



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

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www.portland.gov/bds

NOTICE OF A DEMOLITION DELAY REQUEST **STRUCTURE TO BE DEMOLISHED**

Date: October 15, 2020

To: Interested Person

Historic Structures listed under section 33.445.430.B of the Portland Zoning Code must undergo a 120-day delay period before a demolition permit may be issued to demolish or relocate the structure.

Date of Delay Request: October 7, 2020
End of Demolition Delay: February 4, 2021 (120 Days)
Public Record: #20-201713 PR
Permit Application: #20-181538/72/74 RS
Owner Info: Block 2 Mississippi LLC
300 W. 15th St., #300-4
Vancouver, WA 98660

Applicant Info: Kevin Cooper, K & C Custom Homes
300 W. 15th St., #300-4
Vancouver, WA 98660
360-907-8405; kevin@kccustomhomes.org

Site Address: 4325 N. Mississippi Ave., Portland OR 97217
Legal Description: Multnomah, Block 2, Lot 7
Tax Account No.: R223423
State ID No.: 1N1E22CA 3800
Quarter Section: 2629 OLD
Neighborhood: Humboldt, contact John Ollis at solchild@gmail.com
Business: None
Coalition: Northeast Coalition of Neighborhoods, contact Jessica Rojas at jessica@necoalition.org

Zoning/Designation: CM2d, Commercial/Mixed Use 2 zone, Design Overlay Zone
Plan District: None
Conservation District: Mississippi Conservation District

Proposal: The owner seeks to demolish the historic structures on this site. Demolition of this structure has been delayed for 120 days to allow time for consideration of alternatives to demolition. Such alternatives include restoration, relocation, or architectural salvage. The 120-day demolition delay is not a land use review. **The burden of finding an alternative to demolition is limited to any interested parties and the owner and/or their representative.**

To help ensure equal access to information, the City of Portland Bureau of Development Services offers accommodation to persons with disabilities. Call 823-7300 in advance to arrange accommodation. TTY 823-6868.



ZONING

MISSISSIPPI CONSERVATION DISTRICT



Site



Historic Landmark

File No.	PR 20 - 201713 HRI
1/4 Section	2629
Scale	1 inch = 200 feet
State ID	1N1E22CA 3800
Exhibit	B Oct 12, 2020