



City of Portland, Oregon
Bureau of Development Services
Plan Review / Permitting Services
 FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
 Paul L. Scarlett, Director
 Phone: (503) 823-7310
 Fax: (503) 823-4172
 TTY: (503) 823-6868
 www.portlandoregon.gov/bds

Residential Demolition Permit Appeal Application

Demolition Permit Number: 15-166488-RS
 For Proposed Demolition at: 3030 SE REX ST
 The property is currently owned by: Urban Visions/Renaissance Homes
 The last day of the initial 35-day notice period: June 11, 2015

The above information can be obtained using www.portlandmaps.com. Permit information can be located under the Permits/Cases tab. In the residential building permit work description there will be text “do not issue prior to DATE”: that is the last day of the initial 35 day notice period. Property ownership information can be found under the Assessor tab.

This two page form must be received by the Bureau of Development Services (BDS) staff no later than 4:30 PM on the last day of the initial 35 day notice period. BDS WILL REJECT ANY APPEAL RECEIVED BY BDS STAFF AFTER THIS DATE, REGARDLESS OF PROOF OF MAILING. Therefore, you are strongly encouraged to deliver the appeal packet, which includes this form, the required attachments and the fee or fee waiver, IN PERSON. The appeal packet and fee or fee waiver must be delivered to:

*Bureau of Development Services
 Second Floor - Permitting Services
 1900 SW Fourth Avenue
 Portland, OR 97201
 503-823-7300*

Please note in-person processing may take up to 15 minutes to verify and accept your request, so please plan accordingly.

The Appellant may request that the issuance of the demolition permit be delayed for an additional 60 days beyond the original 35 day demolition delay period by completing this form and submitting the required attachments and either the fee or a fee waiver. Please note: fee waivers are ONLY available to the Recognized Organizations whose boundaries include the site. (Ref. Portland City Code, Title 24, Section 24.55.200F).

APPELLANT INFORMATION

Appellant's Name: Eastmoreland Neighborhood Association
 Mailing Address: 6123 SE Reed College Place
 Phone Number: 503-771-5090 Fax Number: 503-771-7695
 E-mail Address: Robert@mresearch.com
 Signature: Date: June 9, 2015
 Name of Person Signing Appeal: Robert McCullough Title: President

Residential Demolition Permit Appeal Application for Permit # _____

FEE INFORMATION

Only the Recognized Organization(s) whose boundaries include the demolition site may request a waiver of the Appeal Fee collected for the City of Portland Hearings Office. *If the fee waiver is denied, the appealing party must submit the appeal fee to the Bureau within three business days of the denial or the appeal will be rejected.*

Are you requesting a fee waiver? YES: NO:

If NO please provide payment to the City of Portland for \$1,318.00. If you are a Recognized Organization requesting a fee waiver, please complete the following information and sign below:

Organization Name: Eastmoreland Neighborhood Association

Representative Name: Robert McCullough

Position in Organization: President

Mailing Address: 6123 SE Reed College Place

Phone Number: 503-771-5090 Fax Number: 503-771-7695

E-mail Address: Robert@mresearch.com

Signature:  Date: June 9, 2015

REQUIRED ATTACHMENTS

Copy of the letter sent to the property owner requesting a meeting to discuss alternatives to demolition. Include a copy of the certified or registered mail receipt(s).

Evidence of the property's significance to the neighborhood.

Narrative describing the plan to save the structure.

Pro-forma budget and evidence of funds on hand or a fund raising plan sufficient to meet the financial requirements of that budget.

_____ If the "Representative Name" listed with the Office of Neighborhood Involvement does not match the "Representative Name" listed on this document, you must submit additional documentation indicating signing authority for the Recognized Organization(s).

Fee Waiver or payment to the City of Portland for \$1,318.00.

Failure to provide all of the above REQUIRED information will result in denial of your appeal request.

Appeals will be forwarded to the Code Hearings Officer and will be governed by the provisions in City Code Section 24.55.200(H) and Chapter 22.10. The appeal may be filed any time within the initial 35-day delay period. If the 35th day of the delay period ends on a weekend or a City holiday, it will automatically be extended until the next business day. The demolition permit may not be issued from the time the Bureau receives an appeal application and the fee or fee waiver, until the Code Hearings Officer has rendered a decision or the 60-day extension period has expired.

Eastmoreland Neighborhood Association

Copy of the letter sent to the property owner requesting a meeting to discuss alternatives to demolition. Include a copy of the certified or registered mail receipt(s).

Registered No. RB660860175US		Date Stamp 06/08/15	
To Be Completed By Post Office	Postage \$	Extra Services & Fees (included)	
	Extra Services & Fees	<input type="checkbox"/> Signature Confirmation \$0.00	
	Registered Mail \$12.20	<input type="checkbox"/> Signature Confirmation Restricted Delivery \$0.00	
	Return Receipt (hardcopy) \$0.00	Total Postage & Fees \$42.40	
	Return Receipt (electronic) \$0.00	Received by TZ	
Restricted Delivery \$0.00	Customer Must Declare Full Value \$0.00	Domestic Insurance up to \$5,000 is included (based upon the declared value. International insurance is limited. (See Reverse).	
OFFICIAL USE			
To Be Completed By Customer (Please Print) All Entries Must Be in Ballpoint or Typed	FROM	Robert McCullough 6123 SE Reed College Pl Portland, OR 97202	
	TO	Renaissance Homes 16771 Bomar Ferry Rd. Lake Oswego, Oregon 97035	
PS Form 3806, Registered Mail Receipt Copy 1 - Customer April 2015, PSN 7530-02-000-9051 (See Information on Reverse) For domestic delivery information, visit our website at www.usps.com®			

SELLMOUTH/MORELAND STA
 PORTLAND, Oregon
 972025706
 4067870002-0096
 06/08/2015 (800)275-0777 03:59:34 PM

Product Description	Sale Unit Qty	Price	Final Price
(Forever)	3	\$0.62	\$1.86
Bank Swallow PSA #10 Envelope			
LAKE OSWEGO OR 97035-4383			\$0.49
Zone-1 First-Class Mail Letter			
0.30 oz.			
Expected Delivery: Wed 06/10/15			
Registered Mail			\$12.20
Insured Value:		\$0.00	
Article Value:		\$0.00	
USPS Registered Mail #:			
RB660860175US			
Customer Postage			-\$0.49
Subtotal:			\$12.20
Issue Postage:			\$12.20

Registered No. RB660860167US		Date Stamp 06/08/15	
To Be Completed By Post Office	Postage \$	Extra Services & Fees (included)	
	Extra Services & Fees	<input type="checkbox"/> Signature Confirmation \$0.00	
	Registered Mail \$12.20	<input type="checkbox"/> Signature Confirmation Restricted Delivery \$0.00	
	Return Receipt (hardcopy) \$0.00	Total Postage & Fees \$42.40	
	Return Receipt (electronic) \$0.00	Received by TZ	
Restricted Delivery \$0.00	Customer Must Declare Full Value \$0.00	Domestic Insurance up to \$5,000 is included (based upon the declared value. International insurance is limited. (See Reverse).	
OFFICIAL USE			
To Be Completed By Customer (Please Print) All Entries Must Be in Ballpoint or Typed	FROM	Robert McCullough 6123 SE Reed College Pl. Portland, OR 97202	
	TO	Kevin Portman Urban Visions 223 NE 56th St. Ave Portland, OR 97213	
PS Form 3806, Registered Mail Receipt Copy 1 - Customer April 2015, PSN 7530-02-000-9051 (See Information on Reverse) For domestic delivery information, visit our website at www.usps.com®			

PORTLAND OR 97213-3705			\$0.49
Zone-1 First-Class Mail Letter			
0.30 oz.			
Expected Delivery: Wed 06/10/15			
Registered Mail			\$12.20
Insured Value:		\$0.00	
Article Value:		\$0.00	
USPS Registered Mail #:			
RB660860167US			
Customer Postage			-\$0.49
Subtotal:			\$12.20
Issue Postage:			\$12.20
Total:			\$26.26
Paid by:			
VISA			\$26.26
Account #:	XXXXXXXXXXXX7356		
Approval #:	006281		
Transaction #:	243		
	2393340000		

For tracking or inquiries go to USPS.com or call 1-800-222-1611.

Eastmoreland Neighborhood Association

June 8, 2005

KEVIN PARTAIN
URBAN VISIONS
223 NE 56TH AVE
PORTLAND, OR 97213

Dear Mr. Partain:

Per 24.55.200 H. 1., I am notifying you of the Eastmoreland Neighborhood Association's request for a meeting to discuss alternatives to demolition of the home at 3030 SE Rex.

Your corporate structure may involve additional owners and/or subsidiaries. If this is the case, please extend our notification to them or immediately inform us of their identity.

You can contact me at:

Robert McCullough
6123 S.E. Reed College Place
Portland, Oregon 97202
Robert@mresearch.com
503-771-5090 (direct)
503-777-4616 (office)
503-784-3758 (cell)

I look forward to working with you on this property.

Yours sincerely,



Robert McCullough
President
Eastmoreland Neighborhood Association

Eastmoreland Neighborhood Association

June 8, 2005

Randy Sebastian
President
Renaissance Custom Homes
16771 Boones Ferry Road
Lake Oswego, Oregon 97035

Dear Mr. Sebastian:

Per 24.55.200 H. 1., I am notifying you of the Eastmoreland Neighborhood Association's request for a meeting to discuss alternatives to demolition of the home at 3030 SE Rex.

Your corporate structure may involve additional owners and/or subsidiaries. If this is the case, please extend our notification to them or immediately inform us of their identity.

You can contact me at:

Robert McCullough
6123 S.E. Reed College Place
Portland, Oregon 97202
Robert@mresearch.com
503-771-5090 (direct)
503-777-4616 (office)
503-784-3758 (cell)

I look forward to working with you on this property.

Yours sincerely,



Robert McCullough
President
Eastmoreland Neighborhood Association

Eastmoreland Neighborhood Association

Evidence of the property's significance to the neighborhood

Sitting on an expansive, sloping 9,700 square-foot corner lot, this stately 1929 Colonial, at 3030 SE Rex, makes its presence known. Many spectacular trees add splendor to the property and create a veil of privacy. Its last owner arrived from Ann Arbor, Michigan and found this home, with character, that filled their need to live in an established older neighborhood. They hired an architect that reconfigured the kitchen and windows, previously walled over, and then rebuilt to allow more natural light. Garden designer Jacque Robinson planned the driveway terrace. The fresh, energetic landscape art balanced exquisitely with the traditional design of this home. French doors lead to a private side yard. They particularly focused their efforts on energy conservation, updating with 'green' features such as high efficiency heat, water heating and laundry.



Eastmoreland Neighborhood Association



The house was a popular addition to Duniway School's 2008 home tour. This house, when built, was surrounded by open lots, but now finds its place among other noteworthy homes. They are all diverse in their architecture that helps to create the valued livability and unique history of the Eastmoreland neighborhood that was platted in 1910 and established as part of the Ladd Estate Co.



Eastmoreland Neighborhood Association



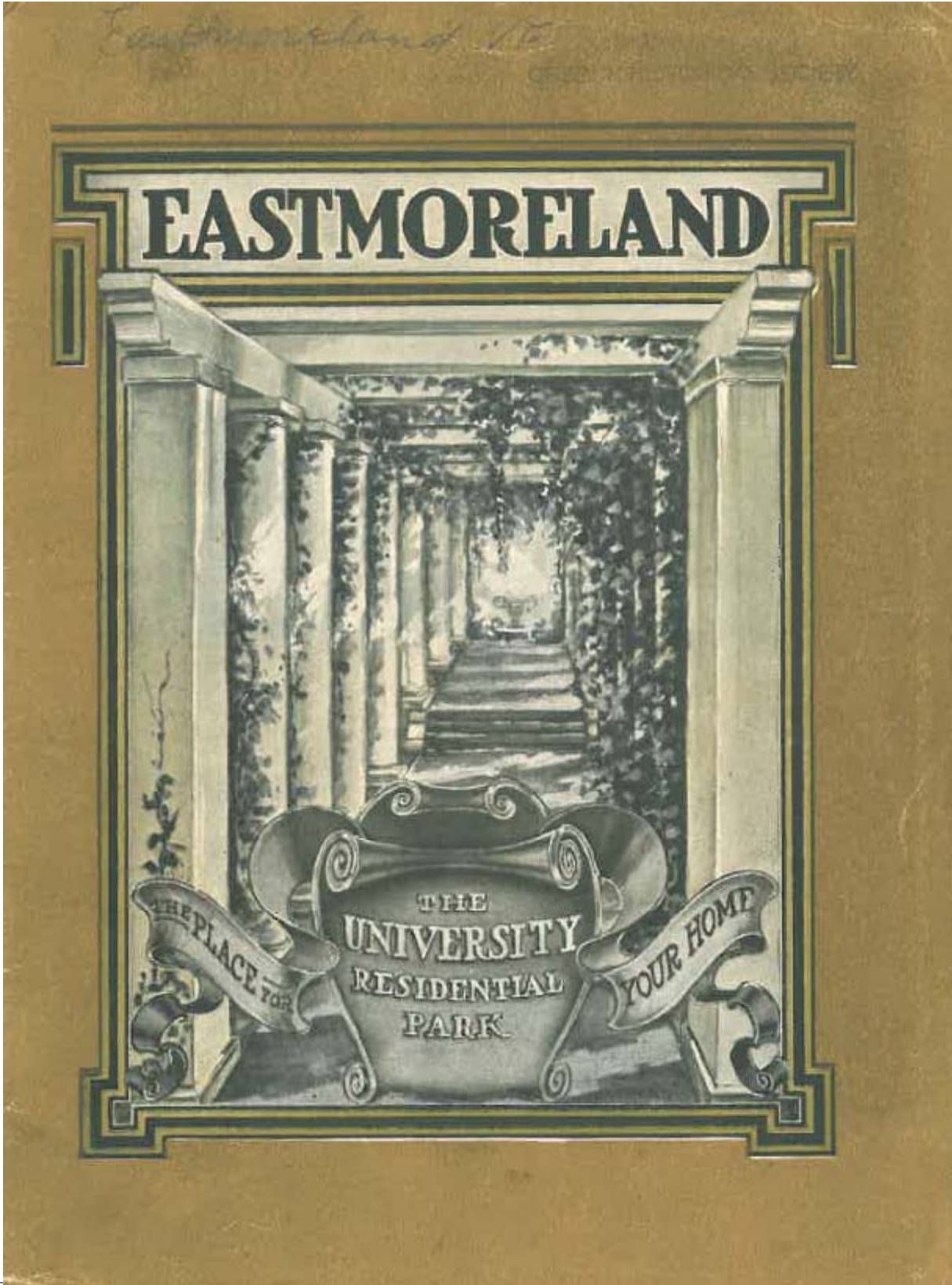
The original Eastmoreland homes were designed by leading architects and represented an important part of the life of Portland at the time.

As one of Eastmoreland's earliest homes it reflects the architecture of A.E. Doyle and the street design of Emmanuel Mische, Portland's first parks director.

The next page represents the cover of the famous "Gold Book" published during this era to sell lots in the area.



Eastmoreland Neighborhood Association



Eastmoreland Neighborhood Association

Narrative describing the plan to save the structure

Eastmoreland has successfully prevented demolitions in the past by forming a committee of close neighbors whose property values will be reduced by the replacement homes. The committee then purchases the property outright and holds it until a family purchases it from the committee.

The Eastmoreland Neighborhood Association has successfully completed a transaction using this model within the past year.

This is not an unusual solution for Eastmoreland. It was first pioneered in the 1920s when the neighbors in Eastmoreland purchased all the undeveloped lots from the Ladd Company. The neighbors in this case include the retired President of Reed College, a leading local attorney, several doctors, and other professionals.

Eastmoreland Neighborhood Association

Pro-forma budget and evidence of funds on hand

The plan is very straightforward. We will approach a set of the neighbors and ask them to jointly purchase the property from the developer. If four neighbors successfully purchase the home at \$800,000, each will contribute \$200,000 to the project.

The Eastmoreland Neighborhood Association is the successor to a number of similarly named organizations over the last one hundred years. The organization's annual budget is between \$50,000 and \$100,000 depending on requirements. The organization currently has a bank balance of \$63,000. The next page shows the budget for 2015.

The Eastmoreland Neighborhood Association is not in the business of buying and selling real estate. Our past projects in saving architecturally significant projects have involved finding a group of interested neighbors to purchase, hold, and eventually resell the property to a single family. We currently are in the midst of such a project on Woodstock at this time.

In this case, we are approaching the neighbors to this fine old house who include lawyers, doctors, the retired President of Reed College, and other professionals. The average family income in Eastmoreland is over \$100,000/year. Since the area is stable, many of the families have substantial financial resources.

At this moment it is impossible to speculate on the net worth, credit, or liquidity of possible investors. As President of Eastmoreland, I am a possible investor and possess considerably larger liquid assets than the likely price of this home.

Eastmoreland Neighborhood Association

Budget Report for 2015			
	Projected balance at beginning of year		\$80,000
Income			
	Annual appeal		\$ 50,000.00
	Unrestricted		
	Elms		
	RCP		
	Garden		
	Other		
	Garden Misc		\$ 500.00
	Interest		\$ 35.00
	Newsletter		\$ 1,500.00
	Garage sale		\$ 2,500.00
	Neighborhood Clean up		\$ 2,500.00
	General Income		\$ -
	dog show		\$ 500.00
	Total		\$ 57,535.00
Expenses			
	Elms		\$ 9,000.00
	Garden		\$ 7,000.00
	Tree		\$ 300.00
	Annual appeal		\$ 3,500.00
	Stripe		\$ 500.00
	Parade		\$ 800.00
	Dog Show		\$ 800.00
	Newsletter		\$ 1,500.00
	Garage sale		\$ 1,000.00
	Clean up		\$ 2,000.00
	Legal		\$ 5,000.00
	Website		\$ 1,000.00
	Misc		\$ 1,500.00
	Video Monitoring		\$ 1,000.00
	Land Use		
	RCP		
	Water		\$ 6,000.00
	Landscaping		\$ 23,500.00
	Reconstruction		\$ 2,500.00
	Pruning reserve (2013-2015)		\$ 12,000.00
	Total		\$ 78,900.00
	Net for year		\$ (21,365.00)
	Projected balnce at end of year		\$ 58,635.00
	Annual Reserve	\$33,400	

Eastmoreland Neighborhood Association

Fee Waiver or payment to the City of Portland for \$1,318.00

Per 24.55.200 F. 3., the Eastmoreland Neighborhood Association has been a recognized organization neighborhood association recognized by the City of Portland Office of Neighborhood Involvement for the past forty years. The property at 3030 SE Rex is within our recognized boundaries. Attached is our entry in ONI's directory of neighborhood associations:

Eastmoreland Neighborhood Association (SEUL)

General meeting time and location:

Meetings: 3rd Thursday of every month
No meetings in July or August.
Time: 7:00 PM to 8:30 PM.
Duniway School Library, 7700 SE Reed College Place

All correspondence to:

Eastmoreland Neighborhood Association, PO Box 82520, Portland, OR 97282

Web site:

<http://www.eastmoreland.org>

Chair/Co-Chair/President

Robert McCullough	6125 SE Reed College Place Portland, OR 97202	robert@mresearch.com
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Vice Chair/Vice President

Karl Hausafus	6116 SE Reed College Place Portland, OR 97202	hausafus@comcast.net H: (503) 771-3503
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Secretary

Ken Ray Chair Multnomah Co. Citizen Involvement Committee	7637 SE Reed College Place Portland, OR 97202	kenray@easystreet.com W: (503) 221-7415 H: (503) 774-7637
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Treasurer/Finance Committee Chair

Bill Nichols		nicholsw@comcast.net
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Kimberly Koehler Eastmoreland Neighborhood Association	7530 SE 32nd Ave. Portland, OR 97202	kimberlykoehler@gmail.com H: (503) 775-0146
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Meg Merrick	3627 SE Cooper St. Portland, OR 97202	meg.merrick@gmail.com H: (503) 577-1080
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* Kristiana Nelson

Land Use/Planning Committee Chair/Co-Chair

* Thomas Hubka	7339 SE 31st Ave. Portland, OR 97202	thubka@uwm.edu H: (971) 279-2097
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* Rod Merrick	3627 SE Cooper St. Portland, OR 97202	jrm@merrick-archplan.com H: (503) 771-7762
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Clark Nelson	3690 SE Malden Portland 97202	clark@pbsenv.com
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