

# Yamhill plan concept

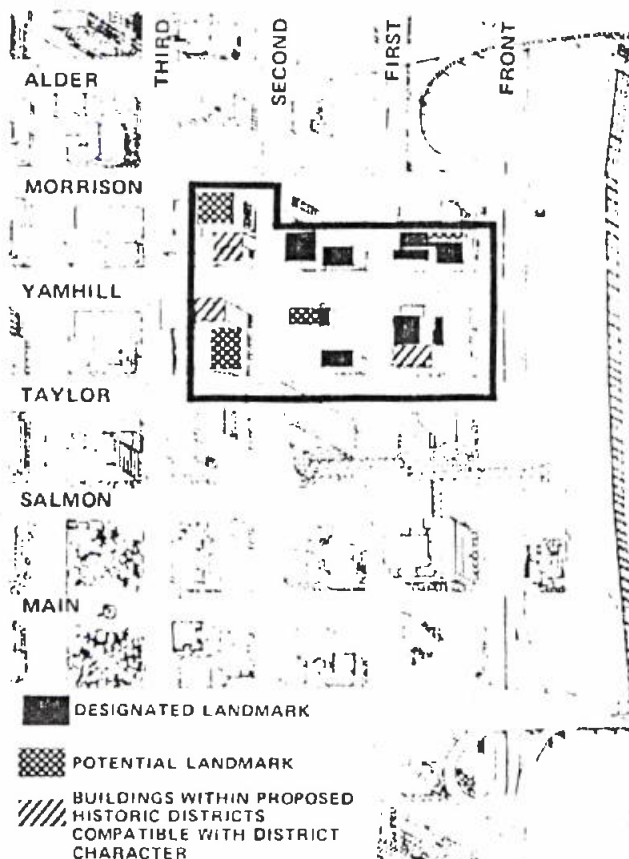
The Yamhill Historic District's distinguishing characteristics are its fruit and vegetable markets and the architectural unity of its historic buildings. Eleven of the 22 buildings in the district are designated landmarks, and only two are not compatible with its character. The Northrop & Blossom-Fitch Building (now Frankenstein's Restaurant), built in 1858, is the city's oldest structure that retains its original architectural character. All of the 16 other designated and potential landmarks are in the Italianate style, and many have cast-iron fronts. Most were built between 1875 and 1885, resulting in a remarkable architectural unity. Eight of the 11 designated landmarks have been partially or completely restored, all by private investment. Since 1960 only one structure of landmark quality has been lost.

The plan concept is to preserve the markets and designate a portion of the area as an historic district. Rehabilitated historic buildings and compatible infill development of shops, offices and housing should preserve the district's character without creating a purified, arts and crafts atmosphere. Secondhand stores should

remain as long as rents permit, but design review should make pornographic businesses visually less obtrusive.

The markets, which provide a service to all of Downtown, and particularly the 227 residential units in the area, should be preserved even if public intervention is needed to subsidize rents and improvements. In addition, the residential hotels which the markets serve should be rehabilitated to maintain a valuable housing resource.

The district's proximity to two major development areas (the new PGE complex and the Morrison Bridgehead) will cause special development pressures to bear in this district. Pressures to replace historic structures with high-rise development will be minimized by the development regulations. First, heights of new buildings will be limited to those of the older buildings. Simultaneously, new large-scale construction in the bridgehead district will cause rents to rise here. This will increase the rent potential of historic structures, so that higher rehabilitation costs can be supported.



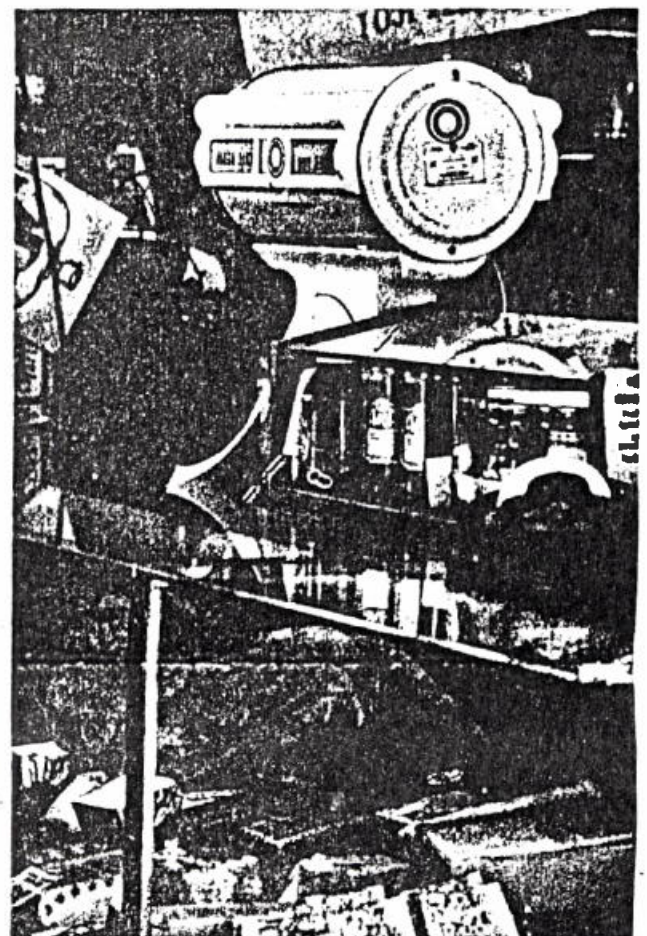
All other buildings within the proposed historic district are not compatible with district character.

Source: "Proposed Historic Districts," Allen-McMath-Hawkins, Architects, September 5, 1974.

## PROPOSED YAMHILL HISTORIC DISTRICT

EXHIBIT A,

FROM THE S.O.M. "URBAN DESIGN PLAN FOR THE WATERFRONT RENEWAL AREA"



YAMHILL MARKETS

# How Do We Know It Is Us Without Our Past?

Portland Historical Landmarks Commission  
Portland, Oregon  
1974

"Each new environment makes the old one visible: The psychic becomes explicit only after it becomes obsolete. The present environment is never seen. We respect its laws without being conscious of them. We are conscious only of the obsolete & we value it because it appears manageable, subject to conscious control. This makes it splendidly attractive.

The history of European art is a succession of schools & styles replacing one another as new technologies created new ways of perceiving & being, and new ways of perceiving & being created new technologies. Perceptual modes became visible as soon as they became obsolete. They served as the content of each new environment.

I doubt if the same principle operates nearly so clearly in tribal societies. Such societies are highly stable, at least in comparison to Western ones, and among them the dichotomy between the invisible present & the visible past seems far less clear.

'The true mystery of the world is the visible, not the invisible' Wilde"

Edmund Carpenter  
**They Became What They Beheld**

Ideally, an historical landmark in Portland is a building or site that everyone wants. Sentimentality plays a part. So does nostalgia. But so does tough judgment based on firm evaluation of significance—architectural, historical, and cultural. To qualify as a landmark, the building must be endowed with a special value to the community as well as have a contemporary function. That value may be an accident of history, elegance of style, unusualness in structure, materials or workmanship, attractiveness of setting or nostalgia.

Landmark designation in Portland originally was based on the collective judgment of the Portland Historical Landmarks Commission and City Council without the use of specific criteria. When the landmarks program began in 1968, the Commission evaluated several "criteria" but decided against adoption of any specific criteria until it had worked its way through specific landmark designations. At that time, virtually all the buildings on the initial inventory submitted for landmark designation were in effect "landmarks" by community consensus. However, adoption of formal criteria is imminent, since buildings now being proposed are often of lesser quality or less well known than the earlier designations.

The proposed criteria is generally based on that developed by the National Trust for Historic Preservation. Many cities have already adopted that criteria in modified form. To be considered a landmark, a structure or site should have outstanding historical and cultural significance to the nation or to the state, region or community in which it exists. Such significance is found in:

- structures or sites that exemplify the broad cultural, political, economic or social history of the nation, state or community;
- structures or sites identified with historic personages, or with important events in national, state or local history;
- structures or sites that embody the distinctive characteristics of an architectural period or type, or construction method, and that retain substantial original workmanship;
- structures or sites having high aesthetic values;
- structures or sites designed by a notable architect or designer.

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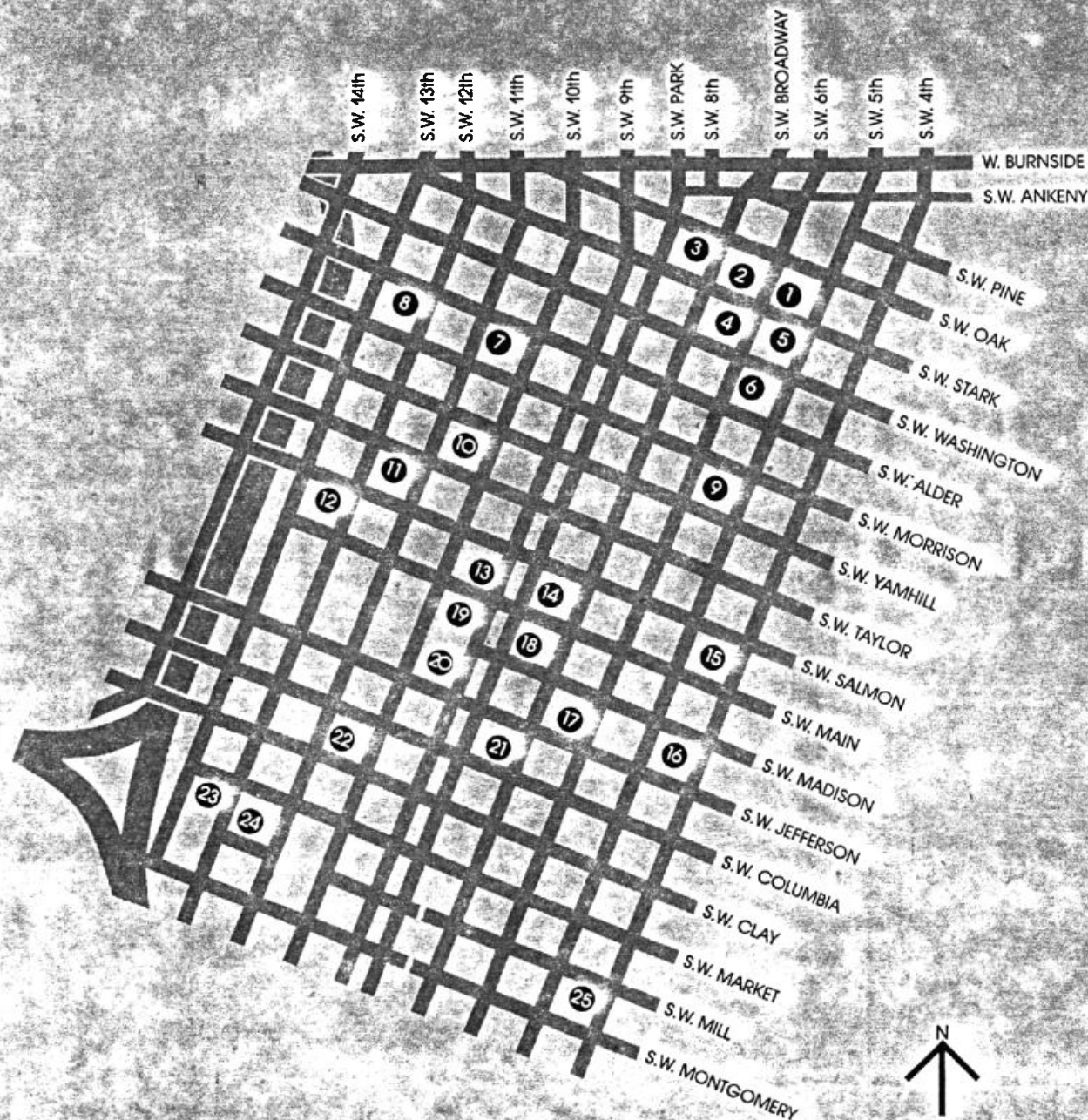


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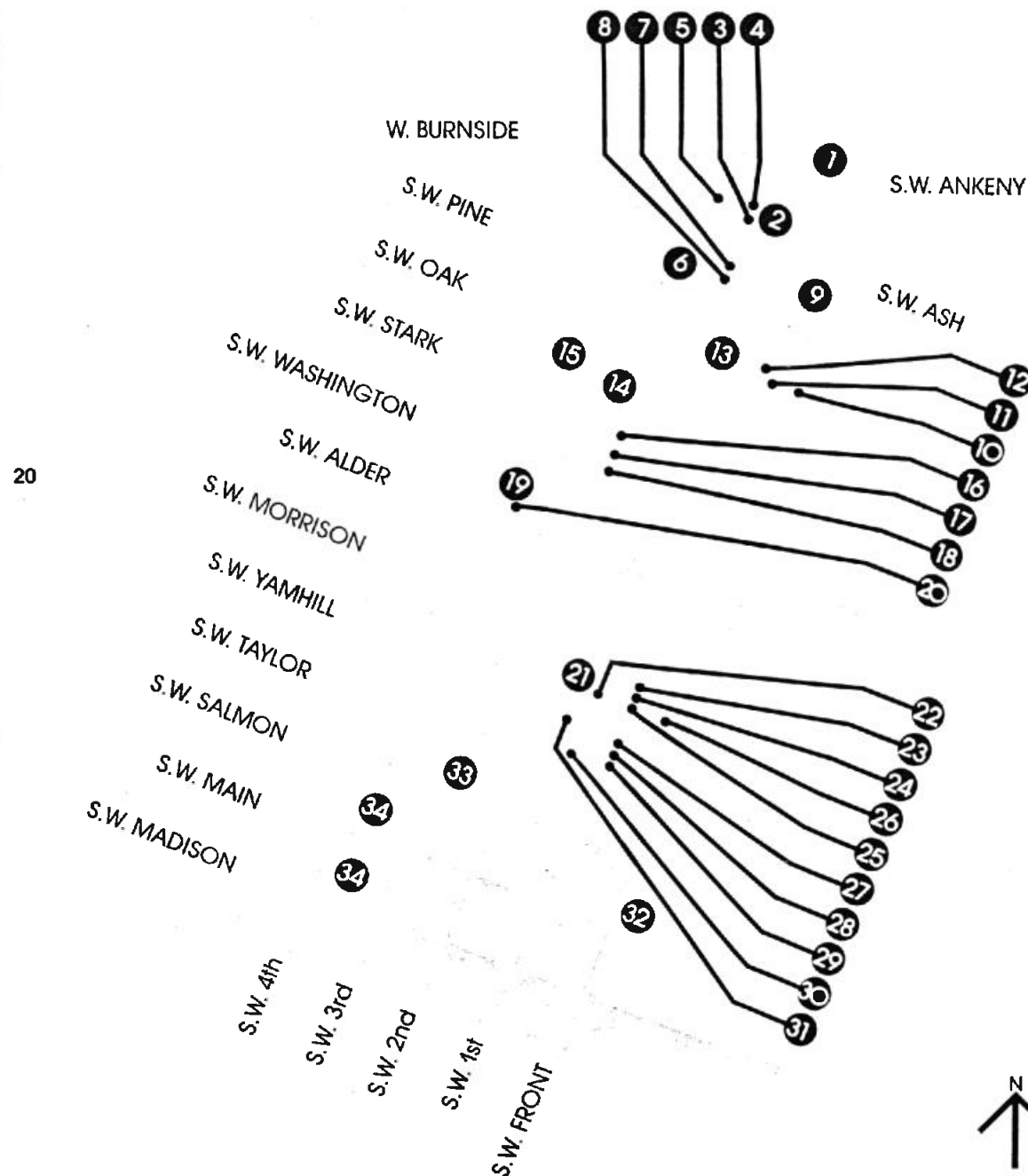


# DOWNTOWN



1. **Bank of California (Security Bank)**  
S.W. 6th & Stark  
1924  
A. E. Doyle
2. **U.S. National Bank**  
324 S.W. 6th  
1917 (East 1/2)  
1925 (West 1/2)  
A. E. Doyle
3. **Benson Hotel**  
309 S.W. Broadway  
1913  
Doyle, Patterson & Beach
4. **Equitable Bldg. (Commonwealth Bldg.)**  
421 S.W. 6th  
1948  
Pietro Belluschi
5. **First National Bank (old) (Oregon Pioneer Savings)**  
409 S.W. 5th  
1916  
Coolidge & Shattuck
6. **Olds & Kings Store (Exchange Bldg.)**  
514 S.W. 6th  
1903
7. **Elks Temple (old)**  
614 S.W. 11th  
1920  
Houghtaling & Dougan
8. **First Presbyterian Church**  
1200 S.W. Alder  
1886-90  
W. F. McCaw & Martin
9. **Pioneer Courthouse**  
520 S.W. Morrison  
1869-75  
A. B. Mullett
10. **Central Library**  
801 S.W. 10th  
1913  
Doyle, Patterson & Beach
11. **First Baptist Church**  
909 S.W. 11th  
1894  
Warren Hayes (Minneapolis)
12. **First Unitarian Church**  
1011 S.W. 12th  
1924  
Jamieson Parker
13. **Farrel's Sycamore**  
N.W. Corner of S.W. Main & S.W. Park  
1880
14. **Paramount Theater**  
1037 S.W. Broadway  
1927  
Rapp & Rapp
15. **Multnomah County Courthouse**  
1021 S.W. 4th  
1909-14  
Whidden & Lewis
16. **Portland City Hall**  
1220 S.W. 5th  
1895  
Whidden & Le
17. **University Club**  
1225 S.W. 6th  
1913  
Whilehouse & Foulhoux
18. **First Congregational Church**  
1126 S.W. Park  
1889-90  
Henry J. Hefty
19. **Masonic Temple**  
1119 S.W. Park  
1924  
Sutton, Whitney, Aandahl & Fritsch
20. **Portland Art Museum**  
S.W. Park & Madison  
1932  
A. E. Doyle & Associate (Pietro Belluschi)
21. **Ladd Carriage House (Exchange Bldg.)**  
715 S.W. Columbia  
c. 1883  
Joseph Sherwin
22. **Calvary Presbyterian Church ("Old Church")**  
1422 S.W. 11th  
1882  
W. H. Williams
23. **Fruit & Flower Nursery**  
1609 S.W. 12th  
1928  
Sutton, Whitney, Aandahl & Fritsch
24. **Robert S. Howard Res.**  
1632 S.W. 12th  
1893
25. **Church of St. Michael the Archangel**  
1701 S.W. 4th  
1901  
J. Jacobberger

# SOUTH RIVER FRONT



- |                          |                                  |
|--------------------------|----------------------------------|
| Whidden & Lewis          | 21. Will Block                   |
| 83 S.W. 1st              | 722 W. 2nd                       |
| c. 1873                  | 1880                             |
| 3. New Market Annex      | 22. Strawbridge Building         |
| 58 S.W. 2nd              | 101 S.W. Yamhill                 |
| 1889                     | 1878                             |
| 4. New Market Theatre    | G. F. Wells, Contractor          |
| 50 S.W. 2nd              | 23. 728 S.W. 1st                 |
| 1872                     | 728 S.W. 1st                     |
| W. W. Piper              | 1878                             |
| 5. Bickel Building       | 24. 730 S.W. 1st                 |
| 213 S.W. Ash &           | 730 S.W. 1st                     |
| 208 S.W. Ankeny          | 1878                             |
| 1892                     | 25. 71-73 S.W. Yamhill           |
| 6. Haseltine Bldg.       | 71-73 S.W. Yamhill               |
| 133 S.W. 2nd             | 1878                             |
| 1893                     | W. S. Ham, Contractor            |
| 7. Chown Electric Co.    | 26. Northrup-Blossum-Fitch Bldg. |
| 112 S.W. 2nd             | 737 S.W. Front                   |
| 1889                     | 1858                             |
| 8. Spaghetti Factory     | 27. Flynn Office Supply          |
| 126 S.W. 2nd             | 814 S.W. 1st                     |
| 1886                     | c. 1875                          |
| 9. Smiths' Block         | 28. 818 S.W. 1st                 |
| 10 S.W. Ash & 111,       | 818 S.W. 1st                     |
| 117 S.W. Front           | c. 1875                          |
| 1872                     | 29. Harker Bldg.                 |
| 10. 233 S.W. Front       | 824 S.W. 1st                     |
| 233 S.W. Front           | 1878                             |
| 1883-4                   | G. F. Wells, Contractor          |
| 11. 71 S.W. Oak          | 30. Mikado Block                 |
| 71 S.W. Oak              | 837 S.W. 1st                     |
| c. 1859                  | 1880                             |
| 12. 224 S.W. 1st         | 31. 124 S.W. Yamhill             |
| 224 S.W. 1st             | 124 S.W. Yamhill                 |
| 1889                     | 1885                             |
| 13. Oregon Marine Supply | 32. Visitors' Information Center |
| 235 S.W. 1st             | 1021 S.W. Front                  |
| 1886                     | 1949                             |
| W. H. Williams           | John Yeon, Designer              |
| 14. Bishop's House       | Wick & Hilgers                   |
| 219 & 233 S.W. Stark     | 33. Auditorium Bldg.             |
| 1879                     | (New Haven Hotel)                |
| 15. Sherlock Building    | 920-24-26-28 S.W. 3rd            |
| 309 S.W. 3rd             | 1895                             |
| 1894                     | F. Manson White                  |
| 16. Concord Building     | 34. Plaza Blocks &               |
| 208 S.W. Stark           | Elk Fountain                     |
| 1891                     | S.W. 3rd & 4th, S.W. Salmon      |
| Whidden & Lewis          | & Madison                        |
| 17. Pacific Stationery   | 1900 (fountain)                  |
| 415 S.W. 2nd             | H. G. Wright, Architect          |
| 1886 (No. 1/2)           | (fountain)                       |
| 1894 (So. 1/2)           | Roland E. Perry, Sculptor        |
| 18. The Leland           | (fountain)                       |
| 421-29 S.W. 2nd          |                                  |
| 1886                     |                                  |
| 19. Dekum Bldg.          |                                  |
| 519 S.W. 3rd             |                                  |
| 1892                     |                                  |
| McCaw & Martin           |                                  |

**State Preservation Officer,** David Talbot, State Parks Superintendent, Highway Building, Salem, Oregon, 98310

Administers the National Register of Historic Places for Oregon

### **Local**

**American Institute of Architects,** Portland Chapter, Inc., 519 SW 3rd, Portland, Oregon, (503) 223-8757

Committee on Historic Resources—researches buildings, promotes preservation

### **Auld Lang Syne Society**

Places markers on significant historic sites

**National Society, Colonial Dames of America, Resident in Oregon,** c/o Mrs. Evelyn Beebe Shirk, 1926 SW Clifton, Portland, Oregon, 97201, (503) 223-7909

Compiles historical data and funds worthy historical projects

**Daughters of the American Revolution, Oregon Society,** c/o Mrs. C. M. Sather

Operates historical property, publishes materials

**Portland Friends of Cast-Iron Architecture,** 1030 SW Second, Portland, Oregon, 97204 (503) 228-5154

Purchases cast-iron, promotes preservation, publishes a newsletter

**Portland Historical Landmarks Commission** 424 SW Main, Portland, Oregon, 97204, (503) 248-4468

**Sons and Daughters of Oregon Pioneers,** c/o Mrs. Frances C. Caskey, Secretary, 1500 SW Spring, Portland, Oregon, 97201, (503) 222-5014

## **PLANNING AND ZONING CODE Chapter 33.120**

### **HISTORICAL BUILDINGS AND SITES**

**33.120.010 Special purpose.** Buildings and sites in the city, having special historic associations or significance or of special architectural merit or significance, should be preserved as a part of the heritage of the citizens of the city, and for the education, enjoyment and pride of the citizens, as well as the beautification of the city and enhancement of the values of such property. To that end, regulatory controls and administrative procedures are necessary.

**33.120.020 Portland Historical Landmarks Commission.** There hereby is created a Portland Historical Landmarks Commission. This commission shall consist of seven members, each entitled to one vote as follows: one member from the Portland Planning Commission; one member from the Portland Art Commission; one member from the curatorial staff of the Oregon Historical Society; one member from the Portland Beautification Association; one member from the Portland Chapter of the American Institute of Architects; one member from the citizens at large; and the mayor or his designee ex officio. All members of the commission shall serve without compensation, and other than the mayor ex officio shall be appointed by the mayor or designated by him. All members shall serve for a term of four years except the first appointments which shall be for the following terms: two members shall be appointed initially for two year terms, two members shall be appointed initially for three year terms, and two members shall be appointed initially for four year terms. Any vacancy occurring in a position for any reason other than the expiration of the term, shall be filled by appointment by the mayor for the remainder of the term.

**33.120.030 Officers, meetings, rules and procedure.** (a) Within thirty days from September 29, 1968, the mayor shall make such appointments as are called for in this chapter and shall notify each appointee of the first regular meeting to be held within at least sixty days from September 29, 1968. The mayor shall designate one member of the commission to be temporary chairman, and the temporary chairman shall preside over the first meeting and serve until permanent officers

have been elected by majority vote of the entire membership of the commission, and the officers so elected shall serve until the date of the first annual meeting, or until their successors are regularly elected and take office. The officers of the Portland Historical Landmarks Commission shall consist of a chairman, vice chairman and secretary.

(b) The annual meeting of the Portland Historical Landmarks Commission shall be held each year during the month of January. In addition, the commission shall meet at least once every two months, and upon the call of the chairman. The regular time, place and manner of notice for meetings shall be fixed by rules of the commission.

(c) The commission shall establish and adopt its own rules of procedure. The commission shall submit an annual report to the mayor covering its activity for the calendar year on or before the following February 1st.

(d) Any clerical and staff assistance necessary shall be provided by the planning director and his staff.

**33.120.40 Function and duties.** (a) The Portland Historical Landmarks Commission shall serve in an advisory capacity and make recommendations concerning historical buildings and sites to the city council, the Portland Planning Commission, the Portland Development Commission, and other public or private agencies on matters relating to the preservation of such buildings and sites.

(b) The commission may adopt such rules and regulations as it finds necessary or appropriate to carry out the intent of this chapter.

(c) The commission shall receive requests by any citizen, by owners of buildings or sites or may on its own motion make recommendation concerning the designation of particular buildings and sites as historical buildings or historical sites.

(d) The commission shall recommend removal from any list of designated historical buildings and sites such property as it finds no longer worthy of such designation.

(e) The commission shall have authority to inspect and investigate any building or site in the city which it is requested to recommend designation as or which it has reason to believe is an architectural or historical landmark.

(f) The commission shall review all information which it has and shall hold hearings as prescribed in this chapter and transmit the results thereof to the city officials as provided in this chapter.

(g) The commission shall have authority to coordinate historical preservation programs of the city, county, state and federal governments as they relate to property within the city.

(h) The commission may recommend to the city council or to the legislature of the state any changes of law which it finds appropriate or needed.

(i) The commission shall compile and maintain a current list of all historical buildings and sites which have been so designated pursuant to this chapter with a brief description of the building or site and the special reasons for its inclusion on the list.

(j) The commission shall have authority to take such steps as it finds appropriate or necessary to make available to the public information concerning its activities and the various historical buildings and sites so designated pursuant to this chapter.

(k) The commission shall perform such other duties relating to historic landmarks and historical buildings and sites as the city council or the mayor may request.

**33.120.50 Designation of historical building or site.**

(a) Upon receipt of a request to designate a particular building or site as a historical building or site, or upon direction by the city council on its own motion, the city auditor shall advise the owner of such building or site, the Portland Historical Landmarks Commission, the Portland Planning Commission, and the bureau of buildings of the city, and shall fix a date and time for a public hearing before the city council thereon. The auditor shall notify abutting owners and shall transmit a copy of the request to the Portland Historical Landmarks Commission unless such request has come from the commission. The Portland Historical Landmarks Commission shall review all proposals for designation as historical building or site, unless the initial request has been made by the commission, and shall submit its recommendation to the city council prior to the public hearing.

(b) At such hearing the owner of the property involved, the owners of all abutting property, a representative of the Portland Historical Landmarks Commission, a representative from the Portland Planning Commission and from the

bureau of buildings of the city shall be entitled to be heard, and the council may hear all other interested parties.

(c) If the city council determines that a building proposed to be designated as a historical building has architectural significance or is of historical importance based upon past or present use, the council may designate such building as a historical building. If the council finds that a particular site had a prior use involving the establishment, growth or particular incidents relating to the history of the city, the council may designate the same as a historical site.

(d) If any historical building has been demolished or destroyed, the city council on its own motion or upon recommendation of the Portland Historical Landmarks Commission, may remove the historical building designation therefrom. If the designation is proposed to be removed from any historical building or site for any other reason than set forth in the preceding sentence, then similar notices, recommendations and hearings shall be held as upon the designation of a building or site as historical in the first instance.

**33.120.060 Exterior remodeling or new structure.**

(a) Whenever the Portland Historical Landmarks Commission receives from any person or from the bureau of buildings an application for permit from the bureau of buildings for exterior remodeling of any designated historical building, or receives an application for construction of a new structure on a designated historical site, the commission shall notify the applicant of the date, time and place of a hearing thereon. The hearing shall be held within thirty days after the filing of the application with the bureau of buildings, or within thirty days after filing of the application with the commission prior to filing with the bureau of buildings, and in that event, the commission shall transmit to the bureau of buildings a copy of such application. All applications shall be accompanied by plans and specifications, and the commission may require additional sketches of the proposed remodeling. The same procedure shall apply to an application to construct a new building on a designated historical site. This procedure shall not apply to a permit to restore the exterior of a designated historical building to its prior condition following damage to the exterior.

(b) At the commission hearing, the applicant shall be entitled to be heard and a representative

of the bureau of buildings and the planning commission. The commission may also hear any other interested party. If the commission determines that the proposed remodeling or new structure will not adversely affect the character of the building or site, and is in the public interest, or finds that the proposed exterior remodeling or new structure will enhance the historical value of the building or site, then the commission shall approve the issuance of a permit therefor by the bureau of buildings, and upon compliance with the building regulations and other regulations of the city, such permit may be issued. If the commission finds such action appropriate, it may approve the application for permit for exterior remodeling or for a new structure on an historical site, upon conditions which the commission imposes, to promote and preserve the historical or architectural integrity of the building or site. Upon conditional approval, the building permit may be issued in accordance with such condition. However, if found necessary and appropriate, the commission may reject the application. In such event the building permit shall not be issued thereafter unless the action of the commission is reversed on appeal as set forth below.

(c) If the commission has imposed conditions on its approval of an application or has disapproved an application as set forth in the preceding subsection, the applicant, the owner or occupant of the building or site involved may appeal from the decision of the commission to the city council, by filing with the commission and filing a copy with the bureau of buildings of notice of appeal to the city council if such notice is filed within ten days after such decision of the commission. The notice of appeal shall immediately be transmitted to the city auditor who shall fix a date and time for hearing on the appeal before the city council. At the council hearing on the appeal, all interested parties may be heard. The council may reject the appeal and affirm the decision of the commission, may modify the decision of the commission or may grant the appeal and direct a building permit to be issued, if the application for permit otherwise complies with the codes and ordinances of the city.

(d) If the historical building or site involved in the permit application as provided in this section is located within a D Design Zone, the Portland Historical Landmarks Commission and the design



committee of the planning commission shall meet jointly to consider the application at the commission hearing. For the hearing, the membership of the Portland Historical Landmarks Commission shall be deemed enlarged by the addition of the design committee.

#### **33.120.70 Demolition permits—Building**

**condemnation. (a)** If an application is received from the bureau of buildings or is initially made to the Portland Historical Landmarks Commission for a permit for demolition of any historical building or the demolition of a structure on a designated historical site, the commission shall within thirty days after the application is initially filed, hold a hearing on the issuance of such permit. The applicant for permit, the owner of the property and any occupant of the property shall be entitled to be heard. The commission may hear all other interested parties. The commission shall consider the state of repair of the building, the reasonableness of the cost of restoration or repair, taking into account the purpose of preserving the designated historical buildings and sites, the character of the neighborhood and all other factors which it finds appropriate. The commission may approve the issuance of the permit, in which event the bureau of buildings may issue the permit in compliance with all codes and ordinances of the city. The commission may reject the application for permit if it determines that in the interest of preserving historical values the structure should not be demolished, and in that event issuance of the permit shall be suspended for a period fixed by the commission, but not exceeding one hundred twenty days from the date of application. Within the suspension period, the commission may request an extension of the suspension period by the city council. If the city council determines that there is a program or project under way which could result in public or private acquisition of the historical building or site and the preservation or restoration of such building or site, and that there is reasonable ground to believe that the program or project may be successful, then the council, in its discretion, may extend the suspension period for an additional period not exceeding one hundred eighty days, to a total of not more than three hundred days from the date of application for demolition permit. During the period of suspension of permit application, no permit shall be issued for such demolition nor shall any person demolish

the building or structure, unless the council has granted an appeal and directed the issuance. If the program or project is unsuccessful and the applicant has not withdrawn his application for demolition permit, the bureau of buildings shall issue the permit, if the application otherwise complies with the codes and ordinances of the city.

**(b)** Action by the commission suspending issuance of permit for demolition may be appealed by the applicant for permit, the owner or the occupant, by filing a notice of appeal in the same manner as provided in this chapter for appeals from disapproval of remodeling permit. If the appeal is made, the procedure thereafter shall be the same as set forth in Section 33.120.060.

**(c)** Before taking any action to condemn a building or structure designated as a historical building or site the Portland Historical Landmarks Commission shall review the report of the bureau of buildings and any other city bureau relating to the condition of the building and premises and the extent of its danger, deterioration or decay. The commission shall report on its review and make its recommendation concerning city action to the commissioner in charge for transmission to the city council if official action of condemnation is instituted.

**33.120.080 Record of demolished historical buildings—Artifacts. (a)** If a designated historical building is to be demolished, insofar as practicable and as funds are available, the Portland Historical Landmarks Commission shall keep a pictorial and graphic history of the historical building or historical site with additional data as it may obtain.

**(b)** To the extent funds are available or the commission may obtain donations thereof, the Portland Historical Landmark Commission shall obtain artifacts from the building or site which it deems worthy of preservation such as carvings, cast iron work, or other materials it deems of artistic or historical importance.

**33.120.090 Signs—Plaques. (a)** Either before or after submission to the planning commission or a committee thereof, or to any other board or commission of the city, and before issuance of a permit therefor, an application to replace or erect a sign on a designated historical building, on the property on which the designated historical building is located or on a designated historical site, and before issuance of a permit

therefor, the application for the permit shall be reviewed by the Portland Historical Landmarks Commission. The commission shall hold a hearing on the sign application, at which hearing the applicant, the owner and the occupant of the premises shall be entitled to be heard. If the commission finds that the proposed sign will not unreasonably detract from the architectural and historical significance of the premises, taking into account the size, location, construction and any lighting of any such sign, then the commission shall approve the issuance of a permit therefor. Otherwise, the commission may impose special conditions on the size, location, construction or other characteristics of the proposed sign, or may reject the same. The hearing shall be held within thirty days after the submission of the application to the Portland Historical Landmarks Commission. The applicant, owner or occupant shall have the same right of appeal and under the same procedural conditions as set forth in this chapter for appeals from actions of the commission relating to building permits for exterior remodeling of a designated historical building. The council may sustain, modify or overrule the action of the commission.

**(b)** The owner of a designated historical building or site or the occupant thereof with the consent of the owner may, at his own expense, install an identification plaque indicating the name, date, architect or other appropriate information upon the property, provided that the size, material, design, location and text of such plaque is first approved by the Portland Historical Landmarks Commission.

**33.120.100 Redevelopment and neighborhood improvement projects.** In any redevelopment project or neighborhood improvement project administered or supervised by a department of the city or submitted to the city for its review and recommendations, proposed action relating to a designated historical building or site shall be submitted to the Portland Historical Landmarks Commission for their review and recommendation. A report thereon by the commission shall be filed with the city council and a copy shall be sent to the appropriate city department.