



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

Dan Ryan, Commissioner
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www.portland.gov/bds

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

Date: December 17, 2020

To: Interested Person

Historic Structures listed under section 33.445.520.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: December 11, 2020
End of Demolition Delay: April 10, 2021 (120 Days)
Public Record: #20-223791 PR
Permit Application: Not applied for yet

Applicant: Jeb Koerner, Continuum Partners
4178 N. Michigan Ave.
Portland, OR 97217
503-793-1439
Jeb.koerner@continuumpartners.com

Owner: Portland Dev Comm
222 NW 5th Ave
Portland, OR 97209

Owner's Agent: Prosper Portland
Contact: Elise Hendrickson
220 NW 2nd Ave., Ste. 200
Portland, OR 97209
503-309-9209
hendricksone@prosperportland.us

Site Address: 715 NW Hoyt St, Portland, OR 97209

Legal Description: COUCHS ADD, BLOCK 113 & 114 & 129 & 132 & 147 & 148 & 192 & 193 & T & Z TL 100, BLOCK 114 & 129 & 132 & 147 TL 200

Tax Account No.: R140726, R140728
State ID No.: 1N1E34BC 00100 & 1N1E34BC 00200
Quarter Section: 2929 Old

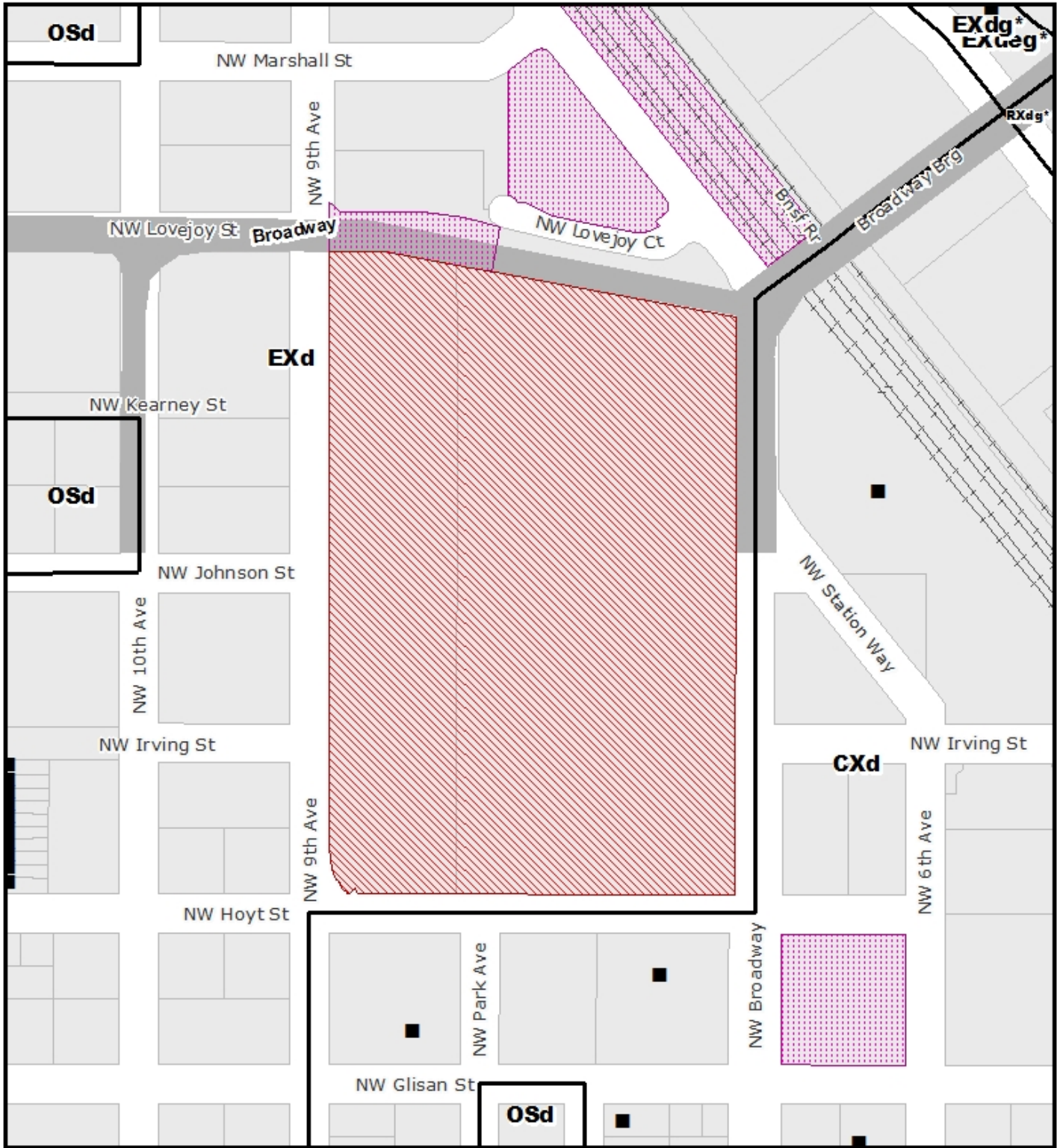
Neighborhood: Pearl District Neighborhood Association, c/o Neighbors West/Northwest, contact Reza Farhoodi or David Dysert at planning@pearldistrict.org

Neighborhood Coalition: Neighbors West/Northwest, contact Mark Sieber at (503) 823-4212 or mark@nwnw.org

Zoning/Designation: EXd, Central Employment, Design Overlay
Plan District: Centra City Plan District, Pearl Subdistrict

Proposal: The owner seeks to demolish the historic structure(s) on this site. Demolition of 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 
 CENTRAL CITY PLAN DISTRICT
 PEARL SUB DISTRICT

-  Site
-  Also Owned Parcels
-  Historic Landmark

File No.	PR 20 - 223791 HRI
1/4 Section	2929
Scale	1 inch = 200 feet
State ID	1N1E34BC 100
Exhibit	B Dec 14, 2020