



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

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## MEMORANDUM

**Date:** September 26, 2017  
**To:** Portland Landmarks Commission  
**From:** Puja Bhutani, Design Review  
503.823.7226 | [puja.bhutani@portlandoregon.gov](mailto:puja.bhutani@portlandoregon.gov)  
**Re:** EA 17-202058 DAR – 140 NW 4<sup>th</sup> Avenue  
**Design Advice Request Summary Memo October 9, 2017**

The first PHLC Commission meeting on this case was held on August 28, 2017. The applicant has made revisions in response to comments received at this DAR. Attached to this memo is a revised drawing set for the second Design Advice Request (DAR). The review criteria are the *Central City Fundamental (CCDFG)* and the *River District Design Guidelines* (cheat sheet included with this memo). The *new Chinatown Japantown Guidelines* are expected to be adopted and in effect by October, and can be accessed at the link below:  
<https://www.portlandoregon.gov/bps/article/585283>

At the first DAR, the Commission noted that the proposed design, while modern and contemporary, did not evoke an authentic Chinese association or add to the cohesiveness of the historic district. They advised a more sensitive design including maintaining a roof expression, using existing columns to tie the floors together and more traditional screening that retained the horizontal balcony expression. The proposed storefront system should reference the hexagon shape, integrate red/green color, consider maintaining the moon door, and use shear walls or provide information regarding the cultural importance of the building. Attached is the DAR summary memo outlining feedback provided by the Commission on the earlier proposal.

### AREAS OF DISCUSSION

The Commission is requested to provide direction on the revised proposal regarding the following approvability topics:

#### 1. **Contextual Response. (Guidelines A4, A5, A6, C3, C4, D4)**

- **Balcony Screens.** The revised design does maintain the existing balcony expression. The applicants are considering screening panels made of glass with decorative lamination or silk screening, and will be providing samples at the hearing. Laminated or silk screened glass does not seem to be an authentic reference to Chinese architectural style. The Commission had advised a reference to the more traditional Chinese screening system in wood that incorporated the hexagon motif at the earlier DAR.
- **Columns.** The design should maintain a strong column expression, which seems to be diluted due to their new gray color and the adjacent wide vertical screens.
- **Color.** The proposal includes painting all the brick surfaces and the tiled roof in a gray color, which is not appropriate. Painting previously unpainted brick is also discouraged by the New Chinatown /Japantown Guidelines, which will be in effect by October. Red and green colors have a special

significance for the Chinese culture and should be maintained and/or strategically introduced in the building elements like the storefront system and columns.

- **Shear Walls.** Concrete shear walls with six potential design variations are proposed. Brick clad shear walls would be more appropriate in order to tie the ground floor with rest of the primarily brick building. Decorative brick work that reflected the hexagon motif would help tie together the lower and upper floors, and should include an integrated design for providing information regarding the cultural importance of the building.
- **Signs.** Exhibit C.15 shows three options for building signage: banner, blade and soffit. A banner style sign would be more appropriate given that 4<sup>th</sup> Avenue is a special signage street and the guidelines encourage creating new dimensional projecting signs. However, these should be carefully sized and placed to respect the significant features of the building.

**2. Public Realm. (*Guidelines A8, A9, B1, C5, C6, C7, C9*)**

- **Storefront System.** A storefront system, inspired by Chinese architecture elements with a reference to the hexagon shape, as advised by the Commission, is strongly encouraged. The proposed transom window hexagon detailing does not fully accomplish this objective of reflecting this special opening condition. The storefront system should include clear glass and be designed to recall and interpret historic storefront features - an off the shelf mirrored storefront system is strongly discouraged.
- **Entrances**
  - **Moon Door.** The prominent NW 4<sup>th</sup> and NW Davis Street corner should be designed to activate that intersection (*Guideline D7*). The existing angled setback and moon door should be maintained to help define and celebrate this corner.
  - **Davis Street.** Entrances should be provided from this street frontage to activate this festival street.

**3. Other comments.** Staff welcomes further input from the Commission that expands upon these topics.

Please contact me with any questions or concerns.

**Attachments:**

*Zoning Map*

*Central City Fundamental and River District Design Guidelines*

*Design Advise Request Summary Memo, August 28, 2017*

*Revised Drawing Set*



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CENTRAL CITY FDG (2003) + RIVER DISTRICT DG (2008)		PROJECT NAME		Tuck Lung Exterior Alteration	CASE NUMBER EA 17-200536PC
DATE: October 9, 2017		PROJECT ARCHITECT		Steven Ehlbeck	PROJECT VALUE \$ 600,000
A: PORTLAND PERSONALITY		STAFF		COMMISSION	
		+ / -	Comments	+ / -	Comments
A4: Use Unifying Elements		—	Refer to Section 1 of Areas of Discussion.		
A5: Enhance, Embellish & Identify Areas		—	Refer to 1& 2.		
	A5-1: Reinforce Special Areas				
	A5-1-3: Reinforce the Identity of Chinatown		Refer to 1,2		
A6: Re-use, Rehabilitate, Restore Buildings		—	Refer to 1.		
A7: Establish and Maintain a Sense of Urban Enclosure		+	Adaptively reuses building to maintain a sense of enclosure		
A8: Contribute to a Vibrant Streetscape		+ / -	Refer to 2 for Davis Street discussion		
A9: Strengthen Gateways					
	A9-1: Provide a Distinct Sense of Entry and Exit	—	Refer to 2		
B: PEDESTRIAN EMPHASIS		STAFF		COMMISSION	
		+ / -	Comments	+ / -	Comments
B1: Reinforce and Enhance the Pedestrian System		+ / -	Refer to 2 Davis Street.		
	B1-1: Provide Human Scale to Buildings Along Walkways	+ / -	Need more information		
B2: Protect the Pedestrian		+	The recessed ground floor arcade for pedestrian protection from elements.		

B4: Provide Stopping and Viewing Places	-	Refer to 2		
B5: Make Plazas, Parks & Open Space Successful	-	Refer to 2		
B5-2: Strengthen the Significance of the Classical Chinese Garden	-	Refer to 1		
B6: Develop Weather Protection	+	The recessed ground floor provides an arcade for pedestrian protection from elements.		
B7: Integrate Barrier-Free Design		More information needed		
C: PROJECT DESIGN	STAFF		COMMISSION	
	+ / -	Comments	+ / -	Comments
C2: Promote Permanence & Quality in Design	+ / -	Refer to Section 1		
C3: Respect Architectural Integrity	-	Refer to Section 1,2		
C3-1: Integrate Parking		N/A		
C4: Complement the Context of Existing Buildings	-	Refer to Section 1,2		
C5: Design for Coherency	+ / -	Refer to Section 1,2		
C6: Develop Transitions Between Buildings & Public Spaces	+ / -	Refer to Section 2		
C7: Design Corners that Build Active Intersections	-	Refer to Section 2		
C8: Differentiate the Sidewalk Level of Buildings	+ / -	Refer to Section 2		
C9: Develop Flexible Sidewalk Level Spaces	+ / -	Refer to Section 2		
C11: Integrate Roofs and Use Rooftops		More information needed		
C12: Integrate Exterior Lighting		More information needed		
C13: Integrate Signs		More information needed		
D4. New China/Japantown Unique Sign District	-	Refer to section 1		