

**Schedule of Cases for Landmarks Commission**  
**Hearings are held at: 1900 SW 4<sup>th</sup> Ave, Room 2500A**

\*\*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 \*\***

- Check the agenda on the day of the hearing to make sure your case of interest is still scheduled.
- Cases are heard in the order listed; each case takes 1 – 3 hours, so not all cases start at 1:30pm.
- To find out more about testifying, click [here](#) for a Guide for Presenting Testimony

**Date of Hearing: March 9, 2015 at 1:30 pm**

**1. Items of Interest to the Commission**

**2. Briefing: Portland Development Commission Briefing**

*(Rescheduled from January 22, 2015, Rescheduled from Feb 9, 2015)*

**3. LU 14-123583 HR CU \*RF APPEAL\* - 31 NW 22<sup>nd</sup> PL**

**Chris Caruso, BDS, 503-823-5747**

*(Continued from February 9, 2015)*

**Address:** 31 NW 22nd Place

**Applicant:** Konrad Hyle, Black Rock Consulting and Development LLC

**Appellant:** Hathaway Koback Connors LLP

Appeal of a decision of denial for a rooftop radio frequency facility on top of Lucretia Court, a contributing resource in the Alphabet Historic District.

**4. EA 15-105188 DA – Zellerbach Paper Co Building**

**Chris Caruso, BDS, 503-823-5747**

**Address:** 208 W 5th Avenue

**Applicant:** Alene Davis, SERA Architects

Historic Design Advice Request for an exterior renovation of the landmark Zellerbach Paper Company Building.

**5. EA 15-103753 DA – New Apt. building in King’s Hill Historic Dist.**

**Hillary Adam, BDS, 503-823-3581**

**Address:** 2161 W/SW Yamhill Street

**Applicant:** Joshua Scott, kōz development

Design Advice Request for a new 4-story 30-unit apartment building in the King’s Hill Historic District. Exterior materials include brick, metal panel, wood siding, dark fiberglass windows and doors, and painted steel deck railings. Expected Modifications include a reduction of required side yard setbacks and bicycle parking standards.

**Schedule of Cases for Landmarks Commission**  
**Hearings are held at: 1900 SW 4<sup>th</sup> Ave, Room 2500A**

**Date of Hearing: March 23, 2015 at 1:30 pm**

1. Items of Interest to the Commission

2. LU 14-249689 DM – Washington Park Reservoirs

**Hillary Adam, BDS, 503-823-3581**

**Applicant:** Tom Carter & Teresa Elliott, Portland Water Bureau

**Address:** 2403 SW Jefferson Street

On behalf of the City of Portland, and in response to the EPA's Long Term Enhances Surface Water Treatment Rule, the Portland Water Bureau requests Demolition Review to remove three contributing resources from the Washington Park Reservoirs Historic District.. These resources include Reservoir 3 (built 1894), Reservoir 4 (built 1894), and the Weir Building (built 1946). The proposed replacement system includes a below-ground reservoir with a tiered reflecting pool in the same location and approximate footprint as the existing Reservoir 3 and a reflecting pool and stormwater swale in the location as the existing Reservoir 4 but with a reduced footprint. An approved Type III Historic Resource Review will be required for the replacement structures prior to issuance of a Demolition Permit.

3. LU 14-244872 HRM – Church of St. Michael the Archangel

**Hillary Adam, BDS, 503-823-3581**

**Applicant:** Stephanie Fitzhugh, Diloreto Architecture

**Address:** 424 SW Mill Street

Type III Historic Resource Review for a new 1-story with basement brick addition at the west side of the historic church building to accommodate office and meeting space, as well as to provide equitable access to the basement level of the church. Alterations to the parking area and landscaping are also proposed. Removal of the existing 2-story brick office building will be required as part of this proposal. Modifications are requested to: On-site Vehicles Areas, Parking Area Layouts, Required Building Lines, Pedestrian Standards, and Ground Floor Windows.

**Date of Hearing: April 13, 2015 at 1:30pm**

1. Items of Interest to the Commission

2. LU 14-253482 HR – The Marcus Apartments

**Jeff Mitchem, BDS, 503-823-7011**

**ADDRESS:** 1810 NE 11th Ave

**APPLICANT:** Brett Laurila, bkl/a architecture, llc

Type III Historic Review for a new three-story, 12-unit multi-dwelling projecting on an existing surface parking lot. The 8,132 square-foot site supports a two-story, 10-unit apartment building that will remain. The new building is proposed to be separated from the existing by a 2,000 square-foot courtyard (approximately 20'x100'). Four ground floor units are proposed to be accessed from NE 11<sup>th</sup> Ave. and the upper-story units are proposed to be accessed via the courtyard. Long- and short-term bicycle parking is provided on-site. No parking is proposed.

**Schedule of Cases for Landmarks Commission**  
**Hearings are held at: 1900 SW 4<sup>th</sup> Ave, Room 2500A**

3. **EA 14-234834 DA – Restoration Hardware** **Kara Fioravanti, BDS, 503-823-5892**

**ADDRESS: 2280 NW Glisan Street**

**APPLICANT: Paul Jeffreys at Ankrom Moisan Architects 503.952.1521**

Design Advice Request for a new 3-story commercial building at the corner of NW 23rd Avenue and NW Glisan Street in the Historic Alphabet District. One level of below-grade parking for 21 vehicles is included. Both the underground parking and at-grade, enclosed loading will be accessed from NW Glisan Street via the same driveway. Two pedestrian entries will be accessed from NW 23rd Avenue. The rooftop is planned to include a small enclosure (that includes several stairways, an elevator, and some storage space), an open covered trellis structure, and outdoor display. A Modification to the maximum 45' height is requested to allow some rooftop structures and the building parapet.

4. **EA 14-113368 DA – Grove Hotel** **Grace Jeffreys, BDS, 503-823-7840**

**Applicant: Erik Mathews, Surround Architecture Inc.**

**Address: 401-439 West Burnside Street**

Design Advice Request for the renovation of an existing 3-story building with basement – the Grove Hotel, and construction of a new 9-story, 43,700 square-foot building with basement (replacing the theater addition). Both buildings will contain hotel uses with ground floor retail. The site is with-in the New Chinatown/ Japantown Historic District.

**Date of Hearing: April 27, 2015 at 1:30pm**

1. **Items of Interest to the Commission**

2. **EA 15-106809 DA Shogren Estate** **Grace Jeffreys BDS, 503-823-7840**

**ADDRESS: 400 NE 62nd Ave & 401 NE 63rd Ave**

**APPLICANT: Michael Etzel, Siteworks Design-Build**

Project Description: Design Advice Request for a new multi-dwelling development on a Historic Landmark property. The National Register listed one-acre (48, 150 sf) landscaped property contains the Shogren house, a 2-1/2 –story Shingle–Style residence and it's two-story carriage house. The proposal includes 9 new dwelling units of varying sizes ranging from 1-5 bedrooms, sited on periphery of site, and shared parking. Existing lot coverage is 2,687 sf and proposed is 7,410 sf, totaling 10,097 sf of lot coverage. Existing built area is 6,605 sf and proposed is 9,614 sf, totaling 16,219 sf of built area.

3. **LU 15-119706 DA – Ballou & Wright Warehouse Alterations & Penthouse Addition**  
**Chris Caruso, BDS, 503-823-5747**

**ADDRESS: 1010 NW Flanders Street**

**APPLICANT: Jonathan Heppner, Lever Architecture**

Historic Design Advice Reuest for the addition of a new glass and metal penthouse on the roof of the Ballou & Wright warehouse, a National Register landmark structure. Also proposing to replace wooden doors at the north loading platform.

**Schedule of Cases for Landmarks Commission**  
**Hearings are held at: 1900 SW 4<sup>th</sup> Ave, Room 2500A**

**Date of Hearing: May 11, 2015 at 1:30pm**

No Hearings Scheduled at this time

**Date of Hearing: May 25, 2015 at 1:30pm**

CANCELLED

**Date of Hearing: June 8, 2015 at 1:30pm**

No Hearings Scheduled at this time

**Date of Hearing: June 22, 2015 at 1:30pm**

No Hearings Scheduled at this time

**Date of Hearing: July 13, 2015 at 1:30pm**

No Hearings Scheduled at this time

**Date of Hearing: July 27, 2015 at 1:30pm**

No Hearings Scheduled at this time

**Date of Hearing: August 10, 2015 at 1:30pm**

No Hearings Scheduled at this time

**Date of Hearing: August 24, 2015 at 1:30pm**

No Hearings Scheduled at this time

**Date of Hearing: September 14, 2015 at 1:30pm**

No Hearings Scheduled at this time

**Date of Hearing: September 28, 2015 at 1:30pm**