



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

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MEMORANDUM – DAR #2

Date: March 16, 2018

To: Brendan Sanchez, CARLETON HART ARCHITECTURE

From: Grace Jeffreys, Development Review
503-823-7840, grace.jeffreys@portlandoregon.gov

Re: EA 17-269490 DA – 1724 NW Hoyt
Design Advice Request #2, Summary Memo, February 26, 2018 Hearing Date

Thank you for taking advantage of the opportunity to hold a **second** 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 Historic Landmarks Commission at the **February 26, 2018** 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/webdrawer/search/rec?sm_class=uri_7547&count&rows=50

These Historic 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. These comments address the project as presented on January 8, 2018. 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: Historic Landmarks Commission
Respondents

This memo summarizes Historic Landmarks Commission design direction provided on February 26, 2018, per the applicable Approval Criteria.

Commissioners in attendance on February 26, 2018:

Kirk Ranzetta, Kristen Minor, Matthew Roman, Wendy Chung and Maya Foty

- I. **EXECUTIVE SUMMARY.** The Commission commended the applicant for their responsiveness to the feedback from the first DAR hearing held on February 26, 2018. There have been many advances in the overall design since the first DAR, including the in-depth analysis of the District and the use of design cues taken from the District:
 - The contextual analysis was helpful for illustrating how the scheme takes design cues from multi-dwelling structures around the District.
 - Generally, the Commission supported the three distinct buildings approach, and appreciated how it helps explain illustrate the granular evolution of the District.
 - The Commission appreciated the attention paid towards the building's many future tenants and the dense surrounding neighborhood with better ADA accessibility, an extra entrance, and the loading zones (required by zoning code).
 - For the Land Use review, it will be important for the applicant to show the proposal meets all the Approval Criteria.
- II. **DETAILED FEEDBACK.** The Commission provided the following in-depth feedback.
 - A. **Buck-Prager.** The Commission again commended the applicant on the refurbishment of the Buck-Prager (BP), and on the courtyards on the side elevations that allow the BP to retain its side façades.
 - B. **North Building.**
 1. **Height and Massing.** The Commission generally agreed that the simplified vertical massing was greatly improved from the vertically stepped proposal shown at the first DAR. However, there were remaining concerns about the overall massing. Commission response was varied as to whether the height/scale/massing of the proposal was compatible with the adjacent context of historic houses on NW Hoyt and NW Irving:
 - Two Commissioners were supportive of the 5-1/2 story height and the massing, and felt there were numerous examples of similarly-scaled projects in the District. There are also examples of similar juxtapositions of building scales around the District, so the relationship to the adjacent context is also not unusual. It is helpful that the landmark houses are not directly adjacent to the proposal, but across the streets. It was also noted that this is a district of transition, however, at the same time it was also noted that it is important that a building also respects its local context.
 - One Commissioner noted that while the massing of the North Building has improved and is moving closer to being like something seen in the District, there needs to be a stronger response to the smaller scale on NW Irving. Consider how this might be addressed, perhaps by pushing back the central portions to provide a courtyard to break down the mass, and/or adding another entry. Note however, that just stepping back upper floors isn't typical in the district.
 - One Commissioner noted that although it is better than before, she was still not convinced about the proposed scale and massing, and agreed it needed another pass. She

noted it will be tough to insert a proposal of this scale into this delicate historic residential area, and felt that part of the Commissions' purview is to help keep historic buildings and neighborhoods intact.

- One Commissioner noted that, while the proposals appeared to be more in keeping with the character of the overall District, the massing and proportion of the buildings were incompatible with the nearby Landmark structures, and therefore conflicted with the approval criteria. (Alphabet Appendix GL.3, "Hierarchy of Approval", and CDG's P1, Community Plan Area Character" and D7 "Blending into the Neighborhood"). She also referred to the uniqueness of the fine grain and footprints of the immediate context (partially indicated on page 27, and page 4) as compared to the immediate context of most other larger buildings located elsewhere in the District. The applicant will need to show how the proposal meets all the Approval Criteria.

2. Articulation.

- Oriels. The Commission supported the squared off approach for the bays, and thought they better related to the buildings across the street, the Campbell Townhomes.
- Entry. The Commission supported the setback entry on NW 18th, and noted the massing setback helped modulate the plane of the frontage along NW 18th. The Commission was also comfortable with the depth of the setback, and a couple of the Commissioners noted they were fine with the egress wells. However, more attention is needed to show its prominence as the main entry into the building. Consider increasing the size of the entry canopy so it is larger than the entry to the BP and more proportional to the building.

C. South Building.

1. Height and Massing.

- Most of the Commission was generally comfortable with the massing and height and felt these aspects responded well to the immediate context.
- As noted above, one Commissioner felt the massing and proportion of both buildings were incompatible with the nearby Landmark structures, and therefore conflicted with the approval criteria. (Alphabet Appendix GL.3, "Hierarchy of Approval", and CDG's P1, Community Plan Area Character"), although she was less concerned about the South Building.

2. Articulation.

- The Commission again noted support for the South Building to read as a distinct form, rather than as an addition to, the Buck-Prager (BP), the Contributing Resource it will be an addition to, because this building will be larger. This also better responds to the desired character of partial block massing found in this area.
- Two Commissioners noted that while the proposal appears compatible with the district, there was no compatibility shown between the South Building and the BP. While the buildings want to look distinct, some level of compatibility needs to be shown. Consider using color, datums, window sizes and spacing, proportions, horizontal vs vertical orientation, etc. to provide compatibility with the BP.

D. Character and Historicism (both buildings).

- The Commission wants to ensure these aren't "fake" historic buildings. Some Commissioners felt that there were enough differences in the design that showed that the proposals were reinterpretations of classics while, others noted a level of concern about

the overt historicism. All agreed; however, that the details will be critical to providing an authentic expression.

E. Pedestrian Realm (both buildings). In addition to items listed under each building, general comments were also noted:

- The Commission acknowledged that it is not uncommon to have basement units in the District.

F. Materials and Details (both buildings).

- Materials. The proposed brick and three-coat stucco materials with wood and metal accents are compatible with the District. Further detailing of materials will be needed to ensure quality; for example, show the gauge and detailing of the metal paneling that ensures it doesn't oil-can.
- Louvers and grilles. The grilles and louvers will need to be of a nice architectural quality since they are used throughout the project and some are at pedestrian eye level, which is of concern.
- Windows. Further information will be needed about the profiles of the window frames, muntins and divided lites (details and samples) for the Land Use review. No window frames are shown which is atypical and therefore not compatible.
- Sills. While heavier gauge metal sills might work, concrete sills are preferred, especially since some sills are at the pedestrian level.
- Inset elements. Concern was noted with the detailing of the elements inset within the brick reveals. Louvers above windows and PTACs below windows are shown proud of the window frames. The elements within the brick framing reveals should be integrated. Consider making these additional elements read as part of the overall framing with the windows.

G. Other Items (all buildings).

- Roof tops. Elevator overruns and mechanical systems will need to be shown on the elevations, and should be composed as a part of the composition. Provide line of sight studies to illustrate how much of the roof elements will be visible.
- Lighting. Lighting should be kept to the ground level and entries only, and not on soffits.

Exhibit List

- A. Applicant's Submittals
 1. Original drawing set
 2. CHA minutes from NWDA meeting, 11/10/18
 3. Response to staff queries, 12/15/17
 4. Drawings for first DA, dated 12/29/17
- B. Zoning Map
- C. Drawings
 1. "C" Exhibits, C.1-55, for 2nd DAR, dated 2/26/18 (attach pages 30, 39, 41, 42, and 44)
- D. Notification
 1. Posting instructions sent to applicant
 2. Posting notice as sent to applicant
 3. Applicant's statement certifying posting
 4. General information on DAR process included with e-mailed posting/notice

E. Service Bureau Comments – none received

F. Public Testimony –

1. Jessica Richman, 12/12/17, questions about the PC held on 12/12/17.
2. Vicki Skryha, 12/12/17, questions about PC doc's, and provided reference links.
3. Steve Pinger 12/13/17, questions about status of proposal.
4. Jessica Richman, 12/13/17, clarifying representation.
5. Jessica Richman, 12/18/17, request for PC documents.
6. Jessica Richman, 12/27/17, questions regarding noticing and DAR process.
7. Vicki Skryha, 12/28/17, questions regarding noticing and DAR process.
8. Jessica Richman, 1/2/18, concerns with scale and design.
9. Vicki Skryha, 1/4/18, questions about applicable criteria.
10. Vicki Skryha, 1/6/18, questions about map app.
11. Roger Vrilakas, 1/5/18, concerns with scale and size of proposal.
12. Douglas Coffey, 1/5/18, concerns with character and size, as well as lack of loading and parking.
13. Annette Jolin, received 1/7/18, dated 1/3/18, Concerns with scale, compatibility, and lack of parking.
14. Jessica Richman, received 1/8/18, dated 1/7/18, concerns with scale, height and compatibility of both buildings.
15. JoZell Johnson, received 1/7/18, dated 1/7/18, concerns with scale, height and compatibility of both buildings.
16. Allen Buller, 1/8/18, support of preserving the BP. Concerns with design and scale.
17. Page Stockwell, 1/8/18, Concerns with the height, scale and compatibility.
18. Eric & Tanya Austin, 1/8/18, concerns with size, scale and massing.
19. Steve and Laurie Caldwell, 1/8/18, concerns with size and bulk.
20. Caroline Sheldon, 1/8/18, concerns with height, scale, and character, as well as lack of setbacks and parking.
21. NWDA, received 1/5/18, dated 1/4/18, support for massing strategy, but concerns with compatibility and height of north building.
22. Vicki Skryha, 1/7/18, Support of preserving the Buck-Prager. Concerns with scale and compatibility of both buildings, lack of setbacks and articulation, basement interface, lack of loading, and bench area on 18th.
23. Richard U'Ren and Annette Jolin, 1/8/18, concern with size, scale and design of proposal.
24. Dragana Milosevic, 1/8/18, concerns with size of proposal and impact on historic integrity of neighborhood, structural integrity of her home, and increase traffic and parking problems.
25. Jill Warren, 1/8/18, handed at hearing, concerns with size, bulk and character, and effect on historic integrity of district. Also concerned with possible pile driving and effect on the structural integrity of her property, and lack of parking.
26. Tony Schwartz, 1/8/18, concerns with size and compatibility.

G. Other

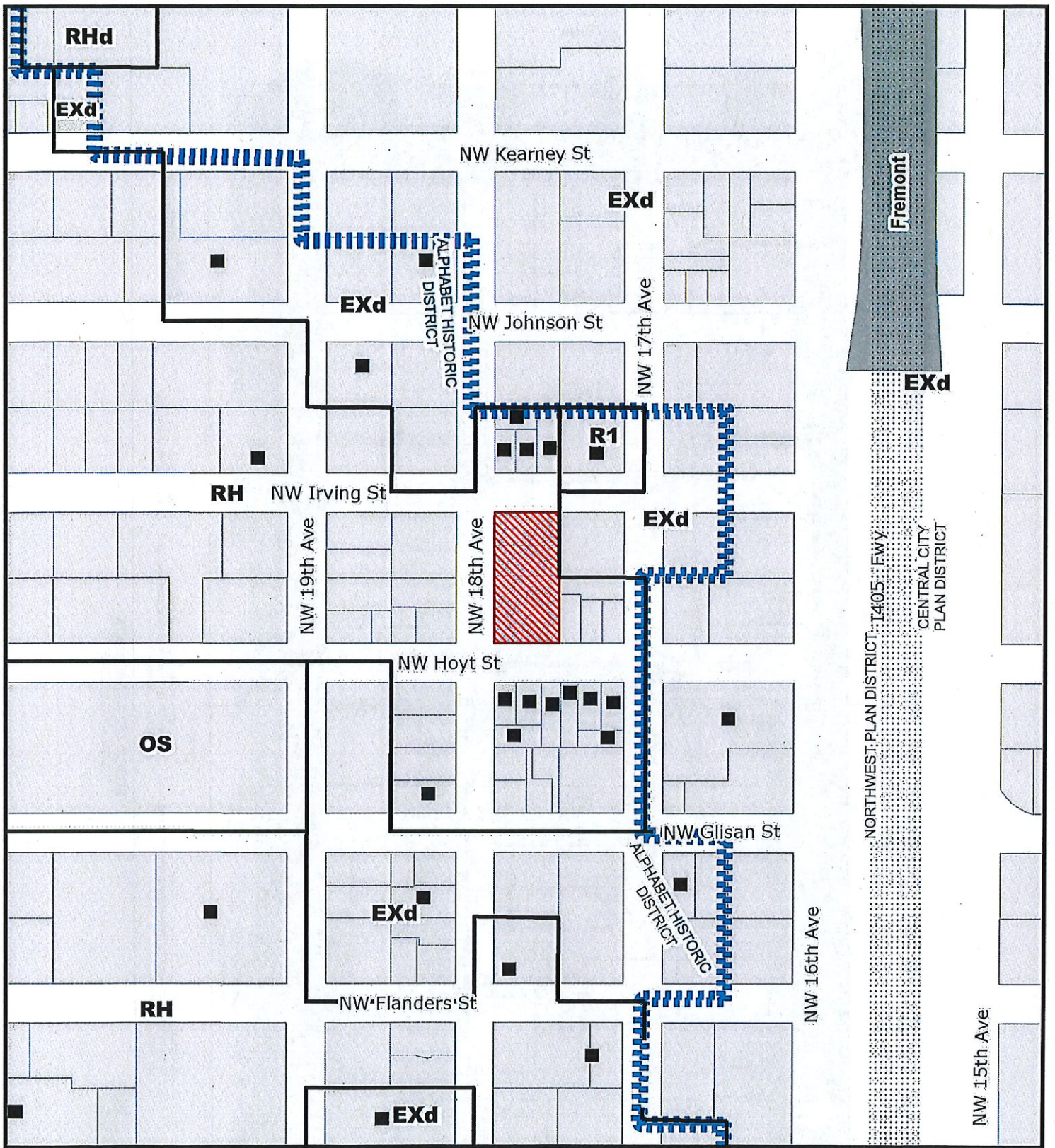
1. Application form
2. Pre-Application Conference Summary notes, held 12/12/17
3. CC Findings, LU 14-210073 DM
4. Staff memo for 1st DAR, 1/3/18
5. Staff presentation, 1/8/18
6. Applicant presentation, 1/8/18
7. Testifiers, 1/8/18

H. Landmark Commission Exhibits

(Received before second hearing)

1. Letter, Jessica Richman, 1/8/18, historic photo of BP (Ballow & Wright) building.

2. Letter, Pamela Lloyd, 1/8/18, concerns with lack of setbacks, parking and loading, as well as mass and character.
 3. Letter, Kathleen Carter, 1/15/18, concerns with height, scale massing and character.
 4. Posting notice #2
 5. Posting notice #2, signed confirmation
 6. Letter, Jessica Richman, 2/1/18, typo in Posting notice.
 7. Revised Posting notice #2
 8. Revised draft proposal, for 2/26/18
 9. Alphabet Context Statement, excerpt
 10. Staff Commission Memo for 2nd DAR, 2/20/18
 11. Agenda for meeting 2/13/18
 12. Staff notes from meeting, 2/13/18
 13. Staff email to Jessica Richmond regarding whether a building is attached, 2/13/18
 14. Staff Summary Memo from first DAR, 2/16/18
 15. Letter, Doug Klotz, 2/22/18, Support for proposal.
 16. Letter, Iain Mackenzie, 2/22/18, Support for proposal.
 17. Letter, Steve Bozzone, 2/22/18, Support for proposal.
 18. Letter, Jill Warren, dated 2/26/18, Concerns with proposal.
 19. Letter, Stephen Judkins, 2/23/18, Support for proposal.
 20. Letter, Tim Davis, 2/23/18, Support for proposal.
 21. Letter, Vicki Skryha, dated 2/22/18, Concerns with proposal.
 22. Letter, Kessler, 2/26/18, Wendy Chung Conflict of interest.
 23. Letter, Allen Buller, 2/25/18, Concerns with proposal.
 24. Letter, Jessica Richman, dated 2/24/18, Concerns with proposal.
 25. Letter, Ken Johnson, 2/25/18, Support for proposal.
 26. Letter, Richard U'Ren and Annette Jolin, 2/25/18, Concerns with proposal.
 27. Letter, Steve and Laurie Caldwell, 2/26/18, Concerns with proposal.
 28. Letter, Erich and Tanya Austin, 2/26/18, Concerns with proposal.
 29. Letter, Laura Marney, 2/26/18, Concerns with proposal.
 30. Letter, Carolyn Sheldon, 2/26/18, Concerns with proposal.
 31. Letter, Dragan and Dragana Milosevic, 2/26/18, Concerns with proposal.
 32. Letter, Dennis Harper, 2/25/18, Concerns with proposal.
 33. Letter, Tanya Kapka, M.D., 2/26/18, Concerns with proposal.
 34. Letter, Rob Fullmer, 2/26/18, Concerns with proposal.
 35. Letter, Charlie Tso, 2/26/18, support for proposal,
 36. Letter, JoZell Johnson, 2/26/18, Concerns with proposal.
 37. List of letters shared with the HLC at the hearing, 2/26/18
- (Received at second hearing)**
38. Letter, Daniel Anderson, 2/26/18, Concerns with proposal.
 39. Letter, Karen Kirsch, Concerns with proposal.
 40. NW District Plan
 41. List of Public testimony, 2/26/18
- (Received after second hearing)**
42. Revised Staff Summary Memo from first DAR, 2/16/18
 43. Letter, Steve Pinger, NWDA, received 2/27/18, support and concerns
 44. CHA notes from second DAR, 2/26/18
 45. Letter, Daniel Anderson & Joy Strand, 3/7/18, Concerns.
 46. Wendy Chung, PHLC email chain, 3/9/18, response to staff draft summary
 47. Wendy Chung, PHLC email chain, 3/9/18, PHLC letter from 2014



ZONING



THIS SITE LIES WITHIN THE:
NORTHWEST PLAN DISTRICT
ALPHABET HISTORIC DISTRICT



Site



Historic Landmark



Bridge

File No. EA 17-269490 DA

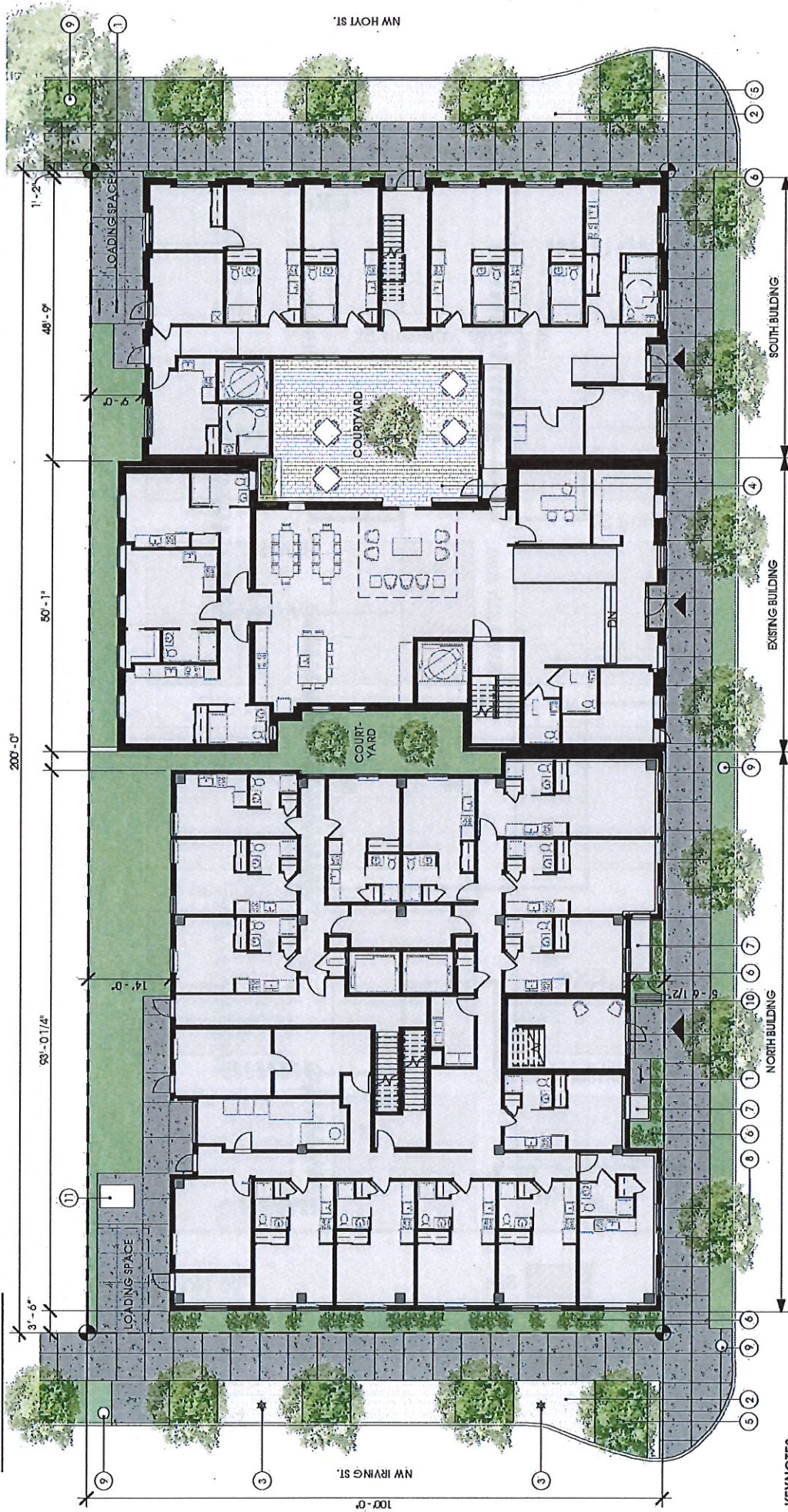
1/4 Section 2928

Scale 1 inch = 200 feet

State ID 1N1E33AC 4200

Exhibit B Nov 15, 2017

PROPOSED SITE PLAN

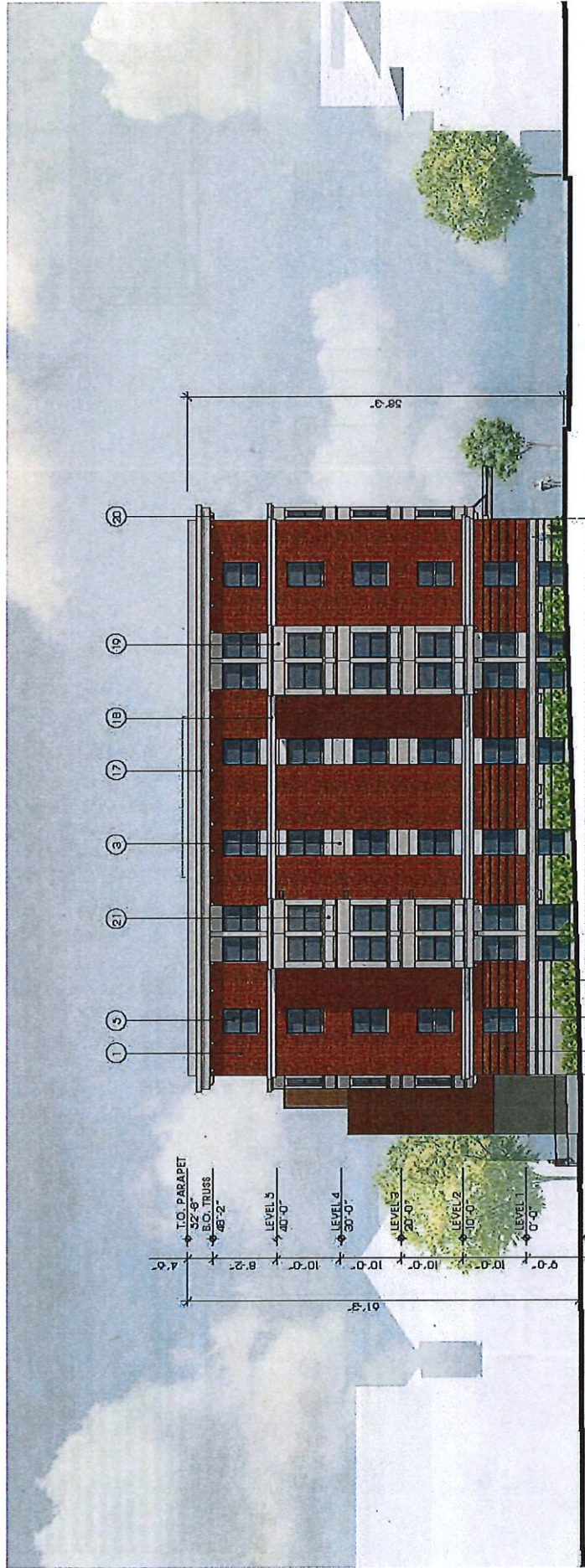


KEYNOTES

- 1. Short term bike racks
- 2. Black paving to match existing across living Street
- 3. Street lamps to match existing across living Street
- 4. Courtyard pavers
- 5. Street trees to match existing species along Hoyt and Irving
- 6. Landscape buffer strip
- 7. Egress wall from basement unit
- 8. Standard street trees along 18th Avenue.
- 9. Existing power/pole
- 10. Bench
- 11. Transformer in vault



BUILDING ELEVATION - NORTH



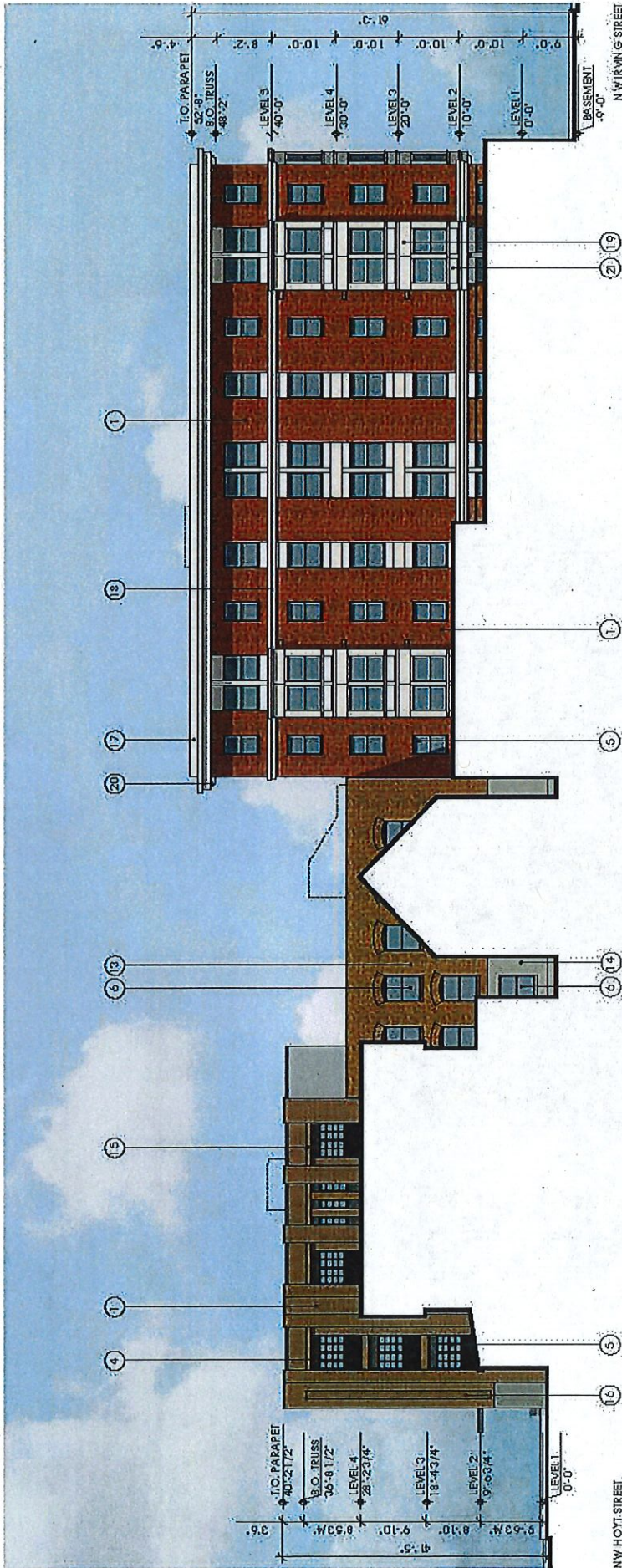
NW 18th AVE

KEYNOTE

1. Brick-tanning bond
2. Three-coat masonry system over concrete
3. Metal panel siding
4. Decorative metalloguard
5. Fiberglass window at north and south buildings
6. Wood window sashes in existing wood window frames at Buck Prager Building
7. Metal entry canopy with metal panel
8. Wood entrance door and sashes
9. Stationary entrance door and sashes
10. Reconstructed metal eyebrow
11. Reconstructed metal entry canopy with diagonal bracing
12. Reconstructed rough opening with wood window to match original
13. Restore, repair, and repaint (as applicable) existing brick at Buck Prager Building
14. Restore and repaint existing cementitious coating at Buck Prager Building

15. Brick - soldier course
16. Brick - stacked bond
17. Metal Cornice
18. Metal Trim
19. Wood Siding, Painted
20. Wood Brackets
21. Architectural Grille

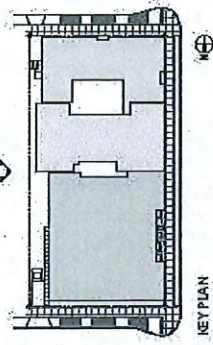
BUILDING ELEVATION - EAST



KEYNOTE

- 1. Brick, running bond
- 2. Three-coat stucco system over concrete
- 3. Metal-pane Insulating
- 4. Decorative metal Guardrail
- 5. Fiberglass window or no. m. and south building
- 6. Wood window sashes in existing wood window frames at Buck Prager Building
- 7. Metal entry canopy with metal to fit
- 8. Wood entrance door and sashes
- 9. Restore entrance door and side fire
- 10. Reconstructed metal eyebrow
- 11. Reconstructed metal entry canopy with diagonal bracing
- 12. Reconstructed rough opening with wood window to match original
- 13. Restore, repaint, and repair (as applicable) existing brick at Buck Prager Building
- 14. Restore and repair existing cast-in-place concrete at Buck Prager Building

- 15. Brick-to-halter course
- 16. Brick-stacked bond
- 17. Metal Cornice
- 18. Metal Trim
- 19. Wood Siding, painted
- 20. Wood Bracing
- 21. Architectural Grille



BUILDING ELEVATION - SOUTH



KEYNOTE

1. Brick - running bond
2. Three-coat stucco system over concrete
3. Metal panel siding
4. Decorative metal gridded
5. Fiberglass window at north and south buildings
6. Wood window sashes in existing wood window frames at Buck Prager Building
7. Metal entry canopy with metal soffit
8. Wood entrance door and sashes
9. Steel front entrance door and sashes
10. Reconstructed metal eyebrow
11. Reconstructed metal entry canopy with diagonal bracing
12. Reconstructed rough opening with wood window to match originals
13. Restore, repaint, and repair (as applicable) existing brick at Buck Prager Building
14. Restore and repaint existing cementitious coating at Buck Prager Building

15. Brick - soldier course
16. Brick - stacked bond
17. Metal cornice
18. Metal trim
19. Wood siding, painted
20. Wood brackling
21. Architectural grille

