



DEMOLITION DELAY REQUEST

# OCOBOCK MANSION

5128 NE RODNEY AVENUE PORTLAND OREGON 97211





## OVERVIEW

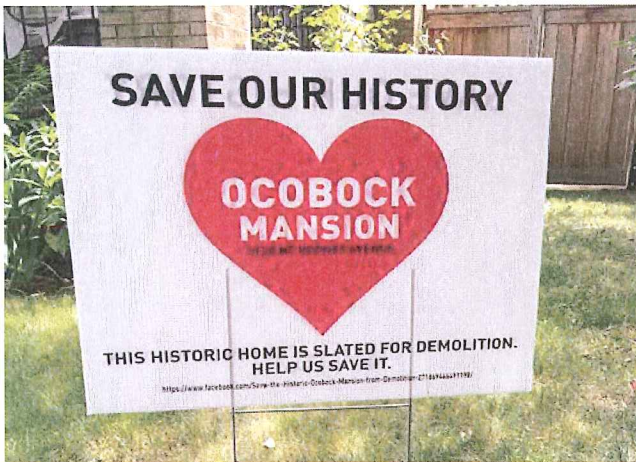
After nearly fifty years serving the local African American community as a foster home for at-risk youth, and decades before that as a prominent single-family home, the Ocobock Mansion at 5128 NE Rodney Avenue is now slated for demolition. Designed and built in 1912 by esteemed Portland architect Charles W. Ertz, the Ocobock Mansion is a very large property (approximately 5500 square feet on 2 ½ lots) with a long history in the local African American and greater Portland community. Pursuant to Title 24, Chapter 24.55.200 of the Portland City Code, this appeal sets forth the neighborhood's plan to save this landmark property from demolition.



The time line of relevant events that brings us to this appeal is as follows:

- February 1, 2016: Marion County Court signed a judgment judicially dissolving Alfred Yaun Child Care Centers ("AYCCC") pursuant to Oregon Revised Statutes 65.661.
- March 10, 2016: Through a settlement with the Oregon Department of Justice, Marion County Judge David Leith appointed Troubled Assets, LLC, as the Receiver of all assets belonging to, among others, AYCCC. The primary asset of AYCCC was the real property located at 5128 NE Rodney Avenue.
- April 20, 2016: Judge Leith signed a stipulated order authorizing the sale of 5128 NE Rodney Avenue to Wilde Properties, Inc. for the sum of \$570,000.00, which, according to court documents, was based on an oral, preliminary valuation by an appraiser. The sale was done privately and the property was never listed on the open market.
- May 5, 2016: Wilde Properties sells the house to Everett Custom Homes (owned by Vic Remmers) for the sum of \$900,000.00, again in a private sale.
- May 16, 2016: Vic Remmers applies for a demolition permit, and the time line for the 35 day demolition delay starts to run.
- May 18, 2016: Neighbors organize a rally at the home.
- May 20, 2016: Neighbors meet with Vic Remmers to discuss alternatives to demolition. Remmers expresses interest in selling the property to neighbors, but refuses to delay demolition beyond the requisite 35 day period.

As should be evident from the aforementioned time line, neighbors had to organize very quickly to delay the demolition of this historic home. On May 18, 2016, neighbors organized a community rally at the property, which was attended by approximately 100 people.



A group of neighbors created flyers and lawn signs and distributed them throughout the immediate neighborhood to raise awareness about the history and proposed fate of this home. They went door to door to talk with neighbors, many of whom have lived in the immediate neighborhood for thirty years or more, to collect stories and memories of the Mansion, including one where Martin Luther King Jr. himself reportedly attended a reception at the home during a visit to Portland in the 1960's. Due in part to the overwhelming interest in this property, neighbors created a Facebook page for sharing photos, information, and updates with the greater Portland community. See:

<https://www.facebook.com/Save-the-Historic-Ocobock-Mansion-from-Demolition-271869466491198/>

The historic beauty of this home, not to mention its critical role as a landmark property in the local community, makes its value difficult to put into words. The City's history of demolishing historic homes in inner Northeast Portland, particularly in predominantly African American neighborhoods, is one that deserves reflection and a larger-scale commitment from property owners, developers, and the City. Saving this home, which is so important to many in the neighborhood, is one small step in the right direction.



## HISTORICAL AND ARCHITECTURAL SIGNIFICANCE

Standing at the intersection of NE Rodney Avenue and Sumner Street, the Ocobock house is the historic heart of Portland's Walnut Park neighborhood. This grand, three-story Tudor-style home is surrounded by a verdant and mature landscape covering two and a half lots. Several 100-year-old trees cast a significant canopy, which is central to the character and community of the Walnut Park neighborhood. Over one hundred years old, this building has played a significant role within NE Portland and the African American community. Its use has transformed with the times but it has always acted as a place to call home. The Ocobock house continues to stand proudly, a beloved landmark in this NE Portland neighborhood, but it faces the threat of demolition.



The Tudor-style design of the Ocobock house is unique and rare to this neighborhood, acting as a significant piece of architectural history. The origin of this important home was documented by the Architectural Heritage Center. Built in 1912, the A.W. Ocobock House was designed and built by Charles W. Ertz, architect and builder of Portland area buildings, including the Laurelhurst Theater, the 8th Church of Christ Scientist, and the former auto dealership that now houses Whole Foods in the Pearl District. Ertz is also noted for his design of the Jantzen Estate in Lake Oswego, among numerous area residences. Beyond the great work of Ertz, the loss of the Ocobock house would represent erasure of Portland history – in this case, the development of the Piedmont neighborhood and the life of Augustus W. Ocobock (1836 – 1929).

Augustus Ocobock and his wife Amelia relocated to Portland in 1881. In Portland, Ocobock invested in local real estate, especially on the east side of the Willamette River. He also advertised as a mortgage lender in the Oregonian. By 1890, the Ocobocks were living in a beautiful house on the north side of NE Holladay Street, near what is now the Convention Center MAX station. The Ocobocks sold their Holladay Street home in 1904, and moved to a house on N. Sumner, only a few blocks from the house they would later build on NE Rodney. Both the house on Sumner and the one on Holladay have long since been demolished. The 1912 house on NE Rodney, therefore, is the last standing building in Portland associated with Augustus and Amelia Ocobock.

**FINE THREE STORY  
STRUCTURE PLANNED**

A. W. Ocobock has plans for what will be when completed one of the handsomest private dwellings in Portland. The design calls for a three-story structure, 49x51 feet, of modified English architecture. It will occupy a large and commanding site at the southeast corner of Rodney avenue and Sumner street, in Walnut Park. It will contain 14 rooms, three baths and large outside sleeping apartment.

The first floor will contain a 20 by 28 foot living room, large reception room, dining room, breakfast room and kitchen. Except the kitchen the entire lower floor will be finished in mahogany and will have oak floors. On the second floor will be four large bedrooms, each with dressing room and two baths, all finished and floored with selected Oregon fir. A music room, sewing room and servants' quarters, with bath, will occupy the third floor.

Plate glass will be used entirely for the lower floor windows. Handsome tile fireplaces will be in the living room and owners' chamber. A feature of the plans is the wiring arrangements, which provide conduits for all the wires, thus obviating the danger of fire from this source.

The architect's estimate of the cost of the structure is \$14,000.

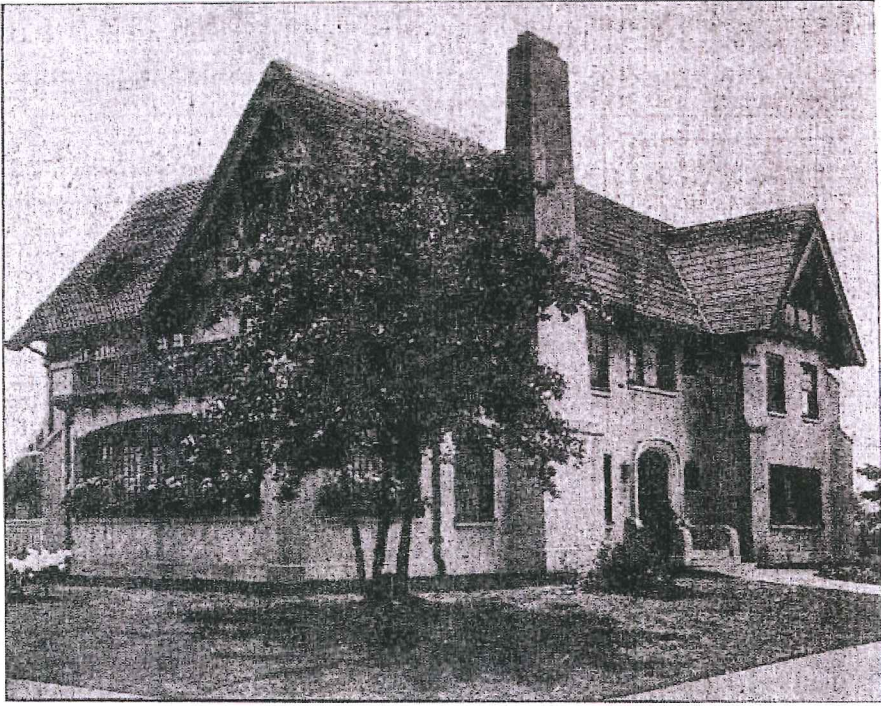
THE OREGON DAILY JOURNAL SUNDAY JANUARY 28, 1912



Ocobock was a key player in the development of East Portland, which remained a separate city from Portland until 1891. He owned a building that once stood where the gas station is on SE Grand Avenue between Alder and Washington – right across the street from the Architectural Heritage Center. He also owned the property on Grand Avenue where the US Bank is now located, and he served on the Port of Portland Commission. Later in life, Ocobock became a well-known local philanthropist. He supported Reed College by donating money for students who could not otherwise afford tuition. He gave money in support of relief efforts in Japan after the country was decimated by a huge earthquake in 1923. In his will he left money for the local Y.W.C.A., the Oregon Humane Society, and the [Waverly] Baby Home. One of the more interesting examples of Ocobock's generosity came in 1915 – the Oregonian mentions Ocobock giving \$50 (equivalent of nearly \$500 in 2016) to a streetcar conductor for his courteous service. The loss of the last Ocobock House in Portland will not only waste quality architecture and building materials, it will also leave us with a void in the story of how Portland, especially on the east side of town, developed in the late-19th and early-20th centuries.

**THE SUNDAY OREGONIAN, PORTLAND, MAY 24, 1914.**

**OCOBOCK HOME COSTS \$25,000.**



**RESIDENCE ON SUMNER STREET AND RODNEY AVENUE FINEST IN WALNUT PARK DISTRICT.**  
The residence of A. W. Ocobock, at the corner of Sumner street and Rodney avenue, is the finest in Walnut Park, the cost having been something over \$25,000.  
It is surrounded by a well-kept lawn and flower garden, which heightens and accents the beauty of the home in this community of attractive residences.

**120 ACRES DREDGED**  
Waterfronts of Marshfield

**M**ARSHFIELD, Or., May 24.—If a city can add area to its business sections without any great expense and then witness this converted from salt marsh up-to-date property at an area less than 2 cents a yard for citizens here assert it is good to accept such a proposal. The Port of Coos Bay with the Puget Sound Bridge Company to dredge a channel under sawmill of C. A. S. sea, a distance of 14 miles, and is to be 25 feet in depth wide. With such an excavation confronting them, the necessity for finding a place to run the dredging. Bend there was a large mudflat, which, according to engineer's plans, should be a Southern Pacific had hold area, which also needed raised grade for its tracks and suitable site for its depot. The dredging company charges 2 cents per yard by the port but it is immaterial to it what becomes of the dredging than to suggest that if the desire "fills" shall pay the bulkheading and running pipe, the company is willing "suckings" wherever the owners may direct. Under such an arrangement citizens are enabled to get the raised at a cost, in most cases but 2 cents per yard. At 1 the dredge has excavated on the 120 acres in question 2 yards, dressing up the water giving the territory a much appearance. Marshfield Most Here But with all of the advantage given by North Bend, the Marshfield is several times North Bend had but a small while Marshfield promised pany that it would use its

THE SUNDAY OREGONIAN MAY 24, 1914



## CULTURAL SIGNIFICANCE

In the second part of this century, and after the Ocobocks, the house at 5128 NE Rodney Avenue came to have significant meaning to the African American community as it became a place of service to the community. One long-term resident of the community states that Martin Luther King, Jr. might have attended a reception at the house during his visit to Portland in the fall of 1961. The Albina Ministerial Alliance, formed in the late 1950s by African American ministers in the Albina District, helped establish the Alfred Yaun Child Care Center, which was housed at 5128 NE Rodney Avenue, in concert with other prominent grass-roots programs, including Albina Head Start, Self-Enhancement Inc., the Portland House of Umoja, and Portland Opportunities Industrialization Center.



Other long-term residents remember the house as being the pride of the community at a time when there was a great shortage of foster homes for children in need. In 1981, the home was owned and operated by the Highland Church of Christ, and was added to the Historic Resource Inventory of the City of Portland for its architectural significance. Pastor Samuel Johnson oversaw the care of children in the home at that time. He is remembered by residents as being a mentor to many young African American men, helping them to attend college and serve their community.

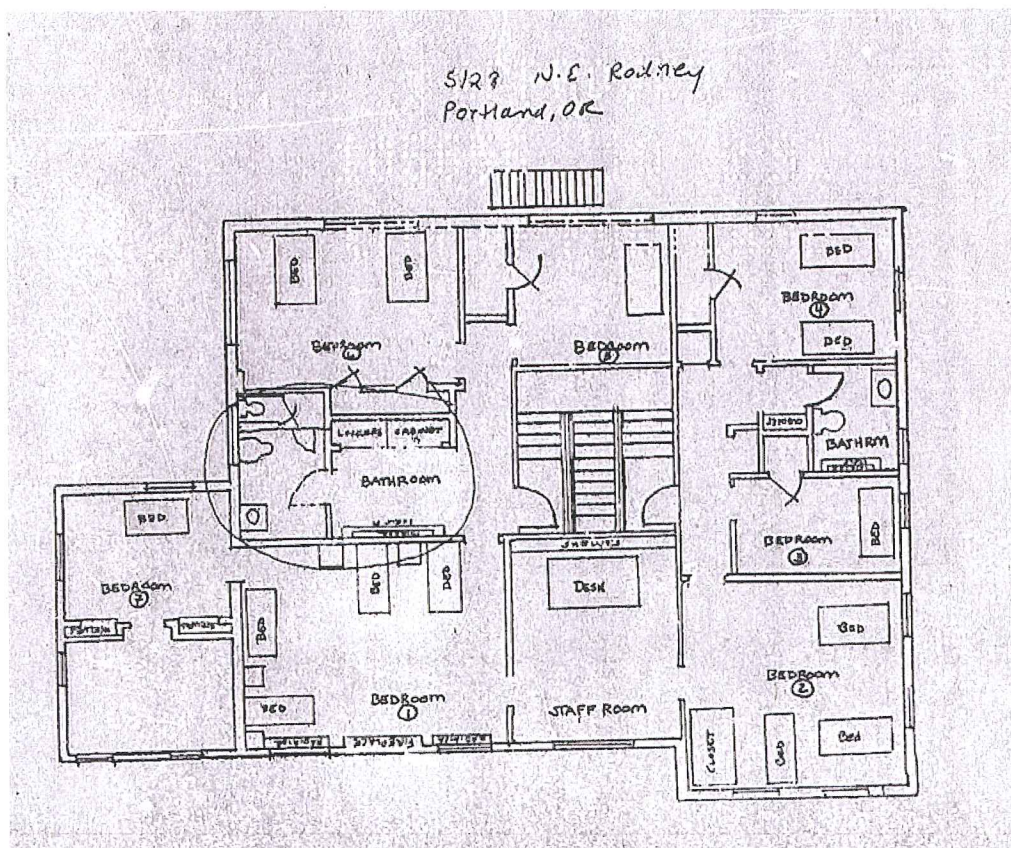
Some of the city's most vulnerable youth were cared for in this home when they had no other hope of escaping lives of gang involvement, violence, and crime. Despite the well-documented problems at the organization that most recently cared for children at 5128 NE Rodney Avenue, the significance of the home to the African American community of NE Portland remains.



## OUR PLAN TO SAVE THE OCOBOCK MANSION

Neighbors have been working hard to conceptualize viable, sustainable alternatives to the demolition of the Ocobock Mansion. Our intention is to create an LLC, purchase the house from Everett Custom Homes and remodel this grand house. A number of us have been inside the house and toured the exterior with two contractors, who both confirmed that the house is in very solid shape.

Neighbors obtained a floor plan from City records and measured the exterior to determine that the house neatly divides down the middle. There are several potentially viable development options outlined below and drawn in the attached site plans. During the extended demolition delay period, neighbors intend to flesh out these options with more detailed drawings and contractor pricing to determine the most economically viable alternative to demolition. The good news is that we have a number of potential plans to choose from, and a solid group of investors and contractors who are excited to participate in this project.



FLOOR PLAN FROM CITY



## DEVELOPMENT OPTIONS

### OPTION 1

Divide the house into 2 large town houses and sell independently.

Townhouse 1 (south):

3000 sf on three floors plus 1200 sf basement

4 Bedroom (possibly 5)

67' x 100' lot (6700sf)

Includes extra 25' skinny lot (valued at \$200,000.00)

Sell for approximately \$1,000,000.00

Townhouse 2 (north):

2600 sf on three floors plus 1200 sf basement

4 Bedroom (possibly 5)

57' x 100' lot (5700sf)

Garage ADU included

Sell for approximately \$900,000.00

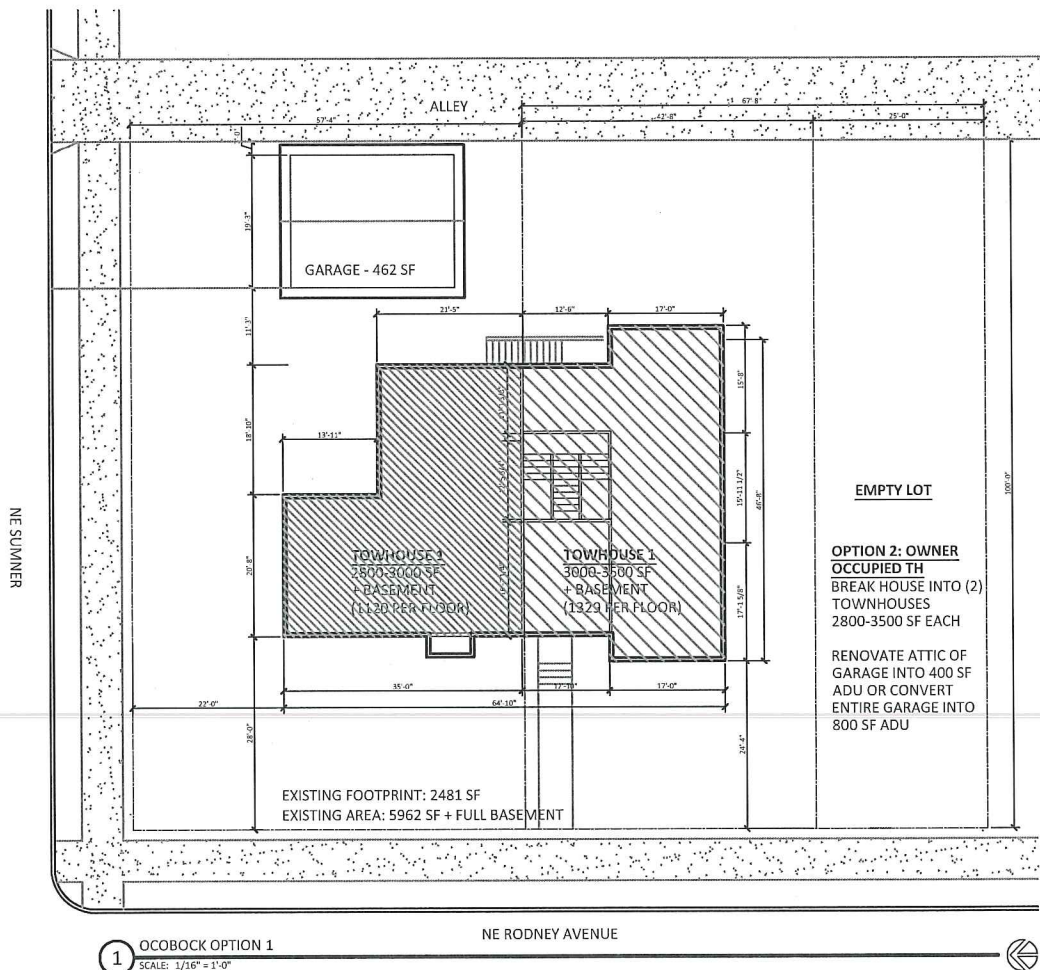
Total Sale: \$1,900,000.00

-\$38,000.00 realtor 2% (realtor agreed to work for reduced commission)

\$1,862,000.00

-\$1,769,500.00 total project costs

\$92,500.00 profit / 6 = \$15,416.00 per LLC member





## OPTION 2

Renovate the house into (7-8) apartments keeping the central stair as is and sell as a multi-unit investment property. The selling price for this option needs to be determined during the demolition extension period, and we are working with a realtor to create a market analysis for this plan.

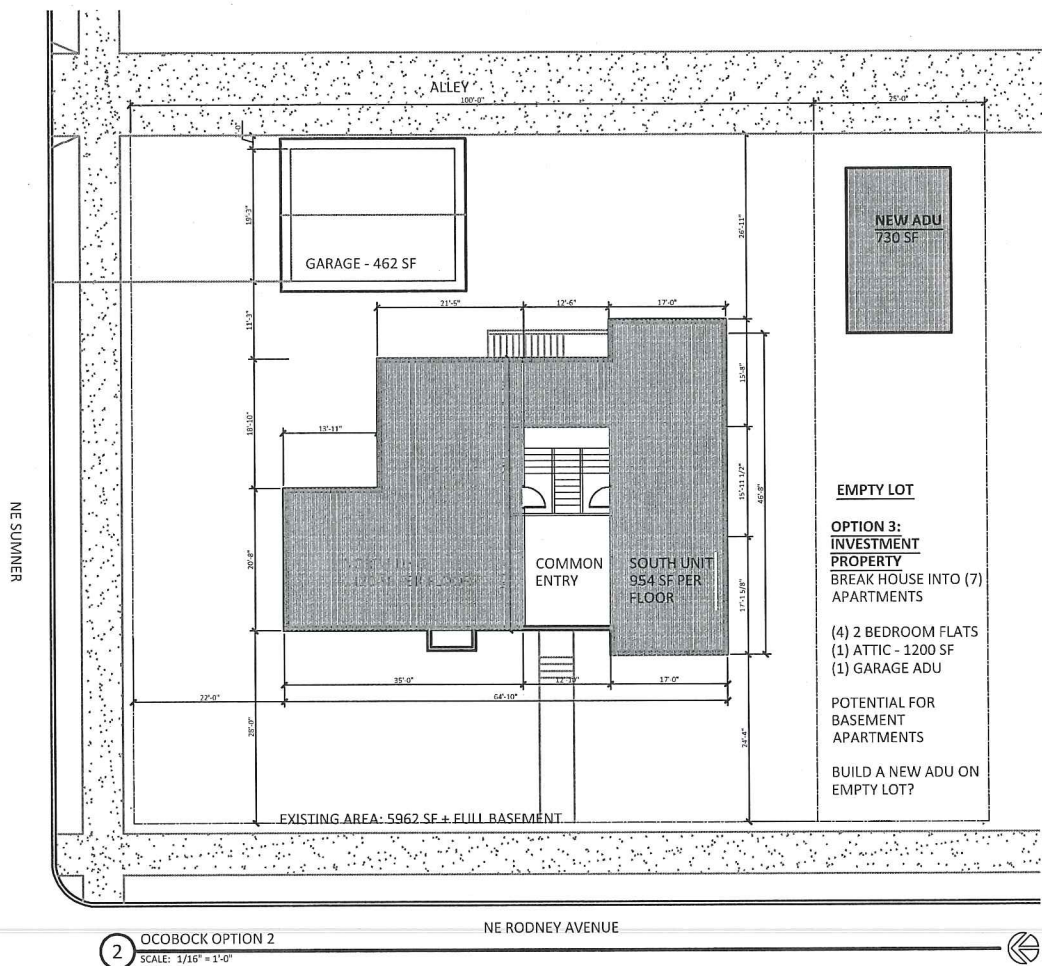
(4) 2 Bedroom flats on the 1st and 2nd floors (about 1000 sf each)

(1) 2 or 3 bedroom flat in the attic

(1) garage ADU

(2) basement apartments

25 x 100 skinny lot to be sold to the same investor (value of at least \$200,000.00)





## PRO-FORMA BUDGET AND EVIDENCE OF FUNDS ON HAND

The pro-forma budget for Option 1 and Option 2 outlined above is attached. Vic Remmers of Everett Custom Homes purchased the house for \$900,000.00 on May 5, 2016. Neighbors met with Vic Remmers on May 20, 2016, after we successfully petitioned the City to impose the 35 day residential demolition delay. During that meeting, Mr. Remmers told neighbors that he would be willing to sell the property for approximately \$1,100,000.00. Although we included this number in the pro-formas, neighbors hope to purchase the house for less if we are granted the additional 60 day demolition delay. Both contractors who have looked at the house estimated a cost of approximately \$500,000.00 for the renovation. This number would be confirmed with drawings during the 60 day demolition delay period.

Neighbors are working with a realtor to review comparable properties in connection with our preliminary pro-formas. This would evolve into a detailed market comparison during the 60 day demolition delay period. Neighbors Diana Moosman and Jeff Moreland met with Albina Bank on June 7, 2016, to review the attached pro-formas, and the bank expressed a strong interest in financing the project. Albina bank estimated that 25% would be sufficient for a down payment.

There is a strong group of neighbors who are willing and excited to take on this project. They are a realistic team of professionals who have quickly mobilized for this effort (contractor, architect, developer, lawyer, doctor, engineer, graphic designer, and several teachers). Each neighbor has lived in the neighborhood for 5-20 years and has the demonstrated ability to invest in this project. Several, if not most, of these neighbors have remodeled their own historic homes, and several have developed multiple properties, thus bringing a familiarity with the pro-forma and construction process.

The following neighbors have committed to participate in the plan to save Ocobock Mansion, and attest to collectively having available liquid assets sufficient for the down payment required for its realization:

Jeff and Laurie Moreland, 5209 NE Rodney Ave.

Diana Moosman, 5225 NE Rodney Ave.

Matthew and Katherine Kondylis-Breeze, 5205 NE Mallory Ave.

Ursula and Jason Reynolds, 5114 NE Mallory Ave.

Bob Kerr and Claire Randall, 5215 NE Cleveland Ave.

Annie and Marc Adams, 5224 NE Mallory Ave.

(See attached letters from the personal financial institutions of the majority of these individuals in the appendix of this proposal.)



**OCOBOCK MANSION - PRO-FORMA OPTION 1**

06/10/16

	<b>COST</b>	<b>COMMENTS</b>
<b>HOME PURCHASE</b>		
Purchase price by Developer	900,000.00	Confirmed on title report
Neighborhood purchase price	1,100,000.00	Developer has offered this as a potential purchase price. We would hope for lower price
<b>SITE COSTS</b>		
Lot division	3,000.00	To be confirmed
Utilities	10,000.00	New utilities to extra unit, garage already has utilities
Landscaping	10,000.00	
<b>TOTAL</b>	<b>23,000.00</b>	
<b>CONSTRUCTION COSTS</b>		
Remodel house into 2 separate units	500,000.00	2 contractors thought this was a reasonable estimate
Garage ADU	10,000.00	Existing garage has a studio apartment on the 2nd floor
<b>TOTAL</b>	<b>510,000.00</b>	
<b>SOFT COSTS</b>		
Permits	25,000.00	Estimate
Special Inspections		
Architect	10,000.00	
Structural Engineering	4,000.00	
Environmental Testing	3,000.00	
Legal Fees (to form LLC, misc.)	2,000.00	
Financing Carrying costs / Interest reserves	71,000.00	
Loan Fees and Closing Costs	15,000.00	
<b>SUB-TOTAL</b>	<b>130,000.00</b>	
Soft Cost Contingency 5%	6,500.00	
<b>TOTAL</b>	<b>136,500.00</b>	
<b>TOTAL PROJECT COST</b>	<b>1,769,500.00</b>	
<b>DOWN PAYMENT</b>		
25% of Project Costs	442,375.00	
Investment amount from each LLC member (6 LLC Members)	73,729.17	
<b>LOAN AMOUNT</b>	<b>1,327,125.00</b>	



**OCOBOCK MANSION - PRO-FORMA OPTION 2**

06/10/16

	<b>COST</b>	<b>COMMENTS</b>
<b>HOME PURCHASE</b>		
Purchase price by Developer	900,000.00	Confirmed on title report
Neighborhood purchase price	1,100,000.00	Developer has offered this as a potential purchase price. We would hope for lower price
<b>SITE COSTS</b>		
Lot division	3,000.00	To be confirmed
Utilities	10,000.00	New utilities to extra unit, garage already has utilities
Landscaping	10,000.00	
<b>TOTAL</b>	<b>23,000.00</b>	
<b>CONSTRUCTION COSTS</b>		
Remodel house into 6-7 separate units	700,000.00	Estimate
Garage ADU	10,000.00	Existing garage has a studio apartment on the 2nd floor
<b>TOTAL</b>	<b>710,000.00</b>	
<b>SOFT COSTS</b>		
Permits	35,000.00	Estimate
Special Inspections	3,000.00	
Architect	15,000.00	
Structural Engineering	4,000.00	
Environmental Testing	3,000.00	
Legal Fees (to form LLC, misc.)	2,000.00	
Financing Carrying costs / Interest reserves	80,000.00	
Loan Fees and Closing Costs	18,000.00	
<b>SUB-TOTAL</b>	<b>160,000.00</b>	
Soft Cost Contingency 5%	8,000.00	
<b>TOTAL</b>	<b>168,000.00</b>	
<b>TOTAL PROJECT COST</b>	<b>2,001,000.00</b>	
<b>DOWN PAYMENT</b>		
25% of Project Costs	500,250.00	
Investment amount from each LLC member (6 LLC Members)	83,375.00	
<b>LOAN AMOUNT</b>	<b>1,500,750.00</b>	

The sale price for Option 2 is harder to define as there are no obvious comparison properties. We have a realtor working with us who will put together a market analysis that identifies the anticipated sale amount for this option during the delay period.



## APPENDIX



**CERTIFIED LETTER TO VIC REMMERS, EVERETT CUSTOM HOMES**

King Neighborhood Assn.  
4815 NE 7th Ave  
Portland, OR 97211

Vic Remmers  
Everett Custom Homes  
3330 NW Yeon Ave Suite 100  
Portland, OR 97210

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)™.

PORTLAND, OR 97210

Certified Mail Fee \$3.30

Extra Services & Fees (check box, add fee)  
☐ Return Receipt (hardcopy) \$0.00  
☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.47

Total Postage and Fees \$3.77

Postmark  
JUN 13 2016  
06/19/2016

PS Form 3800, April 2015 PSN 7530-01-000-9047 See Reverse for Instructions

6/13/2016

USPS.com® - USPS Tracking®

English

Customer Service

USPS Mobile

Register / Sign In



**USPS Tracking®**



**Customer Service**

Have questions? We're here to help.



**Get Easy Tracking Updates**

Sign up for My USPS.

**Tracking Number:** 70151520000304777162

**Expected Delivery Day:** Monday, June 13, 2016

**Product & Tracking Information**

**Postal Product:**  
First-Class Mail®

**Features:**  
Certified Mail™

DATE & TIME

STATUS OF ITEM

LOCATION

June 13, 2016 , 1:11 pm

Delivered, Left with Individual

PORTLAND, OR 97210

Your item was delivered to an individual at the address at 1:11 pm on June 13, 2016 in PORTLAND, OR 97210.

June 13, 2016 , 2:06 am

Departed USPS Facility

PORTLAND, OR 97208

June 10, 2016 , 7:17 pm

Arrived at USPS Facility

PORTLAND, OR 97208

June 10, 2016 , 4:32 pm

Acceptance

PORTLAND, OR 97211

**Available Actions**

Text Updates

Email Updates



**CERTIFIED LETTER TO VIC REMMERS, EVERETT CUSTOM HOMES**



June 8, 2016

Vic Remmers  
Everett Custom Homes  
3330 NW Yeon Ave, Suite 100  
Portland, OR 97210

Dear Mr. Remmers,

Per Title 24.55.200 H. 1, I am notifying you of the King Neighborhood Association's request for a meeting to discuss alternatives to demolition of the house 5128 NE Rodney Avenue. If your corporate structure involves additional owners and /or subsidiaries, please extend this notification to these entities or immediately inform me of their identity. Your timely response to engage in this meeting may eliminate the need for our organization to request additional time through the demolition delay appeal process.

You can contact me at:

Alan Silver  
4815 NE 7<sup>th</sup> Avenue, Portland OR 97211  
503-880-6848  
[info@kingneighborhood.org](mailto:info@kingneighborhood.org)

I look forward to working with you on this property.

Alan Silver

Chair, King Neighborhood Association

LETTER FROM CITY OF PORTLAND HISTORIC LANDMARKS COMMISSION, REGARDING THE STATE'S INVOLVEMENT  
IN THE SALE OF OCOBOCK PROPERTY



**City of Portland**  
Historic Landmarks Commission

1900 SW Fourth Ave., Suite 5000 / 16  
Portland, Oregon 97201  
Telephone: (503) 823-7300  
TDD: (503) 823-6868  
FAX: (503) 823-5630  
[www.portlandonline.com/bds](http://www.portlandonline.com/bds)

May 31, 2016

Deborah Kafoury, Chair  
Multnomah County  
501 S.E. Hawthorne Blvd., Suite 600,  
Portland, OR 97214

Re: A. W. Ocobock house at 5128 NE Rodney

Chairwoman Kafoury:

The Portland Historic Landmarks Commission (PHLC) is writing about the planned demolition of A. W. Ocobock house at 5128 NE Rodney and to inquire about the County's compliance with ORS 358.653 in the transfer of this property.

The PHLC consists of citizen volunteers appointed by the Mayor to promote Portland's historic and architectural heritage. We provide leadership and expertise on maintaining these irreplaceable resources, provide advice on historic preservation matters and coordinate historic preservation programs in the City.

As we understand the situation with the Ocobock House, the County donated the building to a foster care operation in 1996, but this operation was shut down in 2015 after abuse and neglect allegations. The County regained the property and placed it in receivership, where in 2016, it was sold, removed from the City of Portland Historic Resources Inventory (HRI), and sold again. Removal of structures from the HRI is a typical first step in demolition and local news sources report demolition of the building is planned.

As some historical background, the building was designed and built by local architect and builder Charles W. Ertz. Between 1910 and 1940, Ertz designed numerous residences and commercial buildings in the area, including the Laurelwood Theater in the early 1920s. In the 1930s he designed and built the Jantzen House in Lake Oswego. Even after moving to California in 1940, his construction company continued to build in the area, although many of his buildings have been demolished. Ertz designed and built the 5128 NE Rodney house for August Ocobock and his wife Amelia in 1913. Ocobock owned and operated numerous Midwest banks before moving to Portland in the 1880s. He played an important role in the development of East Portland—then a separate city—investing in real estate as the city grew. In later life, the Ocobocks were well-known philanthropists, donating money to Reed College, the Y.M.C.A., orphanages, and the Humane Society.

Reports on this Tudor-style house's condition are conflicting, but based on visual inspection from the street, it appears largely unmodified from its original design. Moreover, the building has most of its original windows and architectural detailing. This building clearly retains its historic integrity, which was why it was originally placed on the Portland Historic Inventory. The PHLC believes that the Ocobock House is likely eligible for listing in the National Register of Historic Places (NRHP).

Having been transferred from public to private ownership twice, the PHLC believes the County did not comply with ORS 358.653 at the time of these transfers. Section 1 of this statute states:

"Any state agency or political subdivision responsible for real property of historic significance in consultation with the State Historic Preservation Officer shall institute a program to conserve the



property and assure that such property shall not be inadvertently transferred, sold, demolished, substantially altered or allowed to deteriorate”.

We understand the challenges the County faces in attempting to increase density and livability in our area. However, our supply of historic structures is dwindling and once gone, these vital resources can never be replaced. We ask that the County look into the situation, determine if they were in compliance with ORS 358.653, and to report back to the PHLC as their proposed remedy if they are out of compliance, as well as how they will handle future situations that require compliance with this state statute.

We appreciate your time and attention to this matter.

Sincerely,



Kirk Ranzetta  
Chair



Paul Solimano  
Vice Chair

cc  
Jessica Gabriel, Compliance Specialist, SHPO  
Chrissy Curran, Deputy State Historic Preservation Officer  
Mayor Charlie Hales  
Commissioner Dan Saltzman  
Brandon Spencer-Hartle, BPS  
Hillary Adam, BDS  
Andrew Neerman, KNA, Land Use Chair

FINANCIAL VERIFICATION LETTER



June 14, 2016

Mail Code: OR-20-99-0044  
825 NE Multnomah St. Suite 175  
Portland, OR 97232

p: 503-731-3530  
f: 503-234-2527

To whom it may concern:

This is to confirm that Mr. Jeffrey Moreland has \$100,000 available in his personal checking account ending in 5451 as of June 14, 2016. There are no current holds on those funds and is able to write a check, wire the funds, etc. If you have any questions feel free to reach me at 503-731-3530 or at [omar\\_garcia@keybank.com](mailto:omar_garcia@keybank.com)

Thank You,

A handwritten signature in black ink, appearing to read "Omar Garcia", written over a horizontal line.

Omar Garcia

KeyBank is Member FDIC.





FINANCIAL VERIFICATION LETTER



2021 NE Sandy Blvd | Portland, OR 97232  
503.232.8070 | 800.444.8115 | Fax: 503.238.5190  
[www.consolidatedccu.com](http://www.consolidatedccu.com)

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June 10, 2016

To Whom It May Concern:

This letter confirms that Diane Moosman has been pre-approved for a Home Equity Line of Credit of \$70,000.00 for the home located at: 5225 NE Rodney, Portland, OR through Consolidated Community Credit Union. Final approval is subject to a review of the Home Value Evaluation along with all other final underwriting conditions. Please contact Colette Peck at 503-797-7562 or at [cpeck@consolidatedccu.com](mailto:cpeck@consolidatedccu.com) with any questions regarding this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Colette Peck", with a long horizontal line extending to the right.

**COLETTE PECK**

CCCU | branch lead  
[cpeck@consolidatedccu.com](mailto:cpeck@consolidatedccu.com)  
503-797-7562 | 800.444.8115 x1712  
fax: 503.226.7573

FINANCIAL VERIFICATION LETTER



6/9/2016

Re: Katherine Kondylis  
Matthew Breeze  
5205 NE Mallory Ave  
Portland, OR 97211

To Whom It May Concern,

As of 6/9/2016, the above referenced members have \$70,118.52 available via their equity line of credit here at OnPoint Community Credit Union.

If you have any questions, please feel free to contact me at 503-525-8744.

Thank you,

A handwritten signature in black ink, appearing to read "Jackie Devereaux". The signature is fluid and cursive, with a large loop at the end.

Jackie Devereaux  
Member Relationship Officer



FINANCIAL VERIFICATION LETTER



June 9th, 2016

To Whom It May Concern,

This letter is to confirm that our customers, Marc and Annie Adams, have a current balance of \$75,000 and more as of this date.

Thank you,

A handwritten signature in blue ink, appearing to read "Paul Oldenburg", with a long, sweeping flourish extending to the right.

Paul Oldenburg  
Chase Officer  
2714 N Lombard St.  
Portland, OR 97217  
503-231-4534

NEIGHBORHOOD FLYER

# **SAVE HISTORIC OCOBOCK MANSION FROM DEMOLITION**



SHOW YOUR NEIGHBORHOOD SUPPORT

## **PROTEST**

WEDNESDAY

MAY 18TH

6:30PM

## **5128 NE RODNEY**

<https://www.facebook.com/Save-the-Historic-Ocobock-Mansion-from-Demolition-271869466491198/>



LAWN SIGN

# SAVE OUR HISTORY



**THIS HISTORIC HOME IS SLATED FOR DEMOLITION.  
HELP US SAVE IT.**

<https://www.facebook.com/Save-the-Historic-Ocobock-Mansion-from-Demolition-271869466491198/>