

JUSTAVO J. CRUZ JR.
JW DISTRICT ASSOCIATION
257 NW RALEIGH ST.
PORTLAND, OR 97210

MARY ANN PASTENE
1707 NW HOYT ST
PORTLAND, OR 97209

ALEXANDER JAMES PASTENE
1704 NW HOYT ST
PORTLAND, OR 97209

MICHAEL WALLACE
3213 SW UPPER CASCADE DRIVE
PORTLAND, OR 97205

TERRA WHEELER
2878 SPRING BLVD
EUGENE, OR 97403

STEVE CONNOLLY
HAZAWA, 2-12-11
NERIMA, TOKYO 176-0003

JIM HEUER
1903 NE HANCOCK
PORTLAND, OR 97212

DAN VOLKMER
2205 NW JOHNSON ST
PORTLAND, OR 97210

VICKI SKRYHA & ALLEN BULLER
1728 NW HOYT ST
PORTLAND, OR 97209

ALAN COSTLEY
1711 NW HOYT
PORTLAND, OR 97209

JILL WARREN
607 NW 18TH AVE
PORTLAND, OR 97209

CARRIE RICHTER
GARVEY SCHUBERT BARER
121 SW MORRISON ST - 11TH FLOOR

PORTLAND, OR 97215

WENDY CHUNG
1729 NW IRVING ST
PORTLAND, OR 97209

BYRON V CALOZ
7560 N HEPPNER AVE
PORTLAND, OR 97203

SARAH HOBBS
2140 NW KEARNEY #612
PORTLAND, OR 97210

TANYA MARCH
8334 N HARTMAN ST
PORTLAND, OR 97203

DANIEL KEARNS
621 SW MORRISON ST SUITE 1225
PORTLAND, OR 97205

KATHLEEN SHARP
2748 NW THURMAN
PORTLAND, OR 97210

RICH OVENBURG
1734 NW HOYT
PORTLAND, OR 97209

TONY SCHWARTZ
1729 NW IRVING ST
PORTLAND, OR 97209

RICHARD U'REN
1735 NW IRVING ST
PORTLAND, OR 97209

DRAGANA MILOSEVIC
1731 NW IRVING ST
PORTLAND, OR 97209

ANNETTE JOLIN
1735 NW IRVING ST
PORTLAND, OR 97209

PAGE STOCKWELL
2039 NW IRVING ST
PORTLAND, OR 97209

JOHN CZARNECKI
MARY CZARNECKI
2742 NW SAVIER ST
PORTLAND, OR 97210

SIRI A. SHETTY
BRAD COCHHALTER
1723 NW GLISAN ST
PORTLAND, OR 97209

WENDY RAHM
1221 SW 10TH AVE #1001
PORTLAND, OR 97205

SARA LONG
25 NW 23RD PLACE STE 6-215
PORTLAND, OR 97210

CAROL MCCARTHY
MULTNOMAH NA
7688 CAPITOL HWY
PORTLAND, OR 97219

FRED NUSSBAUM
1011 57TH ST
PORT TOWNSEND, WA 98368

KEN LOVE
SOUTH PORTLAND NA
7688-CAPITOL HWY
PORTLAND, OR 97219

SHINANN EARNSHAW
1545 NW JUNIPER ST
BEND, OR 97701

CITY OF PORTLAND
HISTORIC LANDMARKS COMMISSION
1900 SW 4TH AVE 5000/16
PORTLAND, OR 97201

DEAN GISVOLD
1600 STANDARD PLAZA
1100 SW 6TH AVE
PORTLAND, OR 97204

TED MILLER
1805 NW GLISAN ST
PORTLAND, OR 97209

GORDON HARRIS
HARRIS PROPERTIES NW LLC
2011 VIEW COURT
THE DALLES, OR 97058

DOUG MACY
111 SW OAK, SUITE 200
PORTLAND, OR 97204

AL SOLHEIM
1136 NW HOYT SUITE 200
PORTLAND, OR 97209

VINCE PAVESKOVICH
8300 SW BARNES RD #255
PORTLAND, OR 97225

WILLIAM J. COOK
NATIONAL TRUST FOR HISTORIC
PRESERVATION
2600 VIRGINIA AVE NW SUITE 1000
WASHINGTON, D.C. 20037

DON GENASCI
2217 NW JOHNSON ST
PORTLAND, OR 97210

CONSTANCE KIRK
1132 SW 19TH AVE
PORTLAND, OR 97205

DENNIS HARPER
221 NW 18TH AVE
PORTLAND, OR 97209

IAIN MACKENZIE
20 NW 16TH AVE #116
PORTLAND, OR 97209

CHRISTINE COLASURDO
2776 SW OLD ORCHARD RD
PORTLAND, OR 97201

JESSICA RICHMAN
1911 NW HOYT ST
PORTLAND, OR 97209

RON WALTERS
2057 NW OVERTON
PORTLAND, OR 97209

JOZELL JOHNSON
533 NW 18TH AVE
Portland, OR 97209

KAREN KARLSSON
906 NW 23RD AVE
PORTLAND, OR 97210

JULIET HYAMS
2324 NW MARSHALL ST
PORTLAND, OR 97210

BRANDON SPENCER-HARTLE
RESTORE OREGON
24 NW 1ST AVE #274
PORTLAND, OR 97209

FRED LEESON
2226 NE HANCOCK
PORTLAND, OR 97212

RICK MICHAELSON
906 NW 22ND AVE
PORTLAND, OR 97210

MARK EDLEN
1477 NW EVERETT
PORTLAND, OR 97209

JOHN CHANDLER
WILLIAM TEMPLE HOUSE
2023 NW HOYT ST
PORTLAND, OR 97209

JEFF STUHR
DAVE OTTE
110 SE 8TH AVE
PORTLAND, OR 97214

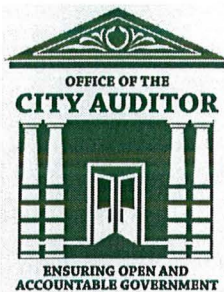
YVONNE POELWIJK
1900 SW 4TH AVE RM 5000
PORTLAND OR 97201

OREGONIAN
PORTLAND TEAM
1320 SW BROADWAY
PORTLAND OR 97201

MARK P O'DONNELL
8680 SW BOHMANN PKWY
PORTLAND OR 97209

ROBERT MAWSON
HERITAGE CONSULTING GROUP
1120 NW NORTHRUP ST
PORTLAND OR 97209

TERESA MCGRATH	<u>BONE1953@MSN.COM</u>
STEVE CONNOLLY	<u>CONNOLLY@INTER.NET</u>
BRAD LARRABEE	<u>ZEROFI@TELEPORT.COM</u>
JAN KUHL-URBACH	<u>JANKUHLURBACH@GMAIL.COM</u>
ALICE DUFF	<u>ALICEDUFF3@YAHOO.COM</u>
GEMMA WHELAN	<u>GEMADAM@GEMMAWHELAN.COM</u>
LORI REILLY	<u>LREILLY@GMAIL.COM</u>
SHARON WHITNEY	<u>SJWHIT@AOL.COM</u>
CARL MARSHALL	<u>CSMARSHA@YAHOO.COM</u>
KEN FORCIER	<u>KEN@GRACEWOODDESIGN.COM</u>



CITY OF PORTLAND

Office of City Auditor Mary Hull Caballero

Council / Contracts

1221 S.W. 4th Avenue, Room 130, Portland, Oregon 97204

web: www.portlandonline.com/auditor/

Email: Karla.Moore-Love@portlandoregon.gov

Phone: (503) 823-4086 Fax: (503) 823-4571



NOTICE OF FINAL DECISION

TO: All Interested Persons

DATE: January 9, 2015

RE: LU 14-210073 DM

Consider proposal of Mark Edlen for Demolition Review approval and the Bureau of Development Services staff recommendation for denial for the demolition of the Buck-Prager Building, a contributing resource in the Alphabet Historic District, built in 1918 to allow for the construction of a 6-story apartment building with below-grade parking on the west half of the block at 1727 NW Hoyt Street (Hearing; LU 14-210073 DM)

Enclosed is a copy of the Order of Council on LU 14-210073 DM denying the demolition of the Buck-Prager Building, a contributing resource in the Alphabet Historic District. If you wish to obtain a copy of the City Council's findings and decision, please contact Karla Moore-Love, Council Clerk by email at: Karla.Moore-Love@portlandoregon.gov or at (503) 823-4086.

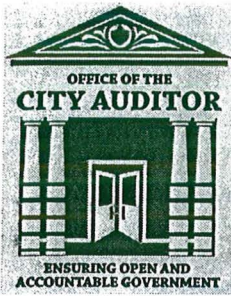
City Council's decision is the final review process available through the City. You may appeal this decision to the Oregon Land Use Board of Appeals (LUBA) by filing a Notice of Intent to Appeal with LUBA within 21 days of the date of decision, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have appeared orally or in writing during the City's proceedings on this land review. LUBA's address is: DSL Building, 775 Summer Street NE, Suite 330, Salem, OR 97301-1283. You may call LUBA at 1-503-373-1265 or visit LUBA's website (www.oregon.gov/LUBA) for further information on filing an appeal.

Yours sincerely,
Mary Hull Caballero
Auditor of the City of Portland

By: 

Karla Moore-Love, Council Clerk

Encl.



CITY OF PORTLAND

Office of City Auditor Mary Hull Caballero

Council / Contracts

1221 S.W. 4th Avenue, Room 130, Portland, Oregon 97204

web: www.portlandonline.com/auditor/

Email: Karla.Moore-Love@portlandoregon.gov

Phone: (503) 823-4086 Fax: (503) 823-4571



January 9, 2015

Mark Edlen, Gerding-Edlen
1477 NW Everett Street
Portland, OR 97209

RE: LU 14-210073 DM

Consider proposal of Mark Edlen for Demolition Review approval and the Bureau of Development Services staff recommendation for denial for the demolition of the Buck-Prager Building, a contributing resource in the Alphabet Historic District, built in 1918 to allow for the construction of a 6-story apartment building with below-grade parking on the west half of the block at 1727 NW Hoyt Street (Hearing; LU 14-210073 DM)

To Whom It May Concern:

Enclosed is a copy of the Order of Council on LU 14-210073 DM denying the demolition of the Buck-Prager Building, a contributing resource in the Alphabet Historic District. If you wish to obtain a copy of the City Council's findings and decision, please contact Karla Moore-Love, Council Clerk by email at: Karla.Moore-Love@portlandoregon.gov or at (503) 823-4086.

City Council's decision is the final review process available through the City. You may appeal this decision to the Oregon Land Use Board of Appeals (LUBA) by filing a Notice of Intent to Appeal with LUBA within 21 days of the date of decision, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have appeared orally or in writing during the City's proceedings on this land review. LUBA's address is: DSL Building, 775 Summer Street NE, Suite 330, Salem, OR 97301-1283. You may call LUBA at 1-503-373-1265 or visit LUBA's website (www.oregon.gov/LUBA) for further information on filing an appeal.

Yours sincerely,
Mary Hull Caballero
Auditor of the City of Portland

By:

Karla Moore-Love, Council Clerk

Encl.

cc: Mark P O'Donnell, Owner
Robert Mawson, Consultant
Dave Otte, Architect

CONSIDER THE PROPOSAL OF MARK EDLEN FOR DEMOLITION REVIEW APPROVAL AND THE BUREAU OF DEVELOPMENT SERVICES STAFF RECOMMENDATION FOR DENIAL FOR THE DEMOLITION OF THE BUCK-PRAGER BUILDING, A CONTRIBUTING RESOURCE IN THE ALPHABET HISTORIC DISTRICT, BUILT IN 1918 TO ALLOW FOR THE CONSTRUCTION OF A 6-STORY APARTMENT BUILDING WITH BELOW-GRADE PARKING ON THE WEST HALF OF THE BLOCK AT 1727 NW HOYT STREET (HEARING; LU 14-210073 DM)

Applicants: Mark Edlen, Gerding-Edlen
1477 NW Everett St
Portland, OR 97209

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

Robert Mawson, Consultant
Heritage Consulting Group
1120 NW Northrup St
Portland, OR 97209

Dave Otte, Architect
Holst Architecture
110 SE 8th
Portland, OR 97214

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

Site Address: 1727 NW Hoyt Street

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

Zoning: RH – High Density Residential

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 1918. 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 National Register Alphabet Historic District, a Type IV Demolition Review is required.


The appeal hearing before the City Council was opened in the Council Chambers, 1221 SW 4th Avenue on December 10, 2014 at approximately 2:00 p.m. After hearing public testimony, Council continued the hearing to December 18, 2014 at 2:00 p.m. On December 18, 2014 Council voted 4-1 to tentatively uphold both the Historic Landmarks Commission and Bureau of Development Services staff recommendations to deny the application of Mark Edlen for Demolition Review approval for the demolition of the Buck-Prager Building, a contributing resource in the Alphabet Historic District, built in 1918 to allow for the construction of a 6-story apartment building with below-grade parking on the west half of the block at 1727 NW Hoyt Street and ordered findings be prepared for adoption on January 7, 2015 at 10:00 a.m. On January 7, 2015 at 10:00 a.m. Council voted 5-0 to adopt findings.

DECISION

Based on evidence in the record and adoption of the Council's Findings and Decision in **Case File LU 14-210073 DM** and by this reference made a part of this Order, **it is the decision of Council to Deny the Demolition of the Buck-Prager Building, a Contributing Resource in the National Register Alphabet Historic District.**

IT IS SO ORDERED:

1/9/2015
Date



Mayor Charlie Hales
Presiding Officer at Hearing of
January 7, 2015
9:30 a.m. Session