM	Emailed marketing package to Jay M. 503-320-3333. Looking for owner user and investment properties in Portland. Has a few companies he could potentially move into a purchase.
2/25/2008	9:08 AM	Responded to Phil Higgins search for medical office building opportunities (for conversion).
2/23/2008	7:17 PM	Emailed marketing info to Kevin Vanderbrink with Macadam Forbes. Client is looking for Well funded local company needs 7,500+ SF to occupy Will buy larger with or without tenant in place Location Preference: 1 - John's Landing 2 - Tigard 3 - Lake Oswego 4 - Other Close-in Area (SE/NE/NW)
2/21/2008	3:40 PM	Emailed Pierre Ardantz. Has a couple of clients looking for buildings to purchase in the Portland Metro Area.
2/21/2008	11:01 AM	Set appointment to tour Buck Reser's dental group 2/27/08.
2/20/2008	4:31 PM	Sent information to Deron Jones with Cushman. May have an interested buyer.
2/20/2008	12:16 PM	Sent marketing package to Jennifer Nolfi with the PDC. Has a 10,000 new company coming to Portland.
2/19/2008	7:11 AM	Sent marketing package to Rennie Dunn with Apex Real Estate Partners. Has a client looking for only 5,000 SF to lease, but had a few other clients to consider.
2/15/2008	11:06 AM	Visited the NW Urological Associates group to present the building details. All 6 doctors attended, and they feel it would be imperative to purchase the adjacent parking lot as well. Sounds like \$5M is there near top point, which is a challenge given the necessary upgrade to the building necessary to facilitate medical.
2/15/2008	11:05 AM	Sent a package to Scott Weigel of CBRE for his 10,000-15,000 SF office requirement.
2/11/2008	4:29 PM	Spoke with Allison with Nelson Nygaard. Discussed building and information. She needs approximately 3,000 SF.
2/11/2008	10:45 AM	Received return call from Jerry Baysinger Architects. They would be interested in own, but lease comes up in 3 years and would need approximately 5,000 to 7,000 SF.
2/8/2008	1:24 PM	Sent marketing package to Nathan Sasaki & Rennie Dunn, APEX RE.

Listing Activity Notes

One SW Columbia Street
Suite 950
Portland, OR 97258



2/8/2008	1:23 PM	Sent Marketing package to Steve Marcy, Ryan Livesay, and Ryan Pennington, ICPS RE.
2/8/2008	1:20 PM	Sent marketing package to Mark Friell and Ben McInnis, Pacific Real Estate Partners.
2/8/2008	1:18 PM	Sent marketing package to Chris Johns and Jeff Borlaug, Norris Beggs & Simpson.
2/8/2008	1:18 PM	Sent marketing package to Mark Iruell, independent broker.
2/8/2008	1:16 PM	Sent marketing package to Pierre Ardantz and Denise Razetto, Norrsi & Stevens.
2/8/2008	11:18 AM	Left voicemail for Jeff Benner with Benner Stage Associates/Architects following up on hard copy flyer we mailed to him.
2/8/2008	11:17 AM	Left voicemail for Jerry Baysinger at Baysinger Partners Architects following up on the hard copy flyer we mailed.
2/6/2008	5:38 PM	Shared listing with Mike Wise, now that he's home and ready to see properties.
2/6/2008	4:26 PM	Emailed marketing package to Doug Bean with Doug Bean and Ass. Doug is looking for vacant buildings to convert to renovated office close-into the CBD from 3,000 to 20,000 SF.
2/6/2008	3:51 PM	Received a sign call from Chris. Her and her business partner are only looking for 1,000 to 1,500 SF. If there is interest in the building she will let us know.
2/5/2008	3:11 PM	Todd DeNaffe. Shared information with him for his creative services buyer.
2/5/2008	1:44 PM	Confirmed Steve Marcy's client Immersive Media is moving forward with a lease in the Pearl District. The deal would be "as is" for Tenant Improvements. Landlord has offered 8 months of free "base" rent.
2/4/2008	6:08 PM	Talked with and emailed John Gibson building package. Has a few clients who may be interested.
2/1/2008	4:06 PM	Buck called back and said his dentists clients are in deed interested and that they would like to get one more partner though soon. They want to know if the parking lot owner will do a 3yr lease with an option to sell. I told him I would check with her.
2/1/2008	3:57 PM	Checked back with Buck Reasor in email to see if his client wants to see the building.
2/1/2008	3:57 PM	Checked back with Mert Meeker in email to see if his client wants to see the building.
2/1/2008	3:56 PM	Checked back with Doug Deurwaarder in email to see if his client wants to see the building.
2/1/2008	3:55 PM	Shared Information with Geoff Bernhardt, who drove by the building. He said it won't work as it's a little too big and in need of several updates (for his concept of use)
1/31/2008	4:06 PM	Received call back on the email blast I did to my attorney contacts. Geoff Bernhardt also happens to be a fraternity brother of mine from UofO. Says he wants to tour soon. Left voicemail back.
1/30/2008	5:48 PM	Emailed marketing package to Charles Calman, Broker.
1/23/2008	1:30 PM	Toured Mark Desbrow through building. Only interested in the Land Value and would make an offer substantially below market.
1/22/2008	1:28 PM	Sent Mark Desbrow with Opus marketing package on building. Mark would be interested in the entire half block.
1/21/2008	1:50 PM	Talked with Tom Becic with Melvin Mark. Client is Dull Olsen Weekes architect. Tom said he appreciated the thought, but is focused on 4 other options contiguous to lease.
1/17/2008	1:46 PM	Received phone call from Niall Travers. Sent marketing package. Will let us know if he has a client that would like to tour.
1/16/2008	4:01 PM	Phone conversation with Shawn Adams with CBRE. Emailed Shawn marketing package. Client's lease does not come up until 4th Q 08, but Shawn is gathering market information and opportunities.
1/15/2008	1:35 PM	Had follow up phone conversation with Craig Kelly about the building. He would let us know if he would like to tour.
1/14/2008	1:52 PM	Left voicemail for Dabney Tompkins and emailed marketing package. Has 10,000 SF Client looking for lease options close-in in NW or John's Landing.
1/14/2008	1:34 PM	Emailed Craig Kelly marketing package. Craig is the developer for the White Stag/U of O project.

Listing Activity Notes



One SW Columbia Street
Suite 950
Portland, OR 97258

1/14/2008	1:32 PM	Received call from Greg Sarish [NW NUROLOGICAL CLINIC, gsarish@nwurological.com, 806-3555. We spoke about the site, and also about helping him with redevelopment.
1/14/2008	11:11 AM	Susan and kenneth harris, 541 506 9148, 541 980 7292, owners of the property next door (where our parking is). They are amenable to considering offers but have turned "\$1.5M" down before.
1/11/2008	4:50 PM	Responded to Eric Turner's requirement for a 10,000 SF space to lease.
1/11/2008	4:47 PM	Responded to Tom Becic's requirement for the Montessori School.
1/11/2008	3:42 PM	Called McKanna Bishop Joffe and Sullivan, a law firm on the block to the North. Left voicemails for Elizabeth and John, the first two partners.
1/11/2008	3:37 PM	Called Michael Powell (owner of Powell's books) as he has a large office on the adjacent block. Left voicemail.
1/11/2008	2:11 PM	Joe DeJager says the Naitos are taking a pass.
1/11/2008	2:10 PM	Followed up with Mert Meeker to see if his buyer wanted to come forward with an offer.
1/11/2008	1:33 PM	Emailed Bezahd marketing package. Residential broker with a client looking for properties.
1/10/2008	4:02 PM	Emailed marketing package to Tom McDowell with Norris and Stevens for his client.
1/10/2008	1:31 PM	Emailed Brad Christenson marketing packet on building and followed up with a phone conversation.
1/9/2008	1:31 PM	Received email from Joe DeJager. The Naitos are going to pursue other purchase options. Believed too much work would have to be done to the building.
1/8/2008	8:23 PM	Sent Lindsay Jordan info on the building for her owner user wanting downtown or close in.
1/8/2008	7:51 PM	Jim Gray (503)587-4782 has a requirement for a multi family bldg project. Sent him information.
1/8/2008	2:29 PM	Doug Deurwaarder called to inquire.
1/7/2008	4:19 PM	Mailed harcopy flyer to every architect firm listed in the Daily Journal of Commerce.
1/7/2008	1:33 PM	Emailed Lou Elliot with Elliot and Associates marketing package.
1/4/2008	2:29 PM	Toured Steve Naito with his broker Joe DeJager
1/3/2008	11:56 AM	Contacted OddBall Shoes at 1631 NW Marshall and spoke with the owner. Discussed our building for sale. He seemed familiar with building, but said they are moving and purchasing another building in SE.
1/2/2008	1:46 PM	Received inquiry from Mert Meeker.
1/2/2008	1:46 PM	Received offer from Moll Mink Liston/Shared it with owners.
1/2/2008	1:36 PM	Emailed Marcelle Daegas with Windermere our marketing package. After a phone conversation her client is looking for more investment options.
12/28/2007	1:58 PM	Toured with Joe DeJager with GVAKM. He brought his client Bob and Steve Naito through.
12/27/2007	1:56 PM	Toured Molly Mink with Oregon Jewish Museum.
12/22/2007	9:05 AM	Sent information to Doug Deurwaarder
12/22/2007	9:02 AM	Information requested from:Molly Mink Liston/Vice President/Broker Gilbert Bros. Commercial Brokerage Co.phone: (503) 221-9424fax : (503) 221-9431
12/21/2007	1:57 PM	Toured with Greg Hume and Lindsay Jordan with their buyer. Technology Company looking at lease and purchase options.
12/20/2007	2:55 PM	Shared information with Linda Folkstad.
12/20/2007	2:55 PM	Shared information with Buck Reser
12/20/2007	2:55 PM	Sent Information to Regent Assisted Living
12/12/2007	4:12 PM	Emailed marketing package to Chris S with Broker West Real Estate, as follow up to phone conversatin with Kevin.

Listing Activity Notes

One SW Columbia Street
Suite 950
Portland, OR 97258



12/12/2007	1:41 PM	Emailed Steve Reume with Cushman marketing package. Steve's client is looking for 8,000 SF to lease. After follow up call with Steve, client will not consider multiple floors for a lease.
12/10/2007	1:42 PM	Followe up with Mike Holzgang. Said he put our property in front of his client and if they would like to tour he would let us know.
12/6/2007	1:47 PM	Emailed Pierre Ardantz marketing package. Client is looking for purchase options in the pearl.
12/5/2007	1:54 PM	Called Dave Reinhart and emailed marketing package on the building. Dave does only Tenant Rep and had a few ideas in mind for prospects. He will let us know if he has a tour lined up.
12/5/2007	1:48 PM	Emailed Steve Marcy with ICPS Real Estate marketing package. Steve's client Immersive is looking for cheap office space to lease for 10,000 SF. Steve would like to pursue other options contiguous first.
12/4/2007	1:52 PM	Talked with Trevor Kafoury with CBRE. Client is looking for 10,000 SF in the pearl close to walking distance from amenities.
12/3/2007	1:45 PM	Emailed Keith Young our marketing package. Keith's client is looking for purchase opportunities close-in westside or the CBD.
12/3/2007	1:43 PM	Emailed Mike Holzgang with Colliers marketing package.

Appendix 8

Response to 33.445.805.B.9

Income and Expense Statements

IRS Form 8825

Rental Real Estate Income and Expenses of a Partnership or an S Corporation

OMB No. 1545-1186

▶ See instructions on page 2.
 ▶ Attach to Form 1065, Form 1065-B, or Form 1120S.

Name **BLACKSTONE CENTER GROUP
 C/O MARK O'DONNELL**

Employer identification number
93 0741739

1 Show the type and address of each property. For each rental real estate property listed, report the number of days rented at fair rental value and days with personal use. See instructions. See page 2 to list additional properties.

Physical address of each property - street, city, state, ZIP code	Type - Enter code 1-8; see page 2 for list	Fair Rental Days	Personal Use Days
A 1727 NW HOYT STREET PORTLAND, OR 97209	4	365	0
B			
C			
D			

Rental Real Estate Income	Properties			
	A	B	C	D
2 Gross rents	0.			
Rental Real Estate Expenses				
3 Advertising				
4 Auto and travel				
5 Cleaning and maintenance				
6 Commissions				
7 Insurance	4,109.			
8 Legal and other professional fees	3,050.			
9 Interest				
10 Repairs	5,939.			
11 Taxes	28,798.			
12 Utilities	9,066.			
13 Wages and salaries				
14 Depreciation (see instructions)	1,130.			
15 Other (list) ▶ STMT 3	21,601.			
16 Total expenses for each property. Add lines 3 through 15	73,693.			
17 Income or (Loss) from each property. Subtract line 16 from line 2	-73,693.			

18a Total gross rents. Add gross rents from line 2, columns A through H	18a	
b Total expenses. Add total expenses from line 16, columns A through H	18b	(73,693)
19 Net gain (loss) from Form 4797, Part II, line 17, from the disposition of property from rental real estate activities	19	
20a Net income (loss) from rental real estate activities from partnerships, estates, and trusts in which this partnership or S corporation is a partner or beneficiary (from Schedule K-1)	20a	
b Identify below the partnerships, estates, or trusts from which net income (loss) is shown on line 20a. Attach a schedule if more space is needed:		

(1) Name

(2) Employer identification number

21 Net rental real estate income (loss). Combine lines 18a through 20a. Enter the result here and on:

- Form 1065 or 1120S: Schedule K, line 2, or
- Form 1065-B: Part I, line 4

21	-73,693.
----	----------

Form 8825 (12-2010)

1 Show the type and address of each property. For each rental real estate property listed, report the number of days rented at fair rental value and days with personal use. See instructions.

	Physical address of each property - street, city, state, ZIP code	Type - Enter code 1-8; see below for list	Fair Rental Days	Personal Use Days
E				
F				
G				
H				

		Properties			
		E	F	G	H
Rental Real Estate Income					
2 Gross rents	2				
Rental Real Estate Expenses					
3 Advertising	3				
4 Auto and travel	4				
5 Cleaning and maintenance	5				
6 Commissions	6				
7 Insurance	7				
8 Legal and other professional fees	8				
9 Interest	9				
10 Repairs	10				
11 Taxes	11				
12 Utilities	12				
13 Wages and salaries	13				
14 Depreciation (see instructions)	14				
15 Other (list) ▶	15				
16 Total expenses for each property. Add lines 3 through 15	16				
17 Income or (Loss) from each property. Subtract line 16 from line 2	17				

Allowable Codes for Type of Property

- 1 - Single Family Residence
- 2 - Multi-Family Residence
- 3 - Vacation or Short-Term Rental
- 4 - Commercial
- 5 - Land
- 6 - Royalties
- 7 - Self-Rental
- 8 - Other (include description with the code on Form 8825 or on a separate statement)

JWA

Form 8825 (12-2010)

OTHER RENTAL EXPENSES

STATEMENT 3

COMMERCIAL

PROPERTY: OFFICE BUILDING
LOCATION: 1727 NW HOYT STREET, PORTLAND, OR 97209

DESCRIPTION

AMOUNT

MANAGEMENT FEE	6,600.
PARKING FEE	14,850.
POSTAGE & DELIVERY	89.
BANK CHARGES	12.
PERMITS & LICENSES	50.
TOTAL TO RENTAL SCHEDULE, LINE 15	21,601.

Rental Real Estate Income and Expenses of a Partnership or an S Corporation

OMB No. 1545-1186

▶ See instructions on page 2.
 ▶ Attach to Form 1065, Form 1065-B, or Form 1120S.

Name **BLACKSTONE CENTER GROUP
 C/O MARK O'DONNELL**

Employer identification number
93 0741739

1 Show the type and address of each property. For each rental real estate property listed, report the number of days rented at fair rental value and days with personal use. See instructions. See page 2 to list additional properties.

Physical address of each property - street, city, state, ZIP code	Type - Enter code 1-8; see page 2 for list	Fair Rental Days	Personal Use Days
A 1727 NW HOYT STREET PORTLAND, OR 97209	4	0	0
B			
C			
D			

	Properties			
	A	B	C	D
2 Gross rents	0.			
Rental Real Estate Expenses				
3 Advertising				
4 Auto and travel				
5 Cleaning and maintenance				
6 Commissions				
7 Insurance	835.			
8 Legal and other professional fees	3,050.			
9 Interest				
10 Repairs	3,956.			
11 Taxes	31,821.			
12 Utilities	6,622.			
13 Wages and salaries				
14 Depreciation (see instructions)	1,129.			
15 Other (list) ▶ STMT 4	6,696.			
16 Total expenses for each property. Add lines 3 through 15	54,109.			
17 Income or (Loss) from each property. Subtract line 16 from line 2	-54,109.			

18a Total gross rents. Add gross rents from line 2, columns A through H	18a	
b Total expenses. Add total expenses from line 16, columns A through H	18b	(54,109.)
19 Net gain (loss) from Form 4797, Part II, line 17, from the disposition of property from rental real estate activities	19	
20a Net income (loss) from rental real estate activities from partnerships, estates, and trusts in which this partnership or S corporation is a partner or beneficiary (from Schedule-K-1)	20a	3,851.
b Identify below the partnerships, estates, or trusts from which net income (loss) is shown on line 20a. Attach a schedule if more space is needed:		
(1) Name JANE ENTERPRISES, LLC	(2) Employer identification number 20-1884810	
21 Net rental real estate income (loss). Combine lines 18a through 20a. Enter the result here and on:	21	-50,258.

1 Show the type and address of each property. For each rental real estate property listed, report the number of days rented at fair rental value and days with personal use. See instructions.

Physical address of each property - street, city, state, ZIP code	Type - Enter code 1-8; see below for list	Fair Rental Days	Personal Use Days
E			
F			
G			
H			

		Properties			
		E	F	G	H
Rental Real Estate Income					
2	Gross rents				
Rental Real Estate Expenses					
3	Advertising				
4	Auto and travel				
5	Cleaning and maintenance				
6	Commissions				
7	Insurance				
8	Legal and other professional fees				
9	Interest				
10	Repairs				
11	Taxes				
12	Utilities				
13	Wages and salaries				
14	Depreciation (see instructions)				
15	Other (list) ▶				
16	Total expenses for each property. Add lines 3 through 15				
17	Income or (Loss) from each property. Subtract line 16 from line 2				

- Allowable Codes for Type of Property**
- 1 - Single Family Residence
 - 2 - Multi-Family Residence
 - 3 - Vacation or Short-Term Rental
 - 4 - Commercial
 - 5 - Land
 - 6 - Royalties
 - 7 - Self-Rental
 - 8 - Other (include description with the code on Form 8825 or on a separate statement)