



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

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MEMORANDUM

Date: December 14, 2017
To: Steven Ehlbeck,
SERA ARCHITECTS
From: Puja Bhutani, Historic Resource Review
Re: 17-202058 DA – Tuck Lung Project
Design Advice Request Summary Memo, October 9, 2017

Thank you for taking advantage of the opportunity to hold a Design Advice Request regarding your project. I hope you find it informative and valuable as you continue with your project development. Attached is a summary of the comments provided by the Landmarks Commission at the October 9, 2017 Design Advice Request. This summary was generated from notes taken at the public meeting and a subsequent review of the public meeting recordings. To review those recordings, please visit: <http://efiles.portlandoregon.gov/record/11237870>

These Landmarks Commission comments are intended to guide you in further design exploration of your project. These comments may also inform City staff when giving guidance over the course of future related land use reviews. It should be understood that these comments address the project as presented on October 9, 2017. As the project design evolves, the comments, too, may evolve or may no longer be pertinent.

Design Advice Requests are not intended to substitute for other Code-required land use or legislative procedures. Please keep in mind that the formal Type III land use review process [which includes a pre-application, a land use review application, public notification, a Staff Report and a public hearing] must be followed once the Design Advice Request meetings are complete, if formal approval for specific elements of your project is desired.

Please continue to coordinate with me as you prepare your formal land use application, or if you desire another Design Advice Request meeting with the Commission.

Encl: Summary Memo
Cc: Landmarks Commission
Respondents

This memo summarizes **Landmarks Commission** design direction provided October 9, 2017.

Commissioners in attendance:

Kirk Ranzetta, Chair; Kristen Minor, Vice Chair; Annie Mahoney, Wendy Chung, Matthew Roman, Maya Foty.

Public Testimony

- **Jackie Peterson:** Ms. Peterson stated that the design revisions were responsive to concerns expressed by the Commission and the community regarding the roof, brick, columns and hexagonal windows. However, the proposed design still did not fully meet the design guidelines and it felt like a flawed Chinese version of 20th century modern architecture. The proposed dark color was a concern for Ms. Peterson and other members of the community. The proposed design included white banners, (white represents the color of death), and traditionally would have been very bright. She noted that the existing building's colors were bright and authentically Chinese and that there were many interesting features of the building which are being muted, if not totally ignored. She stated that it was not necessary to repaint brick a different color when the guidelines spoke to earth tones. She commented that the CCBA building, built in 1911 and the only other building in the district built by Chinese owners and architects, did have a similar roof, colored brick, second-story balconies, bright colors and a half-circle ornamentation above the parapet. This building represented Chinatown attributes, and was a model for a present-day expression of Chinese architecture. She strongly advocated to retain the building color. She stated that the proposed design did not look like any other structures in Chinatown, and while the proposal might be appropriate for a new infill it was not so for remodeling an existing authentic Chinese building.

EXECUTIVE SUMMARY

- The Commission appreciated the changes made from the first proposal but noted that additional work and respect for the existing building was needed in order to get to an approvable proposal.
- While the Commission was empathetic, they expressed philosophical concerns about painting the building entirely grey in order to conceal its existing Chinese character and make it more marketable. They stated that building modifications should be in keeping with the character of the existing building and ultimately enhance the character of the New Chinatown Japan Town Historic District.
- The Commission recommended keeping the existing red brick color, since this was a common brick color and not specific to the Chinese style, and therefore should not necessitate being covered by a gray color for marketing concerns. They were, however, open to changing the color of the brick and terracotta roof if it was a stain and not paint. Introducing a little bit of color for strategic elements could have a significant impact with an overall neutral color scheme. Color studies to understand different color compositions were requested.
- The ground floor should be simplified and corner entrance retained to be more unified with the upper level. The balcony screens, storefront windows, and shear wall detailing should be reconsidered for a more appropriate response to the existing building character.

AREAS OF DISCUSSION

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

The proposed revisions were an improvement from the previous version and retaining the roof form helped the building looked more in keeping with the historic district.

- **Balcony Screens**

- Glass can be used for balcony screens. Consider providing silk screens to introduce color.
- The screens create a random pattern that takes away from the strong column rhythm. The screens should be secondary elements and should not conflict with the column's vertical expression and rhythm.
- The screens could be shifted to mid-column to preserve the prominence of the columns.
- They should be placed along the plane of the centerline of the column and not in front of the columns.

- **Columns**

- Maintaining the columns as an uninterrupted vertical expression to the second floor was a successful design move.
- The decorative column capitals should be retained.

- **Color**

- Commission advised keeping the existing red brick color, since this was a common brick color and not specific to the Chinese style, and therefore should not necessitate being covered by a gray color for marketing concerns.
- Commission was, however, open to updating the color conceptually, but did not recommend painting intrinsically colored materials.
- Color studies were advised to understand if the desired expression could be achieved by painting only previously painted surfaces. There may be opportunities to introduce color in neutral tones like browns as well. Would like to see an analysis that studied different compositions.
- Painting brick would cheapen the overall building's appearance. Moreover, painting previously unpainted brick did not respect the intrinsic nature of the masonry, seals in moisture and hastens its decline. It was also specifically discouraged by the design guidelines.
- Applicants were advised to consider staining brick for a new color palette, and only painting areas that had previously been painted. There may be opportunities to introduce color in neutral surfaces as well.
- Commission observed that painted roof tiles were not common, and their durability was a major concern. Applicant could explore changing the roof tile color, but not by painting.
- The banner colors should match other features and should refrain from using white since it is not culturally appropriate.
- Explore the possibility of introducing color strategically; a little bit of color in a neutral palette could have a significant impact. Color could be considered for building elements like the columns, balcony rails, shear walls and/or banners to retain or introduce red color.

- **Shear walls**

- Concrete could be used for the shear walls.
- Simpler pattern for windows and wall would be more appropriate, rather than the smaller decorative elements. Larger abstracted hexagon pattern, as a memory of the older windows, should be considered for the shear walls. However, a big framed element would work well too.
- The proposed patterns and materials should ensure that the two floors are harmonious with one another.
- Shear walls create vertical elements that look random on an already asymmetrical building and take away from the building's horizontality.
- Shear walls were an opportunity for texture and information about the building.
- Shear wall panels should not be a replication of existing wall pattern.

- **Signs**
 - Blade signs will interrupt horizontality of building.
 - Banner style signage would be appropriate given that 4th Avenue is a special signage street. However, these should be carefully sized and placed to respect the significant features of the building.
 - Attention should be paid to how signage relates to the banners so that the façade doesn't become too busy.
 - Attention should be paid to the meaning of the Chinese characters proposed for signage, so that they do not offend.

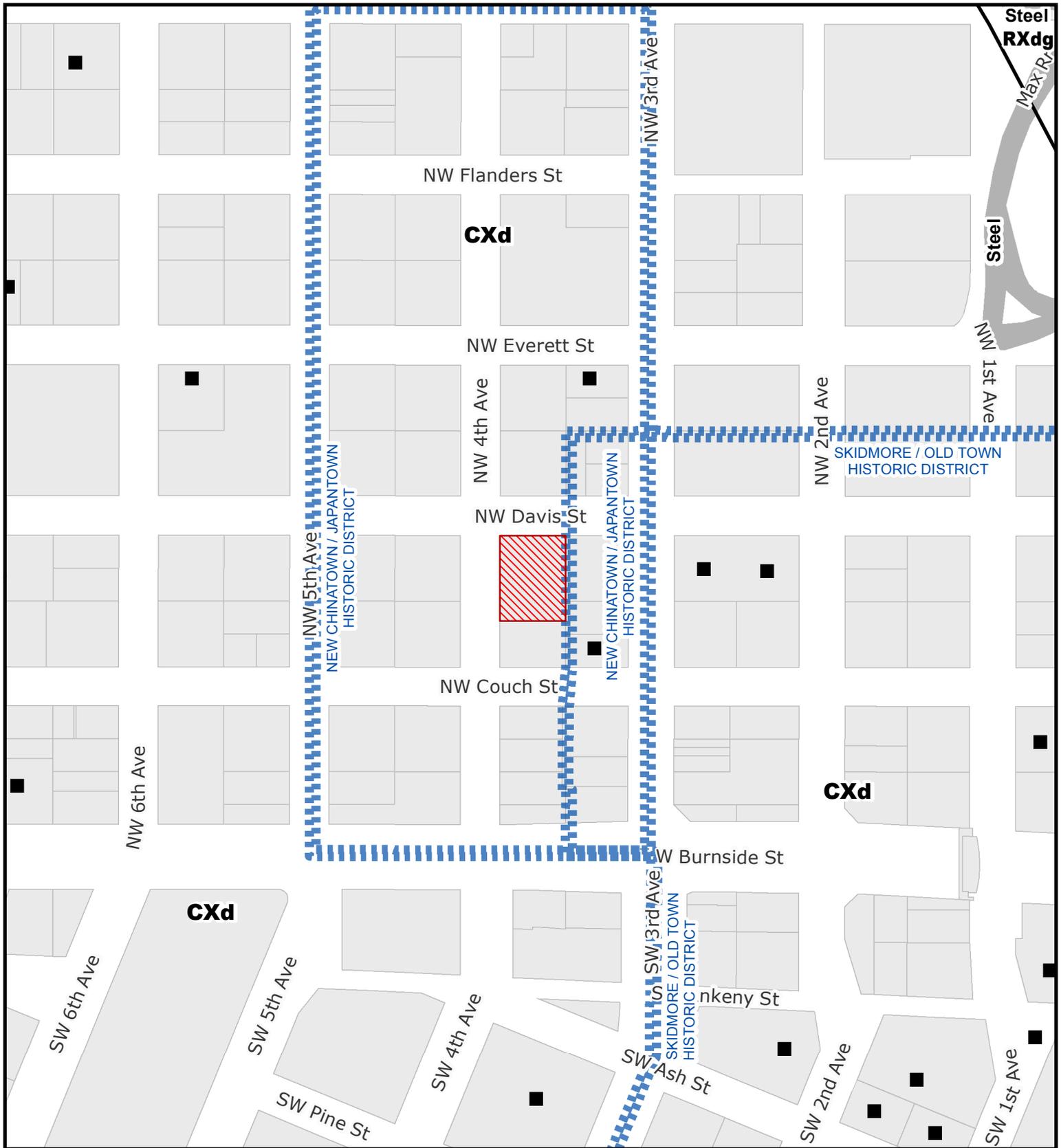
2. Public Realm. (Guidelines A8, A9, B1, C5, C6, C7, C9)

- **Storefront System.**
 - The upper and lower floors are not harmonious. Simplify the storefront system to create unity.
 - The corner was a place of symmetry and the 3 pane storefront pattern should be carried around the corner to the north elevation.
 - Vertical window partitions seem too wide and not proportional to the storefront window. More layering was needed to break down the thickness of the vertical mullions.
 - Transom seems overly busy. The proposed storefront transom hexagons are too small and not authentic. A reference to Chinese architecture would be more successful.
 - Ground floor system should be a new approach, and not a mixing and matching of old and new materials.
 - Lighting fixtures should enhance the building's Chinese style architecture.
- **Entrances**
 - The corner was an important feature that should be recognized.
 - A corner entry would speak to what was there, and should be retained especially if the corner setback on the floor above remains.

Exhibit List

- A. Applicant's Submittals
 1. Original drawing set
 2. Revised drawing set, 7/19/2017
 3. Revised drawing set, 8/4/2017
 4. Revised drawing set, 8/11/2017
 5. Drawing Set, 1st DAR, 8/28/17
 6. Request to reschedule hearing to 10/9/17
 7. Manufacturers cutsheets: Glass and Acrylic Balcony Screens
- B. Zoning Map (attached)
- C. Drawings
 1. Cover
 2. Site and Historical Context
 3. Existing Plan, Level 1, Level 2, Basement
 4. Existing Plan, Level 1
 5. Existing Plan, Level 2
 6. Context
 7. DAR #1 Summary

8. Transoms Study
 9. Proposed GF Plan (attached)
 10. Rendering- 4th Avenue elevation
 11. Rendering- NW Corner
 12. 1st DAR & 2nd DAR West elevation renderings
 13. 1st DAR & 2nd DAR SW corner renderings
 14. Proposed North and West elevations (attached)
 15. Signage Study
 16. Shear wall/ transom window design options
 17. Shear wall/ transom window design options
 18. Shear wall/ transom window design options
 19. Shear wall/ transom window design options
 20. Shear wall/ transom window design options
 21. Rendering
- D. Notification
1. Posting instructions sent to applicant
 2. Posting notice as sent to applicant + General information on DAR process
 3. Applicant's statement certifying posting
 4. Applicant's statement certifying posting for 2nd DAR
- E. Service Bureau Comments- none
- F. Public Testimony
1. DAR Testimony sign-up sheet.
 2. DAR 2 (10-9-17) Testimony sign-up sheet
 3. Sarah Stevenson, Zach Fruchtengarten, Old Town/Chinatown Community Association, 9/29/17
- G. Other
1. Application form
 2. Staff memo to Landmarks Commission, DAR1, dated 8/21/17
 3. Copy of Staff Presentation from 8/28/17
 4. Copy of Applicant Presentation from 8/28/17
 5. DAR 1 Request Commission Summary Memo; 8/28/17
 6. Staff memo to Landmarks Commission, DAR2, dated 9/26/17
 7. Copy of Staff Presentation from 10/19/17
 8. Copy of Applicant Presentation from 10/19/17



ZONING



THIS SITE LIES WITHIN THE:
 CENTRAL CITY PLAN DISTRICT
 RIVER DISTRICT SUBDISTRICT
 NEW CHINATOWN / JAPANTOWN
 HISTORIC DISTRICT



Site

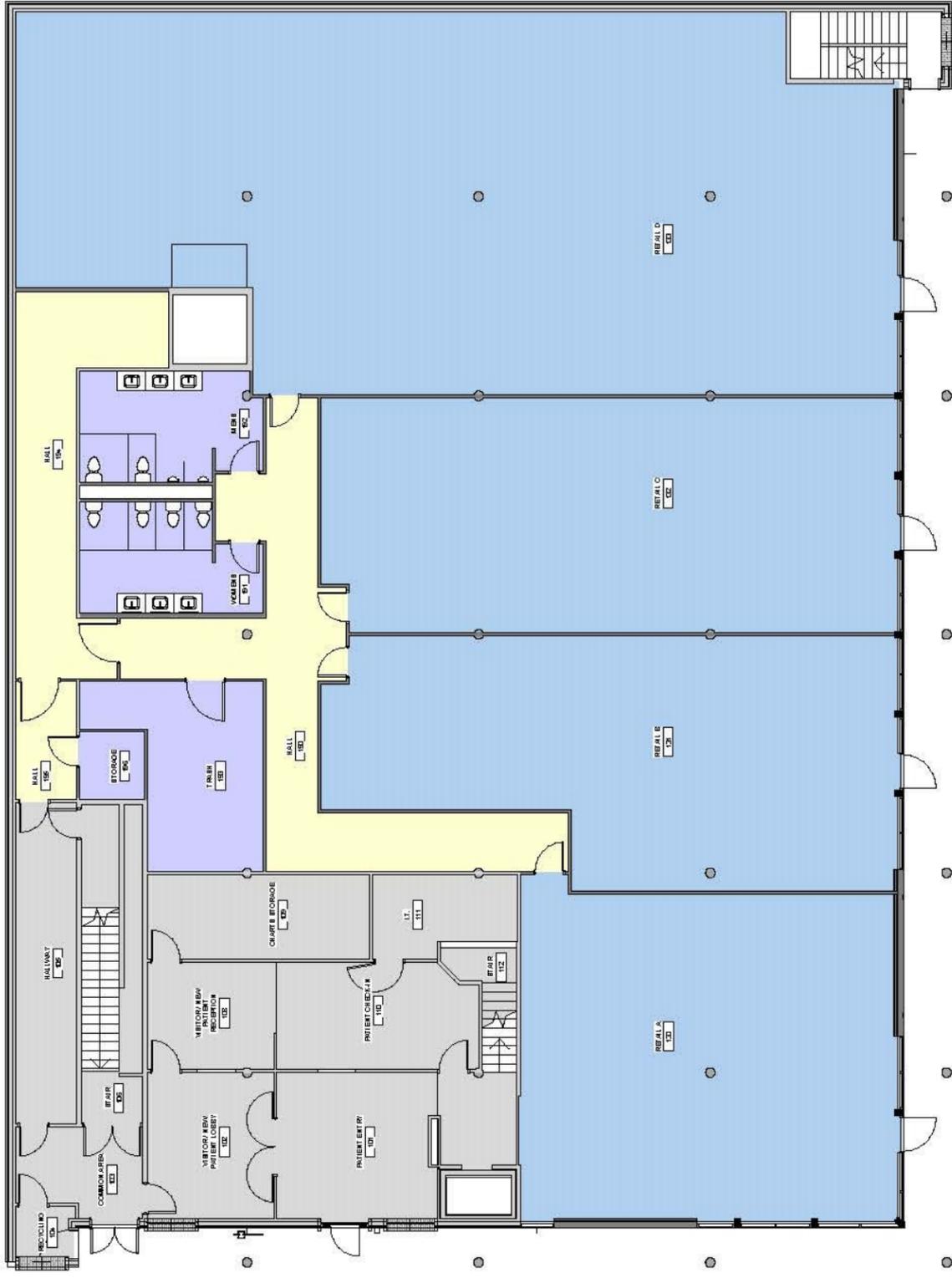


Historic Landmark



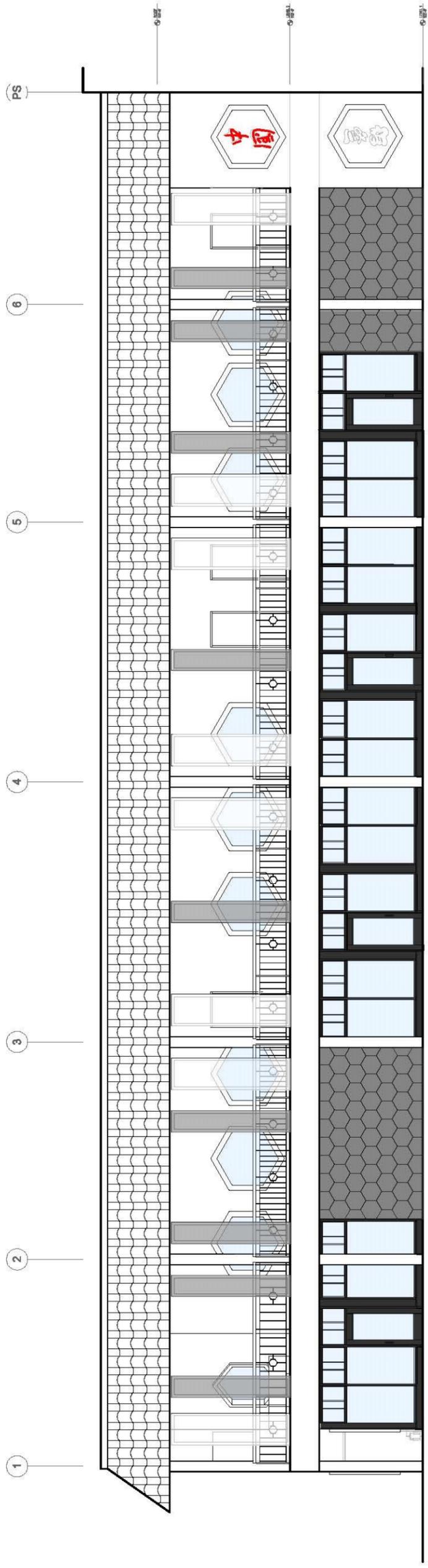
Bridge

File No.	EA 17-202058 DA
1/4 Section	3029
Scale	1 inch = 200 feet
State ID	1N1E34CA 7800
Exhibit	B Jul 13, 2017

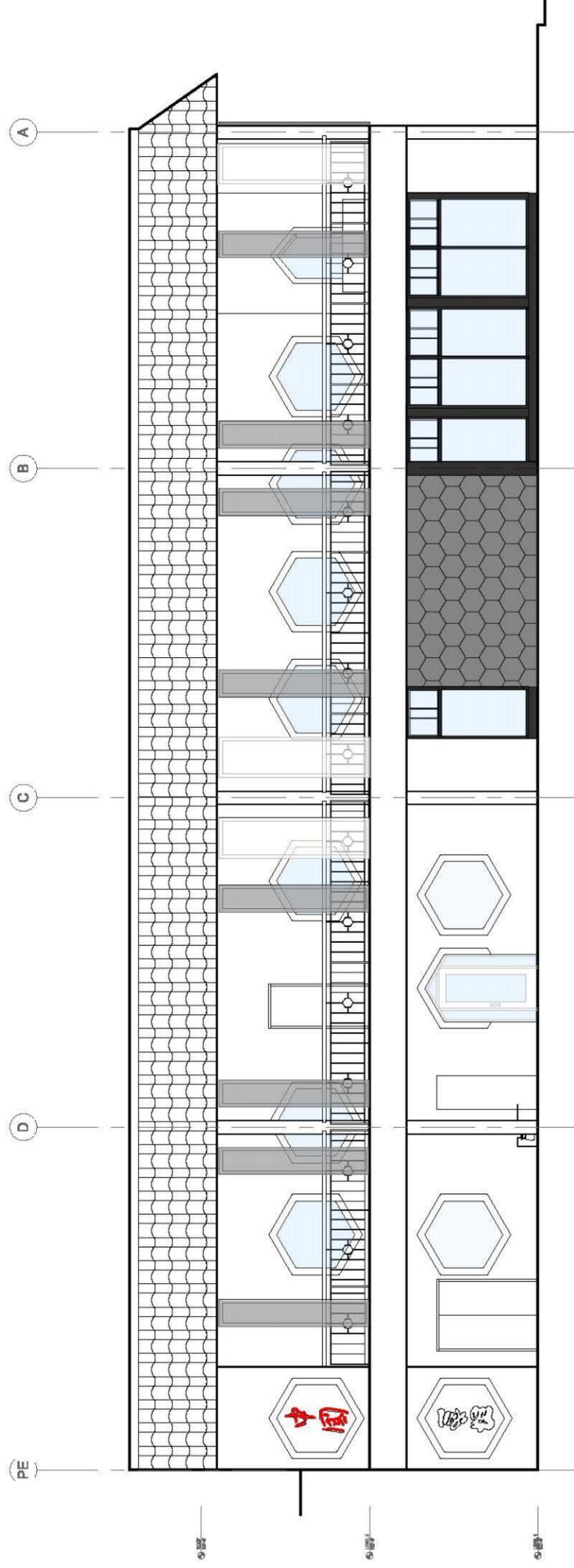


(E) MED. CLINIC ENTRY
(MAINTAIN OPERATION) ↑
NW DAVIS ST





WEST ELEVATION (3/32" = 1'-0")



NORTH ELEVATION (3/32" = 1'-0")

