



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

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[www.portland.gov/bds](http://www.portland.gov/bds)

# **NOTICE OF A 120-DAY DELAY REQUEST FOR A STRUCTURE TO BE REMOVED FROM THE HISTORIC RESOURCE INVENTORY**

**Date:** November 16, 2020

**To:** Interested Person

Historic Structures listed under section 33.445.510.B of the Portland Zoning Code must undergo a 120-day delay period before they may be removed from the Historic Resource Inventory.

**Date of Delay Request:** November 4, 2020  
**End of Delay:** March 4, 2021 (120 Days)  
**Public Record:** #20-211712-PR

**Applicant:** Patricia Gardner, A57  
2304 N. Flint Ave.  
Portland, OR 97227  
Phone: 503-806-4186  
Email: [patricia@a-57.com](mailto:patricia@a-57.com)

**Owner/Agent:** Pearl Partners LLC- Don Singer, Managing Partner  
416 NW Hermosa Blvd.  
Portland, OR 97210  
Phone: 503-351-7135  
Email: [don@singerpropertiespdx.com](mailto:don@singerpropertiespdx.com)

**Site Address:** 1236 NW Flanders St.

**Legal Description:** Couchs Add., Block 85, Lot 6&7  
**Tax Account No.:** R140663  
**State ID No.:** 1N1E33DA 02300  
**Quarter Section:** 3028 OLD

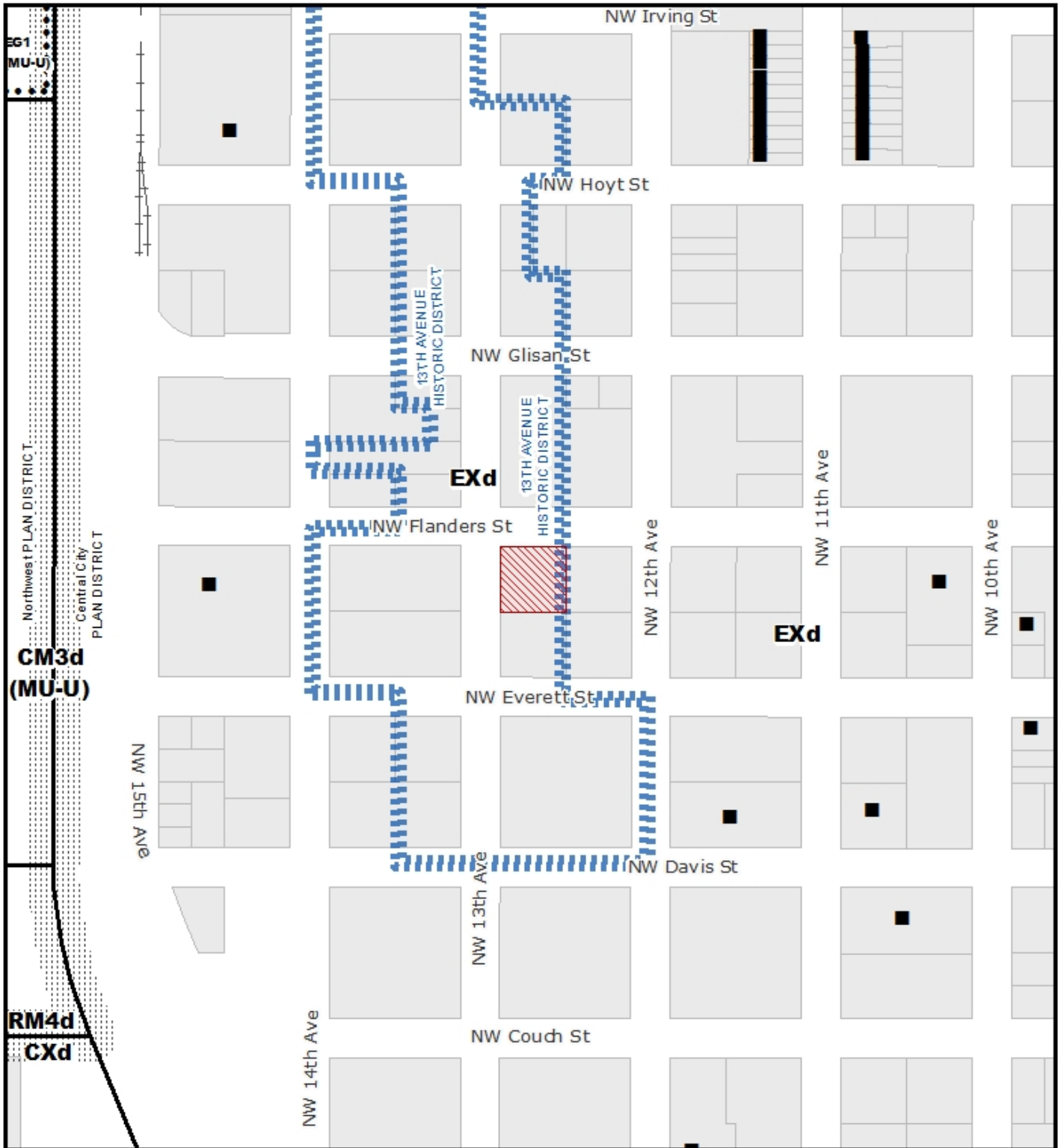
**Neighborhood:** Pearl District Neighborhood Association, c/o NWNW, contact Reza Farhoodi at [planning@pearldistrict.org](mailto:planning@pearldistrict.org) or 1230 NW 12th Ave #228, or David Dysert at [planning@pearldistrict.org](mailto:planning@pearldistrict.org) or 323 NW 13th Ave #408.

**Neighborhood Coalition:** Neighbors West/Northwest, 2257 NW Raleigh St, Portland, OR 97210, contact Mark Sieber at Phone: 503-823-4212 Email: [mark@nwnw.org](mailto:mark@nwnw.org)

**Zoning/Designation:** EX – Central Employment zone  
**Overlay zone:** “d”- Design Overlay Zone  
**Plan District:** Central City Plan District, Pearl Subdistrict  
**Historic District:** NW 13<sup>th</sup> Ave.

**Proposal:** The owner seeks to remove the historic structure on this sites from the Historic Resource Inventory. Removal of the structure from the inventory has been delayed for 120 days as required by 33.445.510 and 33.445.810. Demolition of the structure is not proposed at this time.

**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**   
 CENTRAL CITY PLAN DISTRICT  
 PEARL SUB DISTRICT  
 13TH AVENUE HISTORIC DISTRICT

 Site  
 Historic Landmark

File No. PR 20 - 211712 HRI  
 1/4 Section 3028  
 Scale 1 inch = 200 feet  
 State ID 1N1E33DA 2300  
 Exhibit B Nov 04, 2020