



**City of Portland, Oregon**  
**Bureau of Development Services**  
**Land Use Services**

FROM CONCEPT TO CONSTRUCTION

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## MEMORANDUM

**Date:** February 27, 2015  
**To:** Portland Historic Landmarks Commission  
**From:** Hillary Adam, Land Use Services  
503-823-3581, [Hillary.Adam@portlandoregon.gov](mailto:Hillary.Adam@portlandoregon.gov)  
**Re:** 15-103753 DA – Vacant lot west of 2161 SW Yamhill  
Design Advice Request Summary Memo March 9, 2015

Attached is a drawing set for the Design Advice Request of a new apartment building with 30 residential units in the King's Hill Historic District. The proposed building is designed at approximately 62' high with exterior materials including brick, fiber cement panel, wood, fiberglass windows and painted steel balconies. A Modification would be required to reduce the side setbacks from the required 14'-0" to 6'-1" and the rear setback from 11'-0" to 10'-0". An Adjustment would be required to reduce the number of required bicycle parking spaces and a Modification would also be required to reduce the required bicycle parking dimensions. The review criteria are the *King's Hill Historic District Guidelines*, Section 33.846.070 *Modifications Considered During Historic Resource Review* and Section 33.805040 *[Adjustment] Approval criteria* (copies of all approval criteria are included with this memo).

Areas for discussion on March 9, 2015:

- **Side Setback Modification.** The applicant has provided calculations for the area of the wall planes; however their anticipated Modification request is underestimated as the wall plane area is cumulative (see attached from the Zoning Code). Therefore, the cumulative areas of the proposed wall planes require a 14'-0" setback on each side. Only 6'-1" is proposed on each side; therefore a Modification to the setback standard would be required. In addition, a Modification would be required to reduce the rear setback from 11'-0" to 10'-0". Staff considers the side setback Modification to be a significant request, therefore there is higher burden on the applicant to demonstrate that the purpose of the standard is met and the King's Hill Historic District Guidelines are better met by this significant reduction in setbacks (see attached Modification approval criteria). Staff has previously suggested the applicant consider a T-shaped plan with a broader front façade extending to the 5'-0" side setback; this would also help to minimize views to the side façades.
- **Exterior Materials.** The primary material at the street-facing façade is brick, which is compatible with contributing buildings within the district. Secondary materials include painted cement board siding and painted lap siding (material not specified). Windows are proposed to be fiberglass with precast concrete trim. Steel balconies and metal coping are also proposed. Staff has previously noted a preference for brick or stucco at the side and rear façades.
- **Window Patterns.** Perhaps due to the interior layout, which includes mezzanines in almost every unit, the windows are arranged in a stacked pattern. Staff notes that balconies are proposed on the front elevation and Juliet balconies are proposed on the east elevation, resulting in some variation in the fenestration patterns. Staff has previously suggested simplification of the windows on the side façades.

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- **Street Level Front Façade.** Staff has concerns with the street level of the front façade, particularly the asymmetry of the front entrance and resulting blank façade area to the west. Also of concern is the steep drop at the front edge of the building in order to provide an area for a basement level window on the east façade.
- **Bicycle Parking Standards.** Staff notes that 33 long-term bicycle parking spaces are required; however only 29 appear to be provided. The reduction in the number of required spaces would require an Adjustment (see attached review criteria). In addition, the area provided for the long-term bicycle parking spaces does not appear to provide parking spaces at the required dimensions (2' x 6' with 5' maneuverability); therefore, a Modification may also be required to Bicycle Parking Standards.
- **Overall Compatibility.** Staff welcomes the Commission's comments on the overall compatibility of the proposed building in relation to the historic context, including proposed materials (already mentioned), color, asymmetry in plan and elevation, site design, balcony treatments, and window operation. Additional comments on features not listed are welcome.

Please contact me with any questions or concerns.