



CITY OF PORTLAND

Office of City Auditor Mary Hull Caballero

Council / Contracts

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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.

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