

Tentative Schedule for Historic Landmarks Commission

Hearings held as of **May 1, 2017**, will be located at CH2M Center – 2020 SW 4th Ave
Portland, OR 97201 - **(Lincoln Room) Lobby Level**

[**To view/ listen to case related information \(Reports, Presentations, Drawings, Audio\) click here**](#)

IF YOU ARE INTERESTED IN ATTENDING A HEARING:

**** Note that this schedule is subject to change ****

- To find out more about testifying, click [here](#) for a Guide for Presenting Testimony
- Agenda published every Monday. Cases heard in order listed (note estimated time of each case)
- Cases not heard before 5:30 PM may be rescheduled to the following hearing date.
- Regularly scheduled Hearings are the 2nd & 4th Monday of each month.

New location for Historic Landmarks Commission

**Hearings held as of May 1st will be located at CH2M Center- 2020 SW 4th Ave
Portland, OR 97201 (Lincoln Room) Lobby Level**

June 26, 2017 at 1:30 PM - CH2M CENTER – 2020 SW 4TH AVE (Lincoln Room)

1. **Items of Interest** (1:30 pm – 1:45 pm)
2. **[LU 17-153413 HRMAD – Portland Building](#)** **Hillary Adam, BDS, 503-823-3581**
(1:45 pm – 3:45 pm)

APPLICANT: Erica Ceder, DLR Group
ADDRESS: 1120 SW 5th Avenue

Type III Historic Resource Review for rehabilitation of the Portland Building, a landmark, to include an exterior metal and ceramic tile rainscreen over the entire building, replacement of all windows including new floor-to-ceiling butt-glazed storefronts at the ground level loggia, replication of existing decorative elements with new metal panel, enclosure of two bays of the existing loggia each on the north and south façades, installation of new rooftop mechanical units, enclosure of the existing east façade vehicle entrance with new glazing system to extend to the 2nd floor, etc. Modifications are requested to reduce the required ground floor windows and ground floor active use standards. An Adjustment is requested to not provide on-site loading.

3. **[EA 17-163803 DA – New Mixed Use Tower in New Chinatown/Japantown Historic District](#)** **Mike Gushard, BDS, 503-823-5091**
(3:45 pm – 5:15 pm)

APPLICANT: Paul Jeffreys – Ankrom Moisan Architects
ADDRESS: 416 NW 5TH

The proposal is for a 15-story, 160,000 sf mixed-use residential development with basement parking. The applicant also wishes to discuss the potential demolition of the historic Harper Brass Works Co. Building, a contributing resource in the New Chinatown Japantown Historic District.

[EA 17-125622 DA – King’s Hill New Single Family Residence](#)

Megan Walker, BDS 503-823-7294
(3:45 pm – 5:15 pm)

(RESCHEDULED TO 7/10/17; CONTINUED FROM 5/8/17)

APPLICANT: Mike Hubbell, Portland Development Group Investments LLC

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ADDRESS: between 1011 and 1041 SW Vista Avenue in the King’s Hill Historic District

Design Advice for a new 2-story single family house with partial basement, and expanded sunken garage located between 1011 and 1041 SW Vista Avenue in the King’s Hill Historic District. In addition to being in the King’s Hill Historic District, the subject site is currently located within the Landmark boundary of the MacMaster House (directly south of the subject site at 1041 SW Vista Avenue). The MacMaster House is an Individually listed Historic Landmark. Unless the Landmark Boundary for the MacMaster House is amended to no longer include the subject site, the proposal will be to locate a new primary structure on a Landmark Property in the King’s Hill Historic District.

July 10, 2017 at 1:30 PM - CH2M CENTER – 2020 SW 4TH AVE (Lincoln Room)

1. Items of Interest

2. [LU 17-171655 HR – Alterations to Historic Meier and Frank Building](#)

Mike Gushard, BDS, 503-823-5091

APPLICANT: Leslie Cliffe – Bora Architects

(estimated 120 minutes)

ADDRESS: 621 SW 5th Avenue

Type III Design/Historic Review. Alterations to the historic Meier and Frank Building including; signage, new doors, new entry canopies, and some new windows and louvers. Two new doors are proposed in historic entry locations. One new door is proposed within what is now a display window

3. [EA 17-161715 DA- Irvington’s New Single Family Residence](#)

(RESCHEDULED FROM 6/12/17)

Meriam Rahali, BDS, 503-823-5363

(estimated 90 minutes)

APPLICANT: Aaron Buster, Portland Development Group Investments LLC

ADDRESS: Northeast corner of NE 27th Ave and NE Brazee St in the Irvington Historic District

Design Advice for a new 2-story single family house with partial basement, and a detached 10’-0” x 19’-8” shed located in the northeast corner of NE 27th Avenue and NE Brazee Street in the Irvington Historic District.

4. [EA 17-125622 DA – King’s Hill New Single Family Residence](#)

Megan Walker, BDS 503-823-7294

(3:45 pm – 5:15 pm)

(RESCHEDULED FROM 6/26/17; CONTINUED FROM 5/8/17)

APPLICANT: Mike Hubbell, Portland Development Group Investments LLC

ADDRESS: between 1011 and 1041 SW Vista Avenue in the King’s Hill Historic District

Design Advice for a new 2-story single family house with partial basement, and expanded sunken garage located between 1011 and 1041 SW Vista Avenue in the King’s Hill Historic District. In addition to being in the King’s Hill Historic District, the subject site is currently located within the Landmark boundary of the MacMaster House (directly south of the subject site at 1041 SW Vista Avenue). The MacMaster House is an Individually listed Historic Landmark. Unless the Landmark

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Boundary for the MacMaster House is amended to no longer include the subject site, the proposal will be to locate a new primary structure on a Landmark Property in the King's Hill Historic District.

EA 16-274595 DA – Block 33

*(RSCHD TO 8/28/17; RSCHD FROM 6/12/17;
RSCHD FROM 5/8/17; RSCHD FROM 4/10/17;
RSCHD FROM 2/27/17; CONT'D FROM 1/23/17)*

Hillary Adam, BDS, 503-823-3581
(estimated 90 minutes)

APPLICANT: Michael Perso, William Kaven Architects
ADDRESS: 125 NW 4th Avenue

Design Advice Request for a new full-block mixed-use building in the New Chinatown/Japantown Historic District. The building includes five stories of residential units and four levels of office space over a ground floor retail market and below-grade parking. The building is proposed to be 125' tall, which is prohibited under current zoning which limits height to 100'. Exterior materials include brick, aluminum curtain wall, aluminum storefront, and metal panel. No Modifications or Adjustments have yet been identified.

EA 17-161715 DA- Irvington's New Single Family Residence

(RSCHD TO 7/24/17; RSCHD FROM 6/12/17)

Meriam Rahali, BDS, 503-823-5363
(estimated 90 minutes)

APPLICANT: Aaron Buster, Portland Development Group Investments LLC
ADDRESS: Northeast corner of NE 27th Ave and NE Brazee St in the Irvington Historic District

Design Advice for a new 2-story single family house with partial basement, and a detached 10'-0" x 19'-8" shed located in the northeast corner of NE 27th Avenue and NE Brazee Street in the Irvington Historic District.

July 24, 2017 at 1:30 PM - CH2M CENTER – 2020 SW 4TH AVE (Lincoln Room)

1. Items of Interest

2. [LU 16-282390 HRM – NW 23rd and Flanders Housing](#) Arthur Graves, BDS, 503-823-7803
(estimated 120 minutes)

APPLICANT: Edward Cronin, Works Progress Architecture, LLP
ADDRESS: 404 NW 23rd Ave

Type III Historic Resource Review for a proposed four-story multidwelling development with partially-covered structured parking on the ground floor containing common amenity spaces and two guest rooms for residents' use and structured parking in the basement. The upper three stories will contain a mix of 1- and 2-bedroom apartments. Mechanical equipment and a deck are proposed on the roof. Modifications are requested to reduce the required ground floor windows, to reduce perimeter landscaping, to increase the height of the building to 50'-0" overall, and for a reduction in the landscape buffer standards.

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3. EA 17-161715 DA- Irvington's New Single Family Residence

(RSCHD FROM 7/10/17; RSCHD FROM 6/12/17)

Meriam Rahali, BDS, 503-823-5363
(estimated 90 minutes)

APPLICANT: Aaron Buster, Portland Development Group Investments LLC

ADDRESS: Northeast corner of NE 27th Ave and NE Brazee St in the Irvington Historic District

Design Advice for a new 2-story single family house with partial basement, and a detached 10'-0" x 19'-8" shed located in the northeast corner of NE 27th Avenue and NE Brazee Street in the Irvington Historic District.

August 14, 2017 at 1:30PM - CH2M CENTER – 2020 SW 4TH AVE (Lincoln Room)

1. Items of Interest

2. **Briefing – Prosper Portland (PDC)**
– Multiple Project update

Lisa Abauf, Prosper Portland, 503-823-7380
Hillary Adam, BDS, 503-823-3581
(estimated 90 minutes)

August 28, 2017 at 1:30PM - CH2M CENTER – 2020 SW 4TH AVE (Lincoln Room)

1. Items of Interest

2. EA 16-274595 DA – Block 33

*(RSCHD FROM 7/10/17; RSCHD FROM 6/12/17;
RSCHD FROM 5/8/17; RSCHD FROM 4/10/17;
RSCHD FROM 2/27/17; CONT'D FROM 1/23/17)*

Hillary Adam, BDS, 503-823-3581
(estimated 90 minutes)

APPLICANT: Michael Perso, William Kaven Architects

ADDRESS: 125 NW 4th Avenue

Design Advice Request for a new full-block mixed-use building in the New Chinatown/Japantown Historic District. The building includes five stories of residential units and four levels of office space over a ground floor retail market and below-grade parking. The building is proposed to be 125' tall, which is prohibited under current zoning which limits height to 100'. Exterior materials include brick, aluminum curtain wall, aluminum storefront, and metal panel. No Modifications or Adjustments have yet been identified.

September 11, 2017 at 1:30 PM

NO SCHEDULED HEARINGS AT THIS TIME

September 25, 2017 at 1:30 PM

NO SCHEDULED HEARINGS AT THIS TIME

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October 9, 2017 at 1:30 PM

NO SCHEDULED HEARINGS AT THIS TIME

October 23, 2017 at 1:30 PM

NO SCHEDULED HEARINGS AT THIS TIME

November 13, 2017 at 1:30

NO SCHEDULED HEARINGS AT THIS TIME

November 28 2017 at 1:30 PM

NO SCHEDULED HEARINGS AT THIS TIME

December 11, 2017 at 1:30 PM

NO SCHEDULED HEARINGS AT THIS TIME

December 25, 2017 at 1:30 PM

CANCELLED

NO SCHEDULED HEARINGS AT THIS TIME