



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: November 19, 2014
To: Interested Person
From: Hillary Adam, Land Use Services
503-823-3581 / Hillary.Adam@portlandoregon.gov

****Revised** NOTICE OF A PUBLIC HEARING ON A
PROPOSAL IN YOUR NEIGHBORHOOD**

Case File: LU 14-210073 DM – Demolition Review for the Buck-Prager Building, a Contributing Building in the Alphabet Historic District
Pre App: EA #09-143543

REVIEW BY: Portland City Council
WHEN: Wednesday, December 10, 2014 @ 2:00 PM
WHERE: **1221 SW Fourth Ave., Council Chambers**
Portland, OR 97204

*****Please note this Notice is to replace the first page of the previous notice mailed on October 27, 2014. This Notice clarifies the address for the City Council hearing on December 10, 2014. The prior Notice listed the address as 1220 SW Fifth Avenue, which is not an accessible entrance.*****

Development has been proposed in your neighborhood requiring a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map are attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

Applicant: Mark Edlen / Gerding-Edlen
1477 NW Everett St / Portland, OR 97209 503-299-6000

Owner: Mark P O'Donnell, Owner
8680 SW Bohmann Pkwy / Portland, OR 97223

Contact: Robert Mawson, Consultant / Heritage Consulting Group
1120 NW Northrup St / Portland, OR 97209 503-228-0272

Architect: Dave Otte, Architect / Holst Architecture
110 SE 8th / Portland, OR 97214 503-233-9856

Site Address: 1727 NW HOYT ST



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NOTICE OF A PUBLIC HEARING ON A PROPOSAL
IN YOUR NEIGHBORHOOD

Case File: LU 14-210073 DM – Demolition Review for the Buck-Prager Building, a Contributing Building in the Alphabet Historic District

Pre App: EA #09-143543

REVIEW BY: Portland Historic Landmarks Commission
WHEN: November 17, 2014 @ 1:30pm
WHERE: 1900 SW Fourth Ave., Room 2500A
Portland, OR 97201

REVIEW BY: Portland City Council
WHEN: Wednesday, December 10, 2014 @ 2:00 PM
WHERE: 1220 SW Fifth Ave., Council Chambers
Portland, OR 97204

Development has been proposed in your neighborhood requiring a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map are attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

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110 SE 8th / Portland, OR 97214 503-233-9856

Site Address: 1727 NW HOYT ST

Legal Description: BLOCK 162 LOT 2&3 S 1' OF LOT 6, COUCHS ADD; BLOCK 162 N 49' 11' OF LOT 6, COUCHS ADD; BLOCK 162 LOT 7, COUCHS ADD

Tax Account No.: R180214490, R180214510, R180214530

State ID No.: 1N1E33AC 04200, 1N1E33AC 04300, 1N1E33AC 04400

Quarter Section: 2928

Neighborhood: Northwest District, contact John Bradley at 503-313-7574.

Business District: Nob Hill, contact Mike Conklin at 503-226-6126.

District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Northwest

Other Designations: Contributing resource in the Alphabet Historic District, listed in the National Register of Historic Places on November 16, 2000.

Zoning: RH – High Density Residential

Case Type: DM – Demolition Review

Procedure: Type IV, following a public meeting before the Historic Landmarks Commission there will be a hearing before City Council. The Historic Landmarks Commission may offer comments or suggestions, in the form of a letter or testimony, to City Council. City Council makes the final decision on this matter.

Proposal:

The applicant requests Demolition Review approval for the demolition of the Buck-Prager Building, a contributing resource in the Alphabet Historic District, built in 1919. The building was originally commissioned by Ballou & Wright, designed by Camp & DuPuy, and occupied by the Women's Hospital of Portland, a maternity hospital, managed by Mrs. A.B.Y. Spaulding.

Demolition of the building is intended to allow for the construction of a 6-story apartment building with below-grade parking on the west half of the block. A one-story non-contributing resource and two 1/8-block surface parking lots, not subject to Demolition Review, would also be removed.

Because the proposal is to demolish a Contributing Resource in the Alphabet Historic District, a Type IV Demolition Review is required.

Important Service Bureau note:

If the Demolition Review is approved by Portland City Council, a Type 3 Land Use Review is still required, as well as building permit issuance for the new development, before a demolition permit will be released.

Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- 33.846 Historic Resource Review
- 33.846.070 Demolition Review

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. This application was submitted on September 9, 2014 and determined to be complete on **October 6, 2014**.

DECISION MAKING PROCESS

The Bureau of Development Services will be making a recommendation on this proposal; our report and recommendation will be available 10 days before the hearing. The Staff report will be posted on the Bureau of Development Services website. Look at www.portlandonline.com. On the left side of the page use the search box to find Development Services, then click on the Zoning/Land Use section select Notices and Hearings. Land use review notices are listed by the District Coalition shown at the beginning of this document. The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900

SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at <http://www.portlandonline.com/auditor/index.cfm?c=28197>.

The neighborhood association, listed on the first page of this notice, may take a position on this application and may have scheduled an open meeting prior to making their recommendation to the Bureau of Development Services. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

To comment, you may write to the Bureau of Development Services, 1900 SW Fourth Ave., Suite 5000 or FAX your comments to 503-823-5630; or you may testify at the hearing. In your comments, you should address the approval criteria. The Hearings Officer does not accept comments via e-mail. Please refer to the file number when seeking information or submitting testimony. Written comments must be received by the end of the hearing. The applicant and Planning staff will be at the hearing to answer questions and respond to comments. The general order of appearance for oral testimony at the hearing is as follows: Bureau of Development Services staff report, applicant testimony, testimony of interested parties who wish to ask questions or testify, staff response and closing comments, and applicant's closing comments. Landmarks Commission will make a decision about this proposal at the hearing or will grant a continuance.

The applicant and proponents have the burden of proof to show that each and every element of the approval criteria are satisfied. In order to prevail, the opponents must persuade the Landmarks Commission to find that the applicant has not carried the burden of proof with regard to one or more of the approval criteria. The opponents may also explain to the Landmarks Commission how or why the facts asserted by the applicant are not supported by evidence in the record. Opponents may wish to recommend conditions of approval which will make the proposal more acceptable, if approved.

Prior to the conclusion of the hearing before the Landmarks Commission, any participant may request an opportunity to present additional evidence or testimony regarding the application. If such a request is made, the record will be held open for seven days to receive the new evidence and the record shall be held open for at least an additional seven days to provide the other parties an opportunity to respond to that new evidence.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

APPEAL PROCESS

You can appeal the decision of the Landmarks Commission to the City Council. If appealed, City Council will hold an evidentiary hearing. New evidence can be submitted to the City Council in the event of an appeal of an evidentiary hearing.

A fee is charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver. The City Council's decision may be appealed to the Oregon Land Use Board of Appeals (LUBA).

Failure to raise an issue in person or in writing by the close of the record at or following the final evidentiary hearing on this case may preclude an appeal to LUBA on that issue. Also, if you do not provide enough detailed information to the Landmarks Commission, they may not be able to respond to the issue you are trying to raise. In such a situation an appeal to LUBA based on that issue may not be allowed.

HEARING CANCELLATION

This public hearing will be cancelled if Portland Public Schools close due to inclement weather or other similar emergency. Check local television and radio reports for school closures. The hearing will be rescheduled for the earliest possible date. A renotification notice will not be sent. Please call the Bureau of Development Services at 503-823-7617, for information regarding cancellations or rescheduling.

To attend the hearing, public transportation is available. Tri-Met buses stop near the BDS building at SW Fifth or Sixth Ave. at SW Hall St. and SW Harrison St. Call Tri-Met at 503-238-7433 (or www.trimet.org/schedule/allroute.htm) for routes and times. Hourly rated public parking is available a half block south of the building on Fourth Ave.

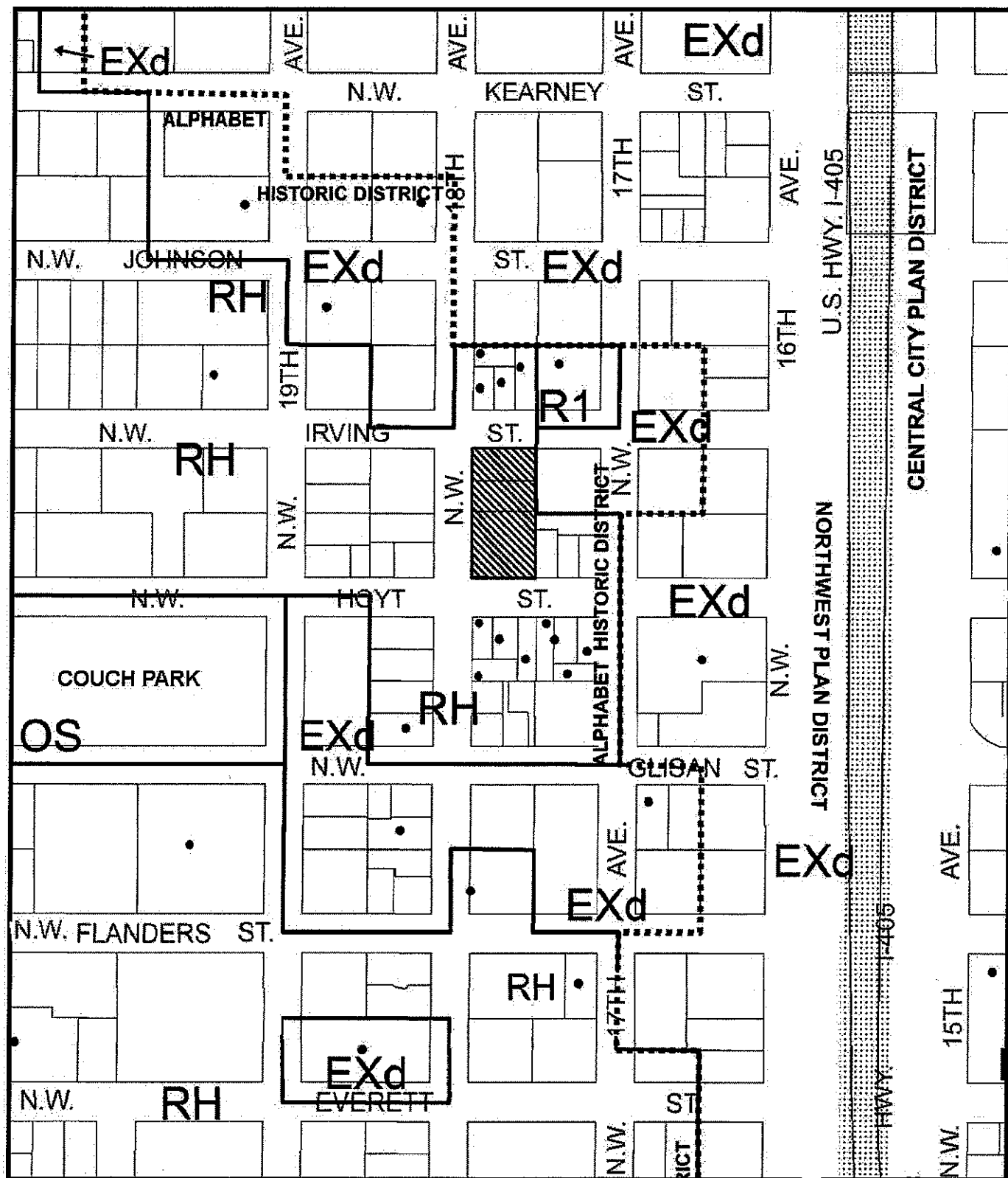
The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

Enclosures:

Zoning Map

Site Plan

West & South Façade Photos



ZONING



Site



Historic Landmark



NORTH

This site lies within the:
ALPHABET HISTORIC DISTRICT
NORTHWEST PLAN DISTRICT

File No. LU 14-210073 DM

1/4 Section 2928

Scale 1 inch = 200 feet

State_Id 1N1E33AC 4200

Exhibit B (Sep 10, 2014)

BLOCK 163

ALTA/ACSM LAND TITLE SURVEY
FOR: BLACKSTONE CENTER GROUP
LOCATED IN THE NE 1/4 OF SEC. 33, T. 1 N., R. 1 E., W44,
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

WESTLAKE
CONSULTANTS INC.
ENGINEERING • SURVEYING • PLANNING
10101 FOREST HILLS DRIVE, SUITE 100
DALLAS, TEXAS 75243

LV14-210073 DM

