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

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
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Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: September 27, 2013
From: Dave Skilton, Land Use Services 503-823-0660
dave.skilton@portlandoregon.gov

REQUEST FOR RESPONSE

Case File: LU 13-185512 HR – Yamhill Market Building Rehabilitation
Pre App: PC # 13-169691

This notice is being sent to all service and technical review agencies for their input on the proposal described below. Neighborhood Associations also receive this advance notice via e-mail. *Your timely response, as indicated below, will help the assigned planner determine if applicable approval criteria can be met, or what conditions might be required*.

- The approval criteria are listed below. Although we are interested in any comments you may have, please consider your response in terms of these criteria.
- All agencies are encouraged to use this as an opportunity to inform the applicant of any additional requirements that may be imposed by your agency during building permit phase – especially those that would significantly affect the proposal.
- Please note in your response which requirements are specifically associated with the applicable land use review approval criteria, and which requirements you have the independent authority to impose at time of building permits.
- Neighborhood Associations are encouraged to submit comments by the deadline noted below. To comment, you may write to Dave Skilton at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. You can also fax your comments to me at (503) 823-5630. After the staff report is published, please submit your comments to the Historic Landmarks Commission at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201 and fax them to 503-823-5630.

The Bureau of Development Services recommendation will be published ten days before the scheduled hearing date. You will also receive a Notice of Public Hearing for this proposal, with hearing date and time confirmed, mailed twenty days prior to the hearing.

- **Please send your response to BDS no later than: October 21, 2013 –**
- **We must publish our report by: October 25, 2013**
- **A public hearing before the Historic Landmarks Commission is tentatively scheduled for October 28, 2013, at 1:30 p.m.**

Applicant/Owners: Jim Mark, Nick Ehlen / Melvin Mark Companies / B13investors LLC
111 SW Columbia Street Suite 1380 / Portand, OR 97201

Representative: Jon Mcgrew, 503-227-4860 / Hennebery Eddy Architects
921 SW Morrison Street Suite 250 / Portland, OR 97205

Site Address:	110 SW Yamhill Street
Legal Description:	BLOCK 13 LOT 1&2, PORTLAND; BLOCK 13 LOT 3, PORTLAND; BLOCK 13 LOT 5&6 EXC PT IN ST, PORTLAND; BLOCK 13 LOT 7 EXC PT IN ST, PORTLAND
Tax Account No.:	R667702210, R667702230, R667702270, R667702290
State ID No.:	1S1E03BA 02400, 1S1E03BA 02300, 1S1E03BA 03700, 1S1E03BA 03600
Quarter Section:	3129
Neighborhood:	Portland Downtown, contact Jennifer Geske at 503-750-9843.
District Coalition:	Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District:	Central City - Downtown
Other Designations:	Non-contributing resource in the Yamhill Historic District, which was listed in the National Register of Historic Places on July 30, 1976.
Zoning:	CXd, Central Commercial with Historic Resource and Design overlays
Case Type:	HR, Historic Resource Review
Procedure:	Type III, with a public hearing before the Historic Landmarks Commission. The decision of the Historic Landmarks Commission can be appealed to City Council.

Proposal: The applicant is seeking Historic Resource Review approval for a proposal to reconfigure openings and replace all the exterior wall materials on an existing, two-story, non-contributing building in the Yamhill Historic District. The existing building skin includes metal and glass storefront systems and painted synthetic stucco. The proposed materials are brick, stone, painted metal framework and panel, and aluminum-framed windows. The proposal also includes signage. Historic Resource Review is required because the proposal is for non-exempt exterior alterations in a historic district.

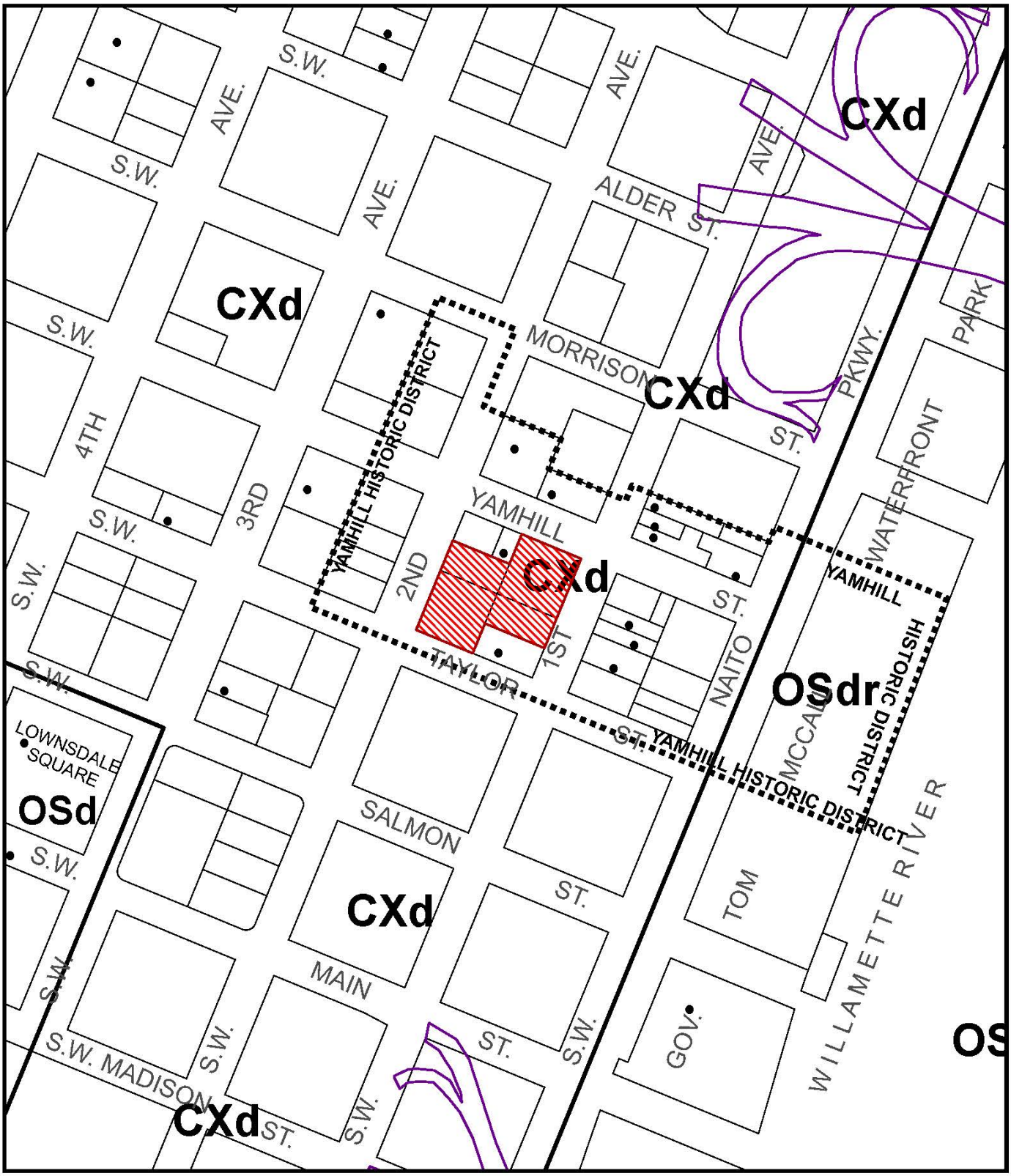
Modifications: The applicant is seeking two modifications of 33.266.310 Loading Standards, to reduce the number of loading bays from two to one; and to reduce the overhead clearance height from 13 feet to 12 feet.

Approval Criteria:
In order to be approved, this proposal must comply with the approval criteria specified in the Portland Zoning Code (Title 33 of the Portland City Code). The approval criteria are:

- Yamhill Historic District Design Guidelines
- Central City Fundamental Design Guidelines
- 33.846.070 – Modifications Considered in Historic Resource Review

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was filed, provided that the application is complete at the time of filing, or complete within 180 days. This application was filed on July 26, 2013 and determined to be complete on September 24, 2013.

Enclosures:
Zoning Map
Site Plan
Elevations



ZONING

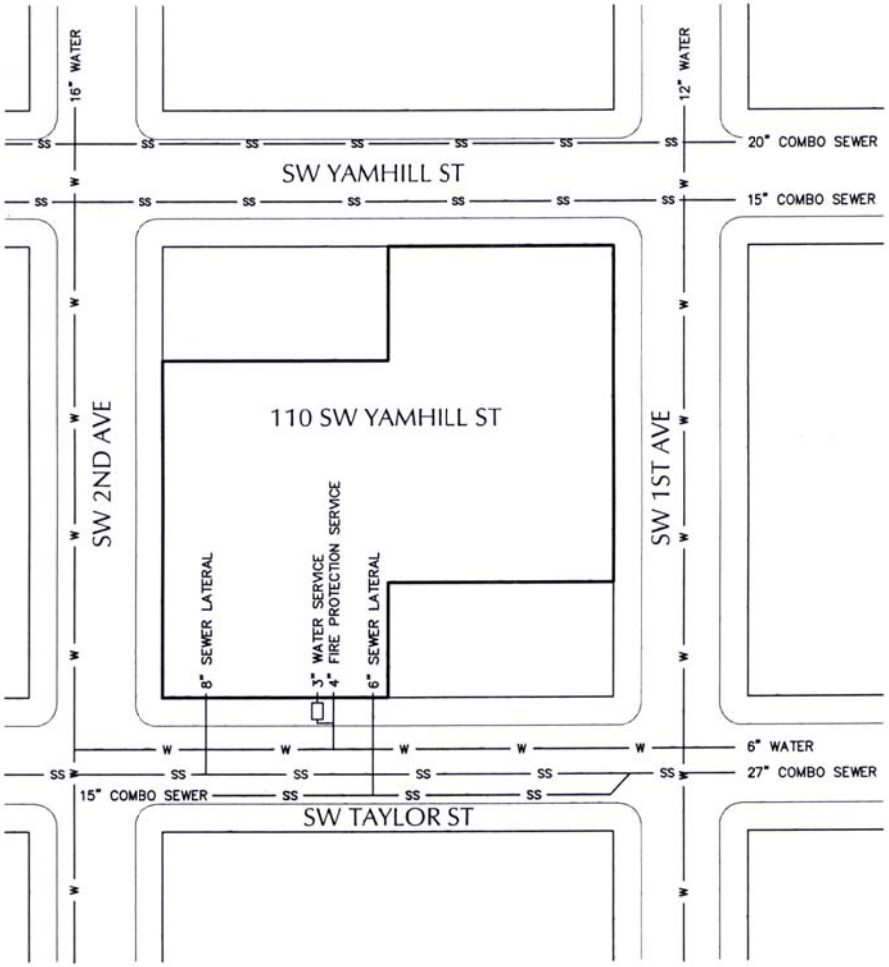
Site

Historic Landmark

NORTH

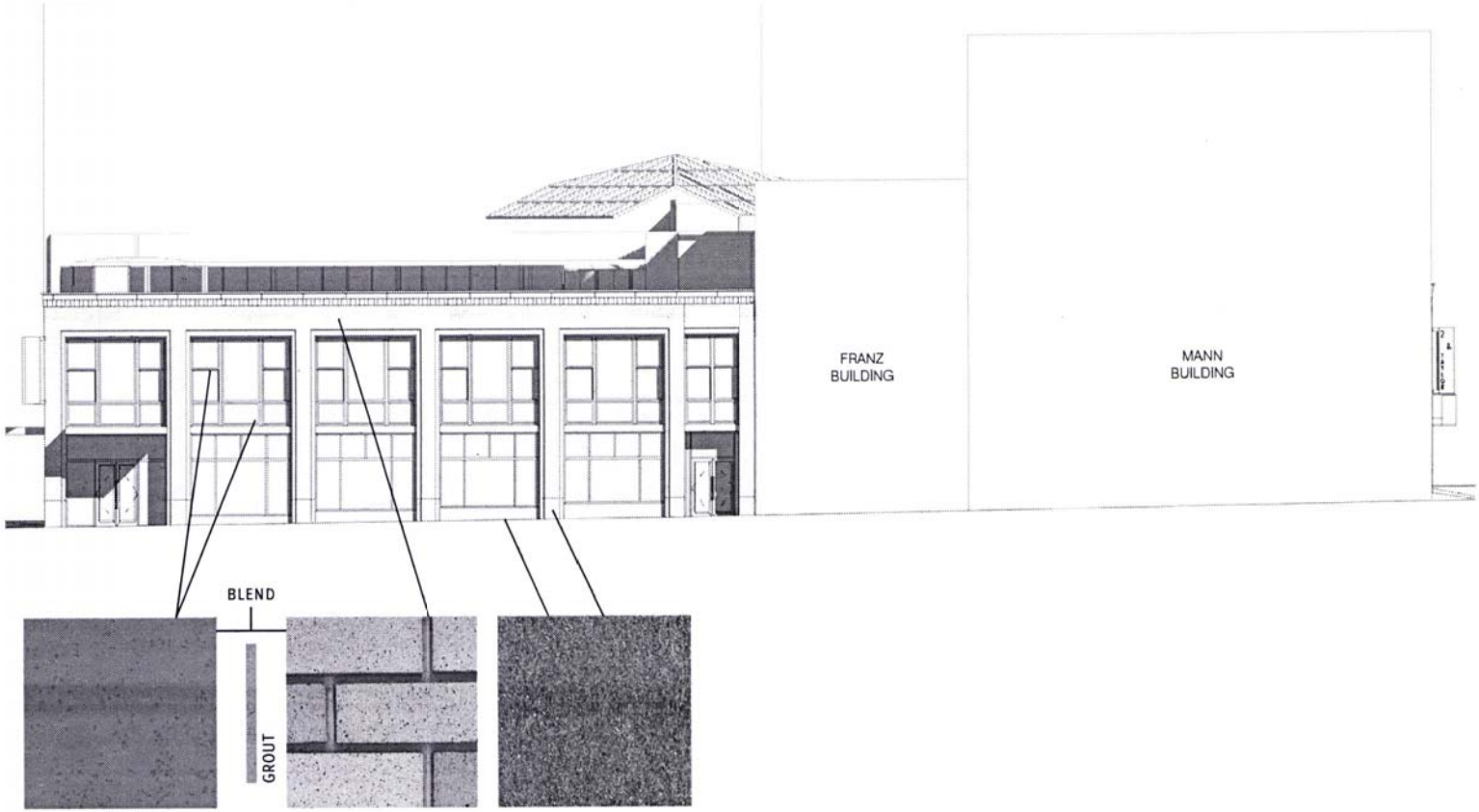
This site lies within the:
YAMHILL HISTORIC DISTRICT
CENTRAL CITY PLAN DISTRICT - DOWNTOWN

File No.	LU 13-185512 HDZ
1/4 Section	3129
Scale	1 inch = 200 feet
State_Id	1S1E03BA 2300
Exhibit	B (Jul 26,2013)



NOTE:
NO PROPOSED CHANGES TO EXISTING UTILITIES

N.T.S.



METAL PANEL & PAINTED ALUMINUM WINDOW SYSTEM

BRICK MASONRY "MUTUAL MATERIALS" MEDITERRANEAN - SMOOTH FACE

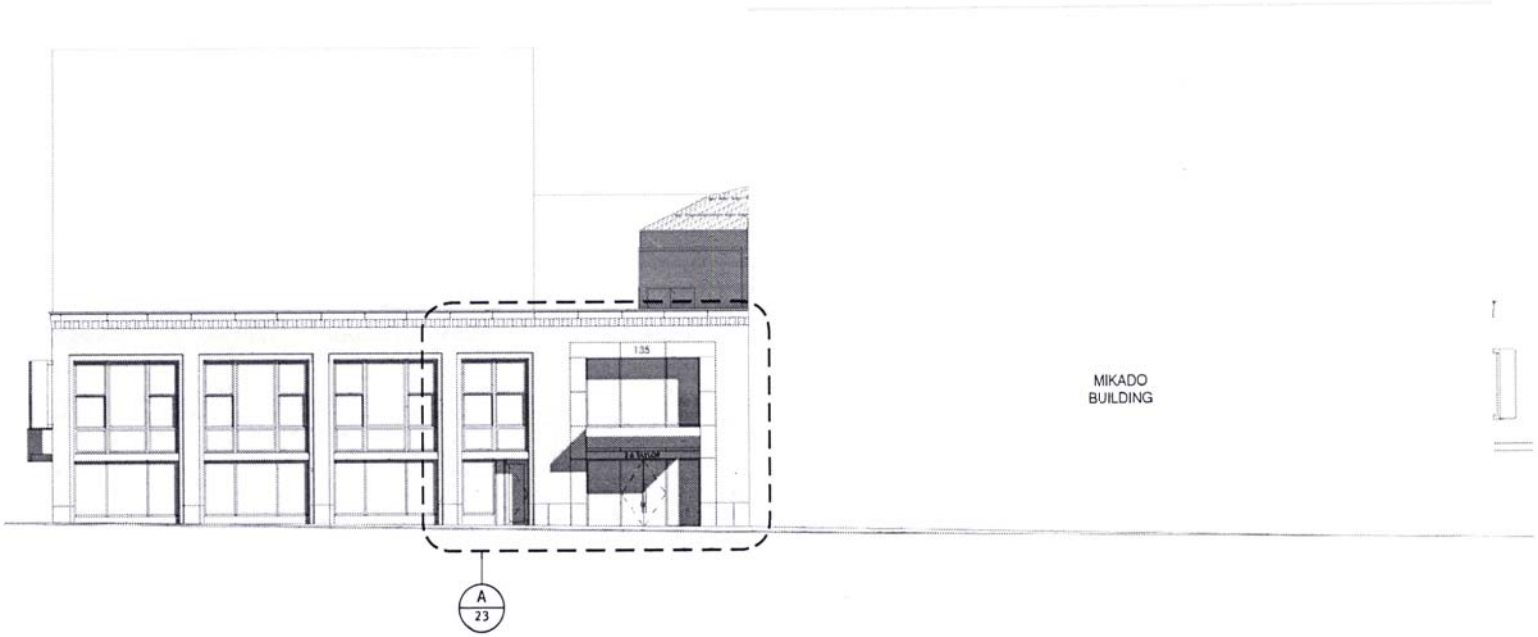
CLASSIC BASATLINA

Hennebery Eddy Architects MELVIN MARK

NORTH ELEVATION

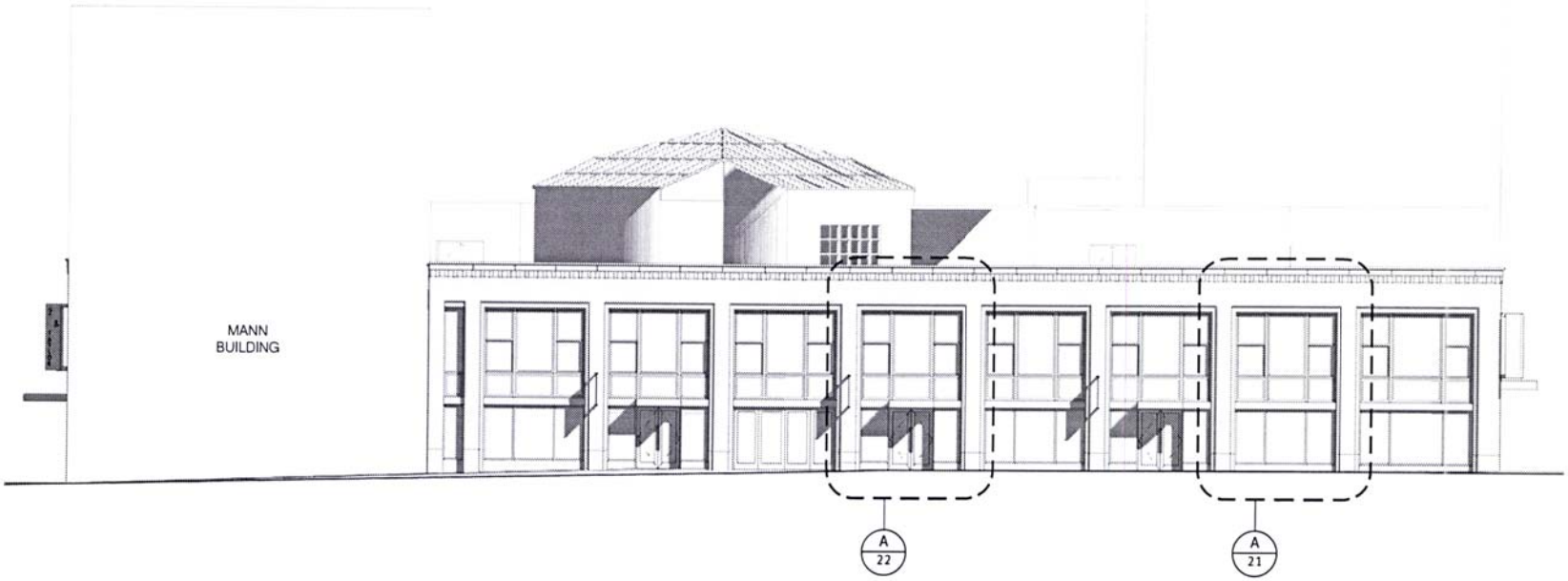
Hennebery Eddy Architects MELVIN MARK

EAST ELEVATION



Hennebery Eddy Architects MELVIN MARK

SOUTH ELEVATION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