



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

Dan Ryan, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portland.gov/bds

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

Date: June 01, 2021

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: May 20, 2021
End of Demolition Delay: September 17, 2021 (120 Days)
Public Record: #21-049424 PR
Permit Application: #21-042191/93 RS

Applicant: Kevin Cooper, KC Custom Homes
3720 S. Bond Ave. #326
Portland, OR 97239
360-907-8405
kevin@kccustomhomes.org

Owner: Block 24 Albina LLC
300 W. 15th St. #300-4
Vancouver, WA 98660

Site Address: 3907 N. Albina Ave., Portland OR 97227

Legal Description: MULTNOMAH, BLOCK 24, LOT 15
Tax Account No.: R591904040
State ID No.: 1N1E22CD 3700
Quarter Section: 2629

Neighborhood: Boise Neighborhood Association, c/o Kay Newell of Sunlan Lighting, contact Boise Landuse at , boiselanduse@gmail.com

Neighborhood Coalition: Northeast Coalition of Neighborhoods, contact Jessica Rojas at jessica@necoalition.org

Zoning/Designation: RM1, Residential Multi-Dwelling 1
Overlay Zone: None
Plan District: None
Conservation District: Mississippi Conservation District

Proposal: The owner seeks to demolish the historic houses on this site. Demolition of these structures 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.



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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

For Zoning Code in effect
August 1, 2020 - July 31, 2021

THIS SITE LIES WITHIN THE:
MISSISSIPPI CONSERVATION DISTRICT



File No.	PR 21 - 049424 HRI
1/4 Section	2629
Scale	1 inch = 200 feet
State ID	1N1E22CD 3700
Exhibit	B May 20, 2021