

IV. HISTORIC ALPHABET DISTRICT GUIDELINES

VII. DESIGN DOCUMENTS



K19 10 05 2015

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IV. HISTORIC ALPHABET DISTRICT GUIDELINES
Historic Alphabet District Guideline 1: Historic changes.

Most properties change over time; those changes that have acquired historic significance will be preserved. This guideline may be accomplished in the Historic Alphabet District by:

A: Incorporating exterior design elements that relate to the historical original as well as to alterations that have been thoughtfully integrated with the original structure. Design elements that are most often altered include roof pitches, porch elements, windows, sheathing materials and decorative elements such as gable ornamentation. Alterations to the roof gables, sheathing materials, and roof pitches as well as the use of a distinct color system on the exterior finish help to create a unique identity for this noncontributing building within the Historic Alphabet District. Historic Alphabet District Interim Design Guidelines - 36 - Community Design Guidelines Addendum Annie Eickorn House, 902-910 NW Kearney Street George H. William Townhouses, 133 NW 18th Mary Munly Houses #1 & #2 (l - r), Ave. 720-722 NW 23rd Avenue This guideline may be accomplished in the Historic Alphabet District by:

B. Using façade treatments such as porches and windows to unify the adaptive re-use of a former duplex unit. This building has incorporated ground floor and below grade retail and provided access to the upper story offices and residences. The porch unifies the buildings while maintaining historic details such as porch columns. This guideline may be accomplished in the Historic Alphabet District by:

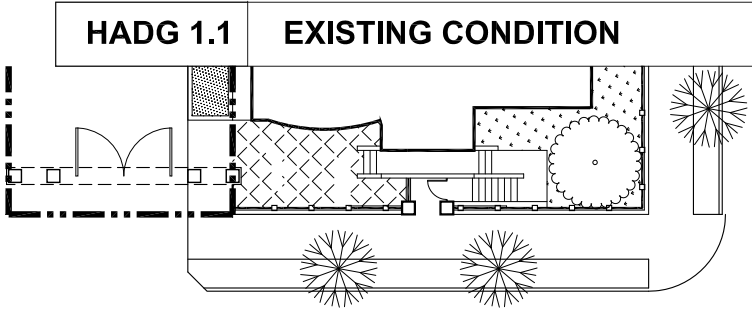
C. Extending similar sheathing materials and window styles when a building is adaptively reused. The Munly Buildings were remodeled from residential to retail use. The original façade was altered to increase retail space at the porch entrance and retail use now extends below grade. The use of lap siding and alterations to original bay windows were designed to be compatible with the historic character of the district. The enclosure of part of the building's porch changed the building form while retaining the historic details of the porch columns and moldings. The enclosure is accomplished with large sheet glass that reveals the building's shape prior to the adaptive re-use. This guideline may be accomplished in the Historic Alphabet District by:

D. Maintaining architectural details or adding new design elements in the process of altering the intended use of the original structure. The ornamentation of the gable ends and dormers as well as the post and baluster detail of the porch were maintained when this multifamily apartment building was converted to condominiums

EXHIBITS: HADG 1.1; HADG 1.2

Finding: This criteria applies to the Parcel A work. The original residence was converted to commercial use and its original porch removed with a poor substitution. Large, untreated, surface parking lots were also added to the property. Most all other components of the original exterior survive.

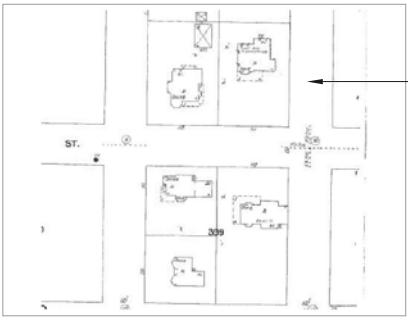
The relocated structure will preserve the existing original conditions and provide a new front porch. The surface parking is eliminated. The new lot configuration allows calming of the NW 19th Avenue pedestrian zone. Kearney is already calm.



NOTE
SHADOW OF
OLD PORCH
RAILING
DETAIL

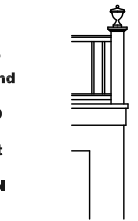


RESTORATION OF THE HISTORIC BLOCK PATTERN



DETAIL FROM 1901 SANBORN MAP

NOTE
SUBJECT
HOUSE and
HOUSE
PRIOR TO
AYER'S
HOUSE at
19TH x
JOHNSON



RESTORATION OF THE
HISTORIC PORCH



HADG 1.2 EXISTING STRUCTURE RELOCATION

IV. HISTORIC ALPHABET DISTRICT GUIDELINES

Historic Alphabet District Guideline 2: Differentiate new from old.

EXHIBITS: HADG 2.1; HADG 2.2

Historic Alphabet District Guideline 2: Differentiate new from old.

New additions, exterior alterations, or related new construction will retain historic materials that characterize a property to the extent practicable. Replacement materials should be reasonable facsimiles of the historic materials they replace. The design of new construction will be compatible with the historic qualities of the district as identified in the Historic Context Statement.⁹⁴ The Context Statement for the Historic Alphabet District is presented in Section II of this appendix. This guideline may be accomplished in the Historic Alphabet District by:

A. Siting additions that follow the form of the existing structure. The rooftop addition on the Victoria Inn uses different construction materials, incorporates a cornice treatment that matches the first floor transition element, and is setback from the plane of the historic walls. The addition echoes the form of the original building, harmonizing the building and the addition, while using setbacks and changes in materials and color to create a clear distinction between the historic fabric and the addition. Historic Alphabet District Interim Design Guidelines - 38 - Community Design Guidelines Addendum Interstate Fruit Growers Building (The Savoy), 2307 NW Hoyt Street McGinn Investment Co. Building (Papa Haydn), 701-717 NW 23rd Avenue Portland Fire Station No. 17, 824 NW 24th Avenue This guideline may be accomplished in the Historic Alphabet District by:

B. Maintaining the original entry proportions and replicating original design elements. This former fire station was redeveloped as a residential building. As part of the adaptive re-use the main entry and garage doors were replaced. Ground floor entry columns were replaced with fiberglass replicas. This guideline may be accomplished in the Historic Alphabet District by:

C. Altering ground floors while allowing uses permitted by the underlying base zone. The ground floor of the Savoy was altered significantly from the original residential use to storefront commercial. Exterior alterations, such as large bays of ground floor windows were done in a manner that maintained the historic fabric of the building. The storefront spaces facing the sidewalk respect the Savoy's structural system. Steel lintels supporting the upper floors differentiate the ground level adaptive re-use. Window systems and doors in the new commercial spaces employ transoms and clerestory details that relate to nearby contributing commercial buildings. This guideline may be accomplished in the Historic Alphabet District by:

D. Incorporating historic window elements and unique tile work to storefront façades in a manner that respects the integrity of the district. Clerestory windows are widely used in the Historic Alphabet District and were employed in the remodel of the building. The tile work is an example of a change in historic materials that can add to the character and quality of the building in a manner reminiscent of the district during periods of historic significance.

Finding: Replacement materials, especially the base stone course will be closely matching modern materials that mimic the original work. The new entry porch is as close to original as research has discovered. The existing floor plans, in altered conditions from the original, will be maintained. Interior original finishes are preserved.

The new structure on Parcel B is decidedly post-modern. It combines historic materials in abstracted historical forms found in the District with modern, machine-for-living elements. Roof forms are designed for maximum sustainability and durability. Storm water is managed and the criteria of the Northwest Plan district are met.



HADG 2.1 STREET VIEW ALONG NW 19TH AVENUE FROM SOUTH



HADG 2.2 STREET VIEW ALONG NW KEARNEY STREET FROM WEST

Exterior alterations and additions will be designed to be compatible primarily with the original resource, secondarily with adjacent properties, and finally, if located within a historic or conservation district, with the rest of the District. Where practical, compatibility will be pursued on all three levels. New development will seek to incorporate design themes characteristic of similar buildings in the Historic Alphabet District. This guideline may be accomplished in the Historic Alphabet District by:

A. Connecting a new building to existing structures in a historically sensitive fashion. Roof styles, pitches, and other architectural details from the adjacent historic building are incorporated in the design of the new building. The Abbott Hall addition has maintained the building proportions and roof shapes of the MacKenzie House. The addition has also incorporated an arched portal entry that matches the style of some MacKenzie House windows. Historic Alphabet District Interim Design Guidelines - 40 - Community Design Guidelines Addendum The Kearney House Apartments, 824 NW 20th Street The Barcelona Apartments, 202-218 NW 20th Street L & G Ltd. Partnership Building, 404-410 NW 23rd Avenue This guideline may be accomplished in the Historic Alphabet District by:

B. Matching the proportions and incorporating the architectural details of surrounding buildings into the design. The Kearney House fits into the historic context of the area through the use of architectural details found in contributing properties such as roofline treatments. This guideline may be accomplished in the Historic Alphabet District by:

C. Using setbacks at the ground floor that key off of the scale of adjacent compatible structures. The Barcelona Apartments has employed a second story setback to differentiate ground floor flexible retail space from upper story residences. The cornice lines and opening proportions relate strongly to the adjacent landmark property. This guideline may be accomplished in the Historic Alphabet District by:

D. Developing vertical mixed-use buildings that add to the character of the developments along NW 23rd Avenue. The large multi-pane window spans the full length of the ground floor to create an engaging street frontage that corresponds with the eclectic nature of other commercial district buildings. The residential portion of the development is set back from the primary building plane and uses balconies to relate with the street.

Finding: There is no connection of a new building to existing structure. This criterion does not apply. The relocated structure on parcel establishes the setbacks for the site in a manner more consistent with the District.

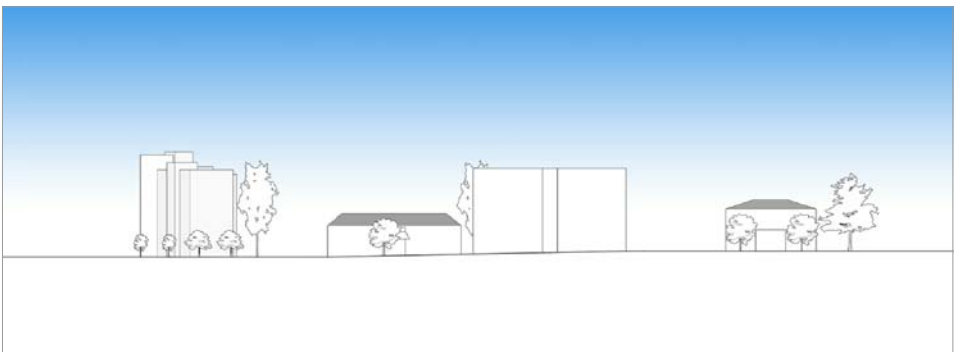
- The new structure is compatible with the relocated existing structure by:
- Reducing Plan District height standards from 65FT to 52FT,
 - By providing setbacks consistent with similar Historic District examples of multifamily structures adjacent to single family residential structures,
 - By using and incorporating details from surrounding buildings like flat roofs, cornices and stone,
 - And by developing a mixed use site with commercial space predominate along the active street and residential mixed use space along the quieter, residential street.



HADG 3.1 COMPOSITE STREET ELEVATION - NW 19TH WEST



HADG 3.2 COMPOSITE STREET ELEVATION - NW KEARNEY



HADG 3.3 COMPOSITE STREET ELEVATION - NW 19TH EAST



P1 Enhance the sense of place and identity by incorporating site and building design features that respond to the area's desired characteristics and traditions.

A. Continuing the area's established pattern of partial block building massing. Street frontages of large projects should be divided into building volumes or distinct wall planes that are no wider than 50 to 100 feet, through means such as: separate structures, courtyards, setback variation, vertical projections, or recessed areas.

Finding: Segregating the original 50 FT x 100FT lots and adjusting to the new configuration meets this criteria. While the new parcel configuration is not exactly to the original pattern, the structure and yard placements do. The original development and subsequent changes do not meet this criteria and the pattern is detrimental to Plan goals particularly as it relates to mixed use and pedestrian requirements.

B. Integrating large retail into the district's fine-grain mix and pattern of uses by including spaces suitable for small tenants on project street frontages or by incorporating a mix of uses, such as upper-floor residences.

Finding: No large retail is proposed. This criterion does not apply.

C. Maintaining and re-establishing the area's historic street grid. Where superblocks exist, locate public and/or private rights-of-way, connections, and open space in a manner that reflects the historic block pattern.

Finding: This criterion does not apply

D. Orienting the primary entrances, lobbies, and activity areas of multiblock developments and campuses to the surrounding neighborhood, instead of to interior streets.

Finding: This criterion does not apply

E. Along main streets and the streetcar alignment, incorporating design elements that contribute to a vibrant and pedestrian-oriented streetscape. Development along these streets should include elements such as: large storefront windows, awnings, outdoor space for dining and other activities, and building frontage and setbacks seamlessly integrated with the public realm.

Finding: NW 19th Avenue is a main vehicular, one way thoroughfare in the east end of the District. By locating the existing structure in an historic setback pattern, entries are immediately adjacent to the pedestrian zone while preserving historic buffering. Outdoor space is provide and is flexible. This criterion is met.

F. Along streets where residential uses predominate, utilizing design elements that acknowledge established characteristics that serve to distinguish residential streets from the more intensely hardscaped main streets and streetcar alignment. Design elements that characterize the residential side streets include: landscaped setbacks; courtyards; front windows placed to preserve residential privacy; and façade articulation created by elements such as porches and other entrance treatments, bay windows, balconies, and vertically divided building volumes.

Finding: NW Kearney is predominantly a multifamily residential street. The new structure is consistent with its pattern of uses. The façade is varied with vertically divided building volumes, the entry clearly articulated by its tower and awning element and courtyards are provided. This criterion is met.

G. Respecting the historic industrial character of the Upshur Street Warehouse District (centered on NW Upshur and NW Thurman Streets, between NW 15th and NW 20th Avenues). This area is characterized by early twentieth-century masonry warehouse buildings, often featuring loading docks and canopies, and whose boxy massing is relieved by generous fenestration.

Finding: This criterion does not apply.

H. Preserving or adaptively reusing structures that are remnants of the historically working class Slabtown neighborhood, located in northern portions of the Northwest District.

Finding: This criterion does not apply. The existing structure is not a part of the Slabtown working class fabric.

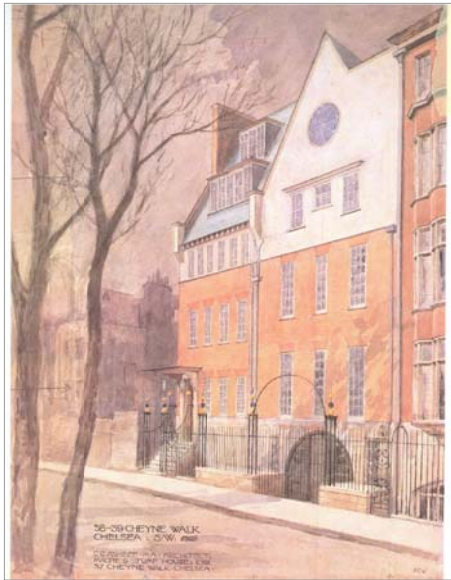


P2 Enhance the identity of historic and conservation districts by incorporating site and building design features that reinforce the area's historic significance. Near historic and conservation districts, use such features to reinforce and complement the historic areas.

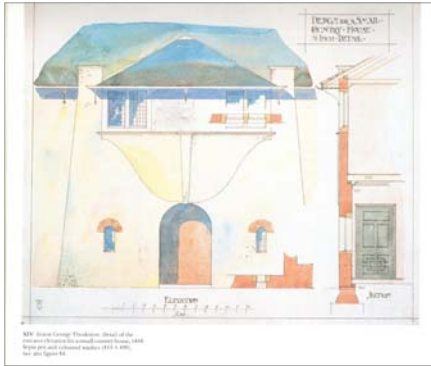
Finding: The criteria of the Historic Alphabet District govern. New development in these areas should protect the integrity of individual historic resources and reinforce the historic character that defines the district. The development strengthens the historic character of the District by establishing the historic block plan massing and enhancement of the pedestrian zone. Landmark qualities of the existing structure are preserved. There are no special requirements for the Northwest Plan District in this criteria.



HISTORIC IMAGE



DETAIL



INTERESTING



COMPAPIBILITY



COMPOSITION

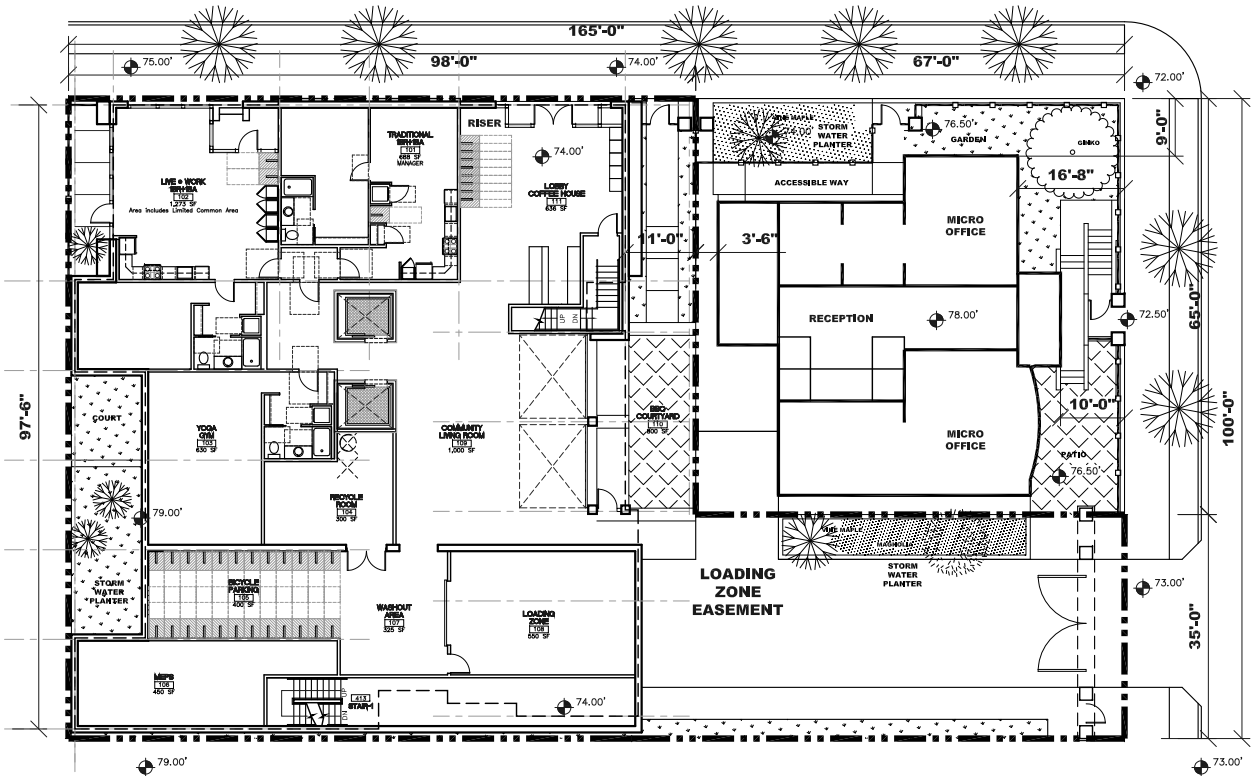
The relocated structure on parcel establishes the setbacks for the site in a manner more consistent with the District.

The new structure is compatible with the relocated existing structure by:

- Reducing Plan District height standards from 65FT to 55FT,
- By providing setbacks consistent with similar Historic District examples of multifamily structures adjacent to single family residential structures,
- By using and incorporating details from surrounding buildings like flat roofs, cornices and stone,
- And by developing a mixed use site with commercial space predominate along the active street and residential mixed use space along the quieter, residential street.

P3 GATEWAYS

Finding: This site is not identified as a gateway. The criteria do not apply.



E1 Create an efficient, pleasant, and safe network of sidewalks and paths for pedestrians that links destination points and nearby residential areas while visually and physically buffering pedestrians from vehicle areas.

This guideline may be accomplished by:

- A. Providing safe, attractive, and convenient pedestrian connections and transitions from sidewalks to building entrances.

Finding: Restoring the historic pattern greatly enhances the pedestrian environment by locating entrances next to the zone, eliminating surface parking separating the zone from connections, creates a transition with scale and character from the vehicle and bicycle lanes to sidewalk zone to entry sequence with adjoining landscape to building lobbies. Loading zones are screened with historically reminiscing elements. This criteria is met.



E1.2

NW KEARNEY



E1.1

NW 19TH

E1.3

INTERSECTION

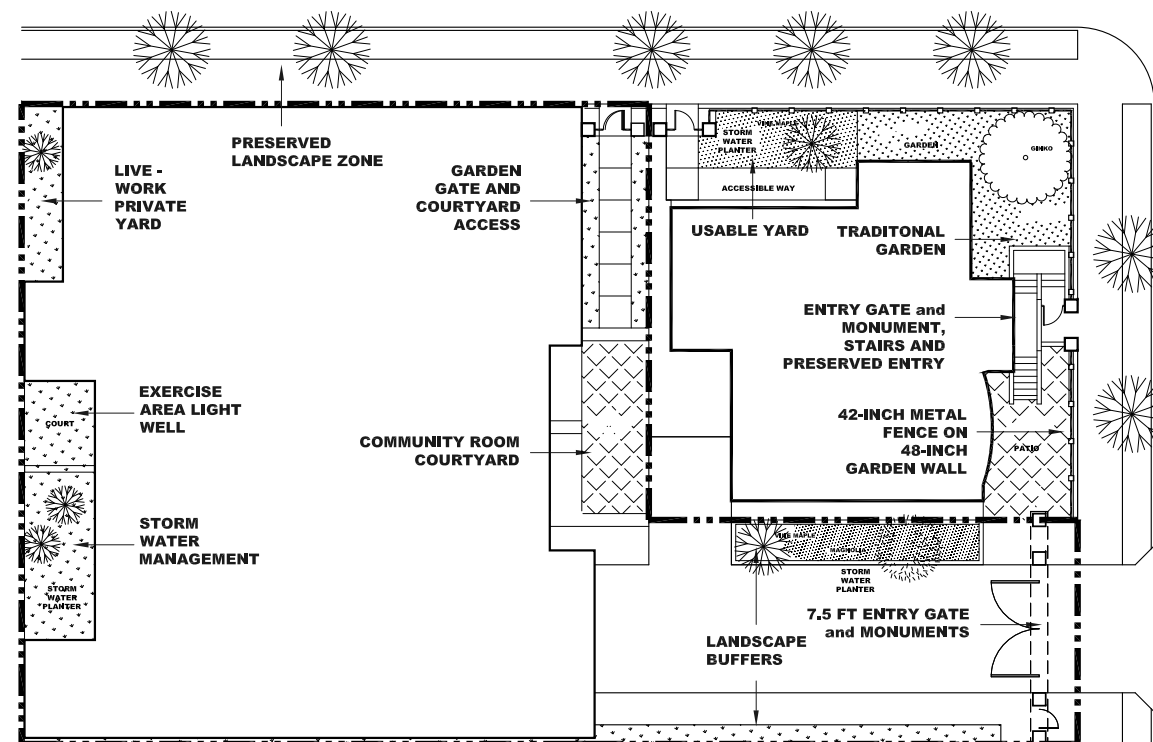
NW KEARNEY ENTRY DETAIL

D3 Enhance site and building design through appropriate placement, scale, and variety of landscape features.

This guideline may be accomplished by:

- A. Preserve existing trees and incorporate them into the project design.
- C. Protecting and planting street trees.
- D. Using plant materials along sidewalks and walkways to define routes, buffer pedestrians from moving vehicles, create gateways, and provide interest, color, and texture.
- G. Maintaining existing grades and using grading treatments that are compatible with neighboring properties such as rolled front contours at the edge of the lot.

Finding: The arborist does not recommend preserving any of the existing trees. Instead, new landscaping with trees is provided to reinforce the historic pattern of the District. Street trees are protected or replaced when recommended by the arborist. Gardens provide plant materials along the pedestrian zones and planters strips are preserved. The existing grades are preserved, again, strengthening the District character.



D3.1

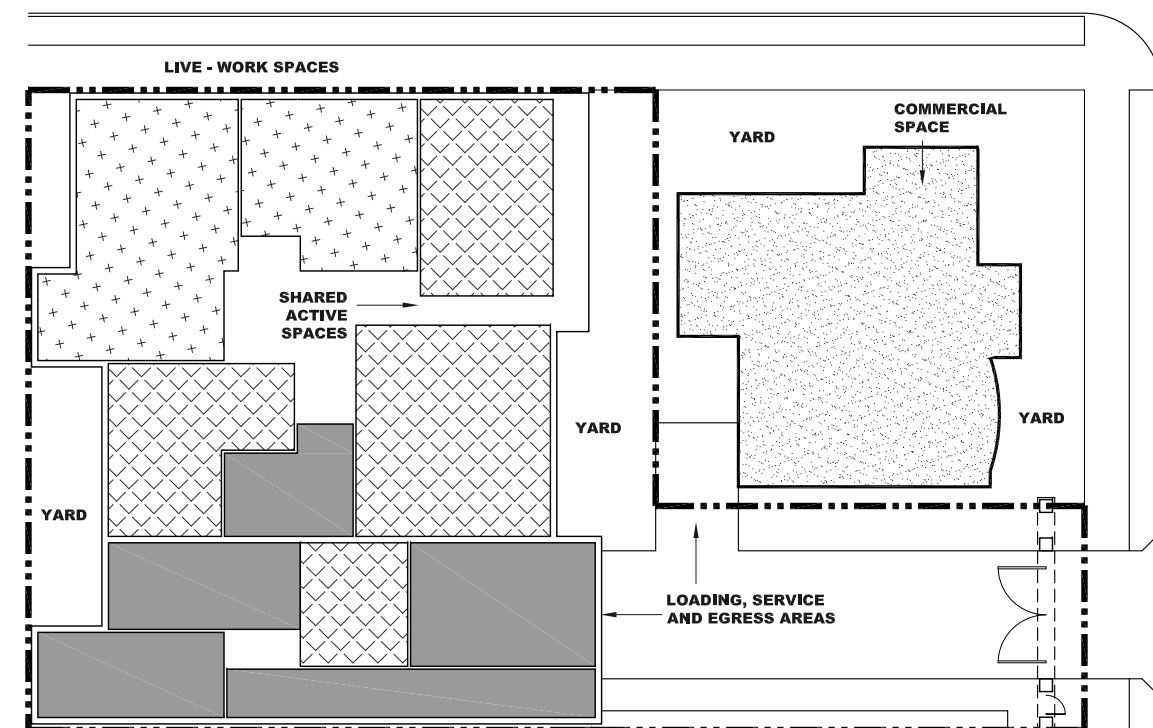
LANDSCAPE DIAGRAM

D4 Integrate parking in a manner that is attractive and complementary to the site and its surroundings. Locate parking in a manner that minimizes negative impacts on the community and its pedestrians. Design parking garage exteriors to visually respect and integrate with adjacent buildings and environment.

This guideline may be accomplished by:

- E. Locating parking to the side or rear so that the front yard is not dominated by the automobile and the resulting space allows people to participate with activities on the street.

Finding: The driveway for the loading zone and bicycle parking entrance is a side yard element to the landmark. It is screened by gates and monuments along the street, and screened from the landmark and neighboring property by being below grade



D4.1

GROUND FLOOR ACTIVE USE DIAGRAM

D5 Use site design and building orientation to reduce the likelihood of crime through the design and placement of windows, entries, active ground level uses, and outdoor areas.

Finding: The mixed use commercial and residential design provides passive supervising of the public way all hours and all days.

D6 Respect the original character of buildings when making modifications that affect the exterior. Make additions compatible in scale, color, details, material proportion, and character with the existing building.

Finding: See the Historic Alphabet District Guidelines for this criteria



D5.1 STREET VIEW



D6.1 RESTORATION ELEVATION

D7 Reduce the impact of new development on established neighborhoods by incorporating elements of nearby, quality buildings such as building details, massing, proportions, and materials.

This guideline may be accomplished by:

- A. Incorporating elements and details found in nearby structures
- B. Divide large wall areas into distinct smaller planes that are more in keeping with the scale of surrounding development.
- E. Encouraging infill to complement the scale and proportions of surrounding buildings.
- G. Incorporating architectural details found in nearby structures.

Finding: The landmark preservation is the predominant character of the site. The new structure is purposefully current and modern and takes on characteristics found in the immediate, transitional part of the neighborhood. In no way does the new structure attempt to mimic the landmark. Wall areas of the new structure are divided with wall plane and material changes both horizontally and vertically. The new structure is consistent with the scale and proportions of surrounding buildings while the landmark preserved important District characteristics.

The project needs to be seen as in total. The guideline provisions can be met in different ways at different parts of the overall project. Regarding height, preserving the existing structure reduces height along the pedestrian zone along 19th and Kearney providing the much needed calming. Major characteristics of the District are greatly enhanced.

For the new structure, the base zone criteria prescribed in the NW District Plan governs. Since the goal of the height and massing guideline for the Historic district are met by preserving the existing structure the new structure complements both districts while meeting the housing goal.

Height for the new structure allows for a greater variety of housing types. The plan has studios, one bedroom and two bedroom units. It also includes two Live-Work units. The effect is a more diverse housing mix in terms of income, age and demographic.

The economics of reducing height limit the variety of housing types. Since micro units get higher income per square foot of net building area, the amount of micro units needed to amortize the reduced height increases. Diversity is lost. Since the juxtaposition of the two structures accomplishes the guidelines, this criteria is met.

D8 All parts of a building should be interesting to view, of long lasting quality, and designed to form a cohesive composition.

Finding: The site provides a great variety of colors, textures, details and forms and are of long lasting, proven, modern materials.



D8.1

COLOR STUDY



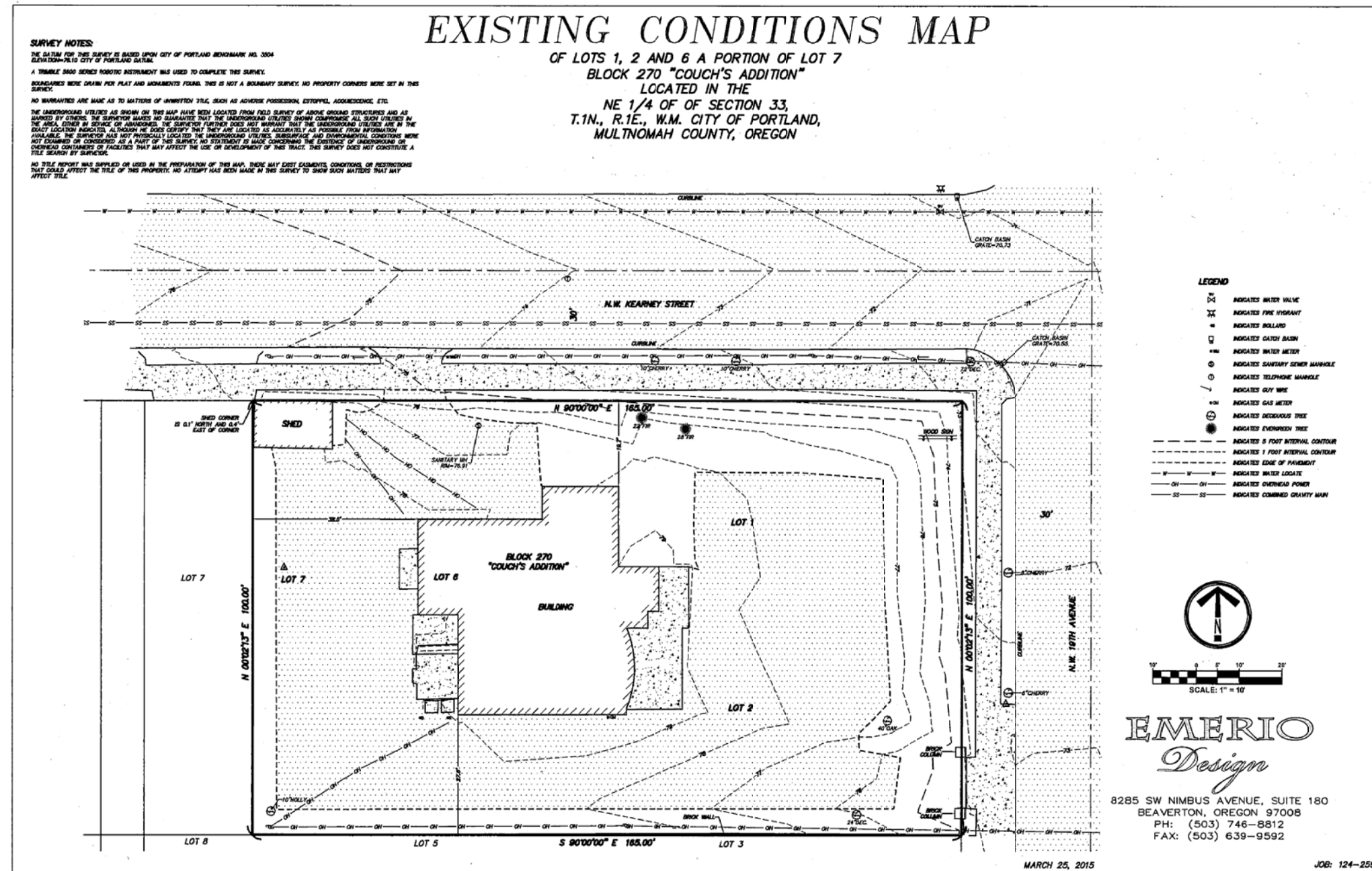
D7.1

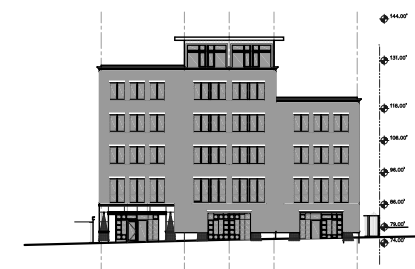
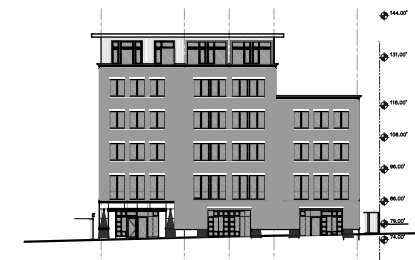
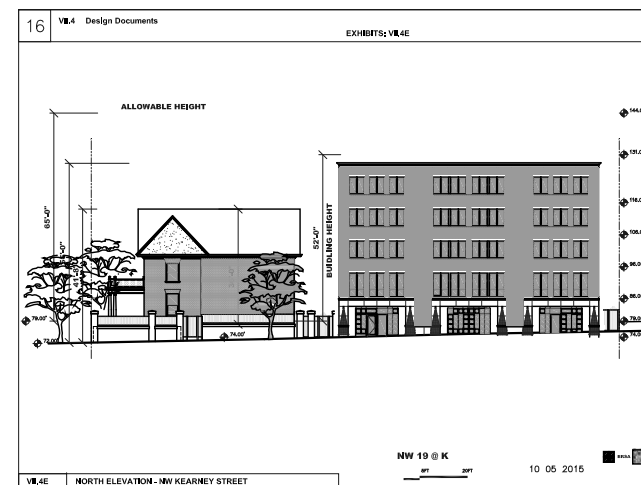
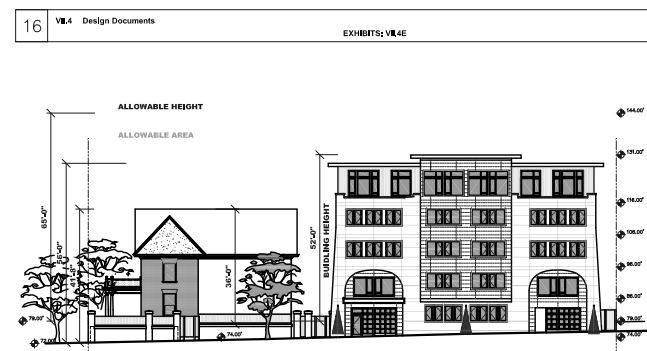
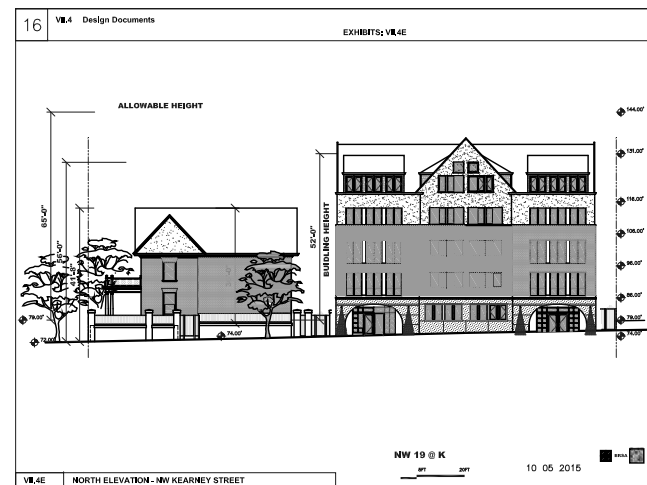
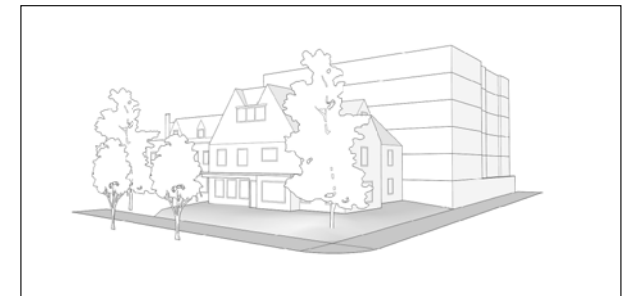
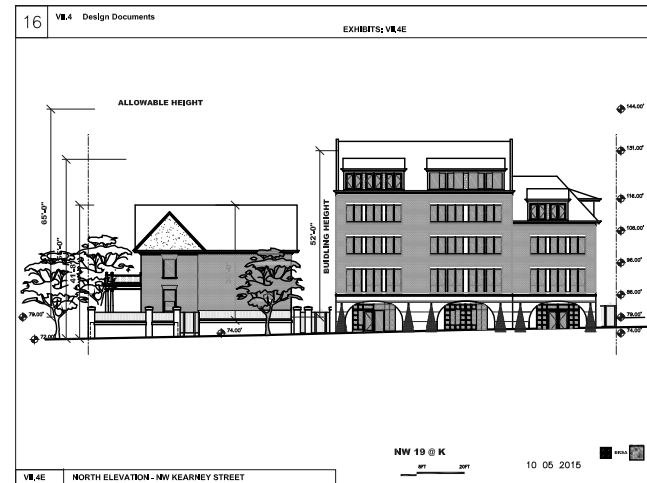
HEIGHT ANALYSIS



D8.2

COLOR STUDY

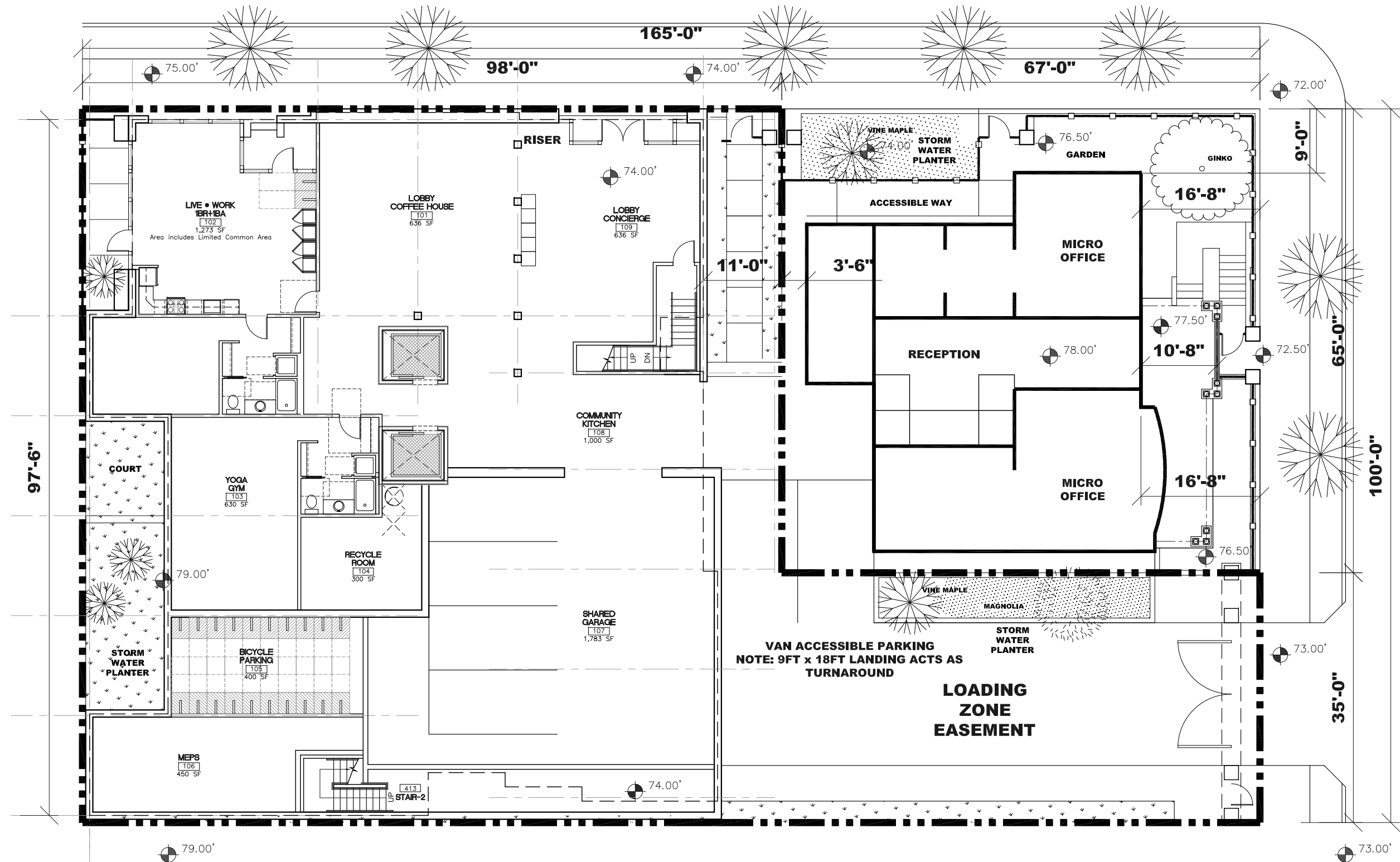




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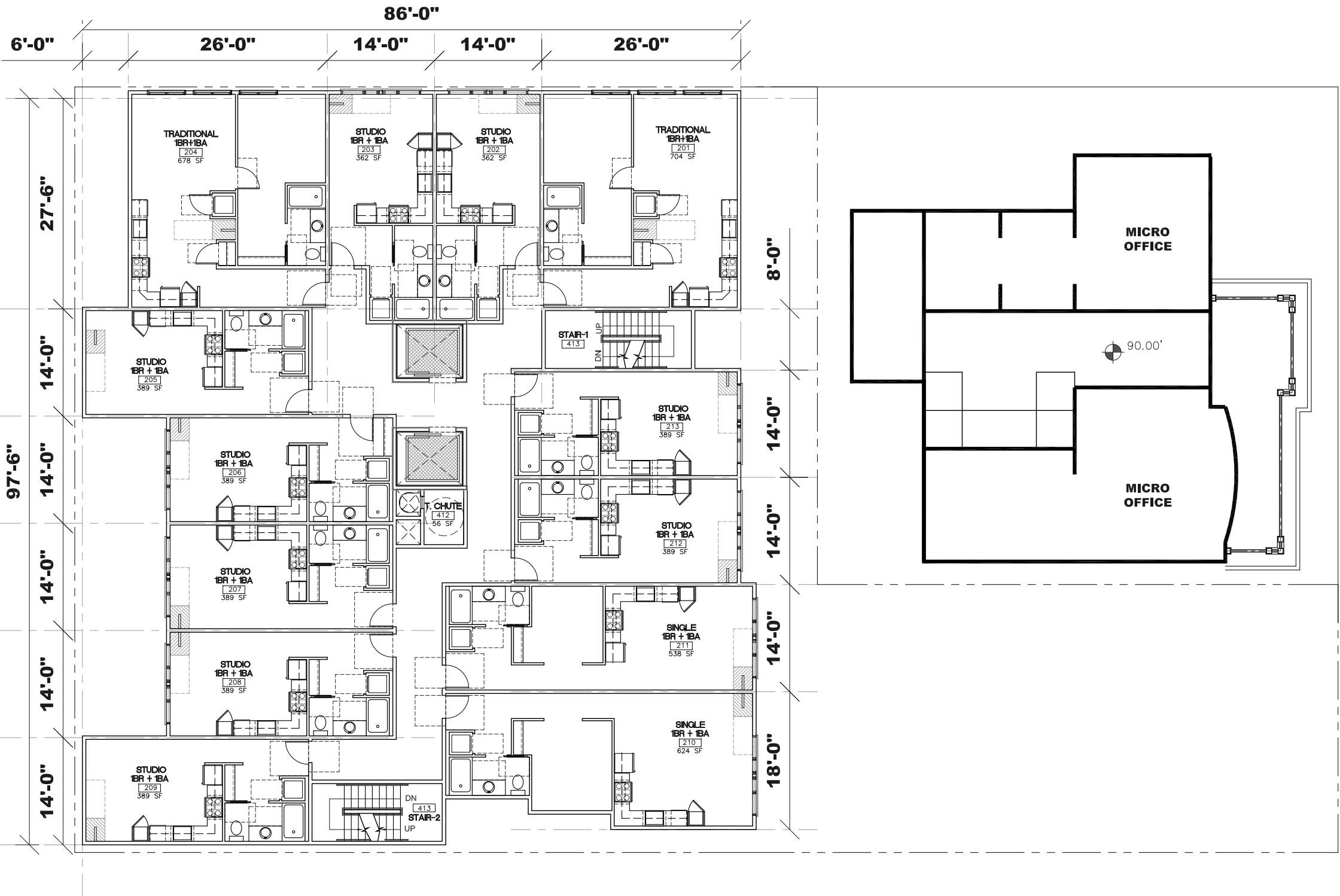


K19



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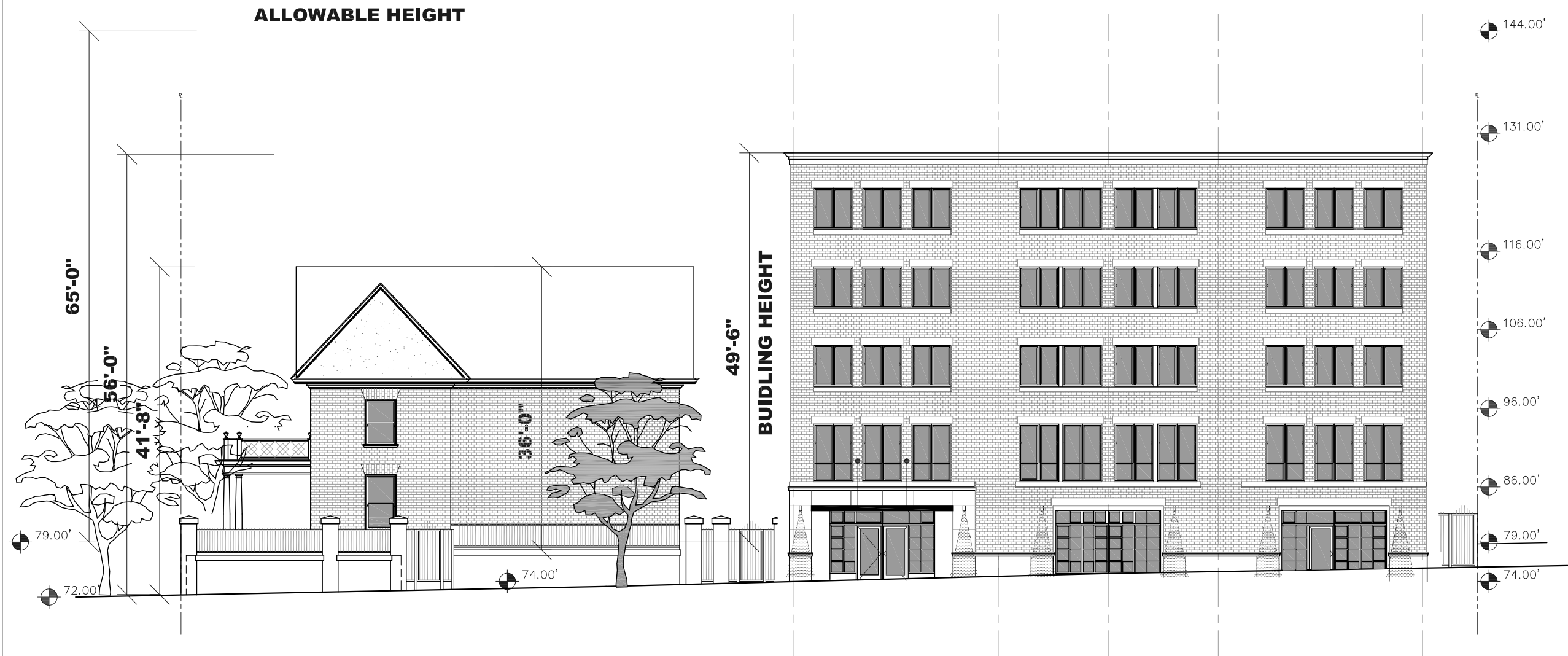


This is not a survey and cannot be relied upon for accuracy

K19



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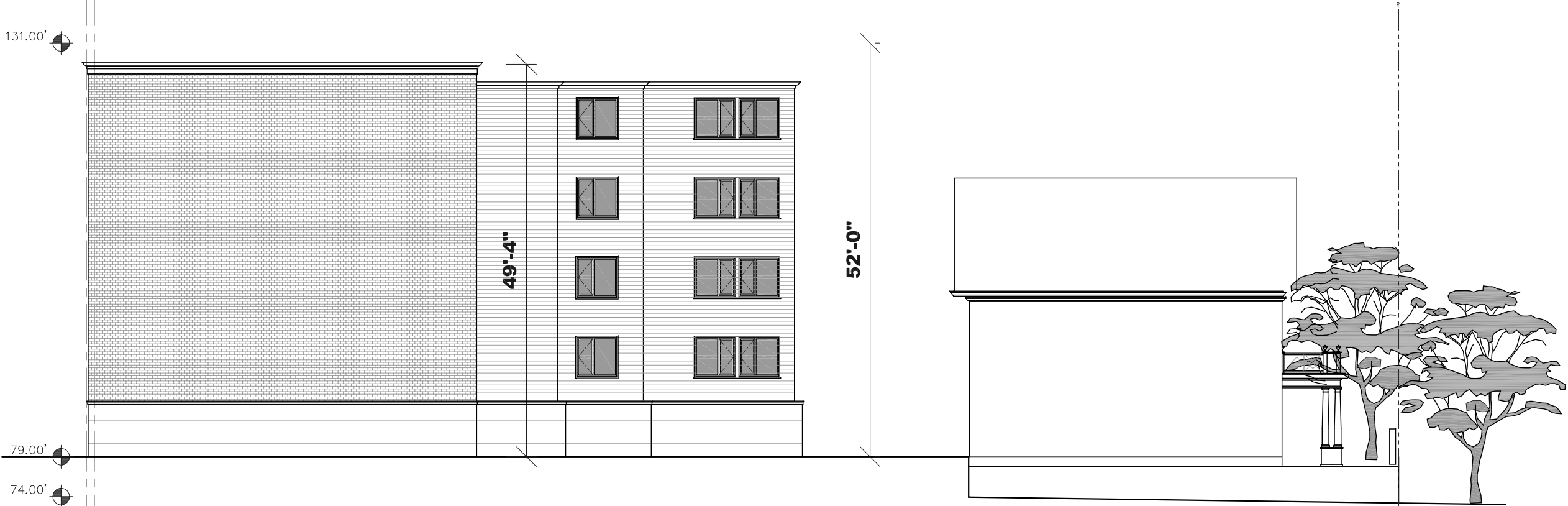


NW 19 @ K

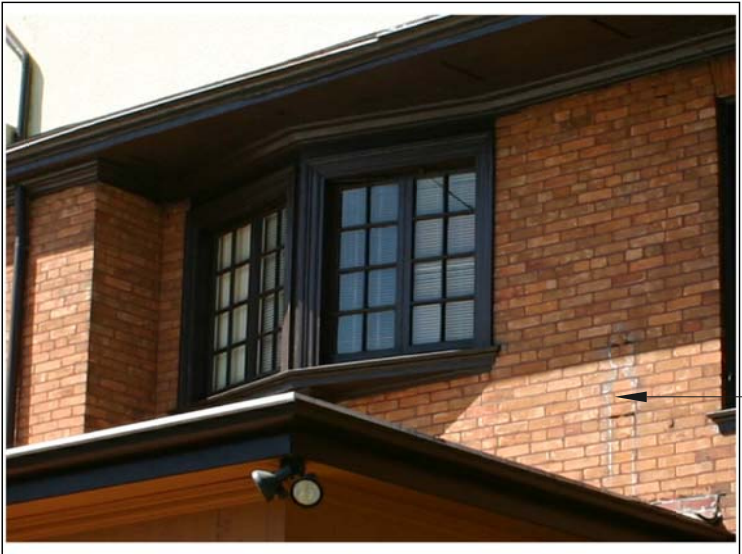
5FT 20FT

10 12 2015





VII.3F SOUTH ELEVATION



NOTE
SHADOW OF
OLD PORCH
RAILING
DETAIL

NW 19 @ K



10 12 2015



VII.4G RESTORATION STUDY

EXHIBITS: VII.4H; VII.4I

131.00'

116.00'

106.00'

96.00'

86.00'

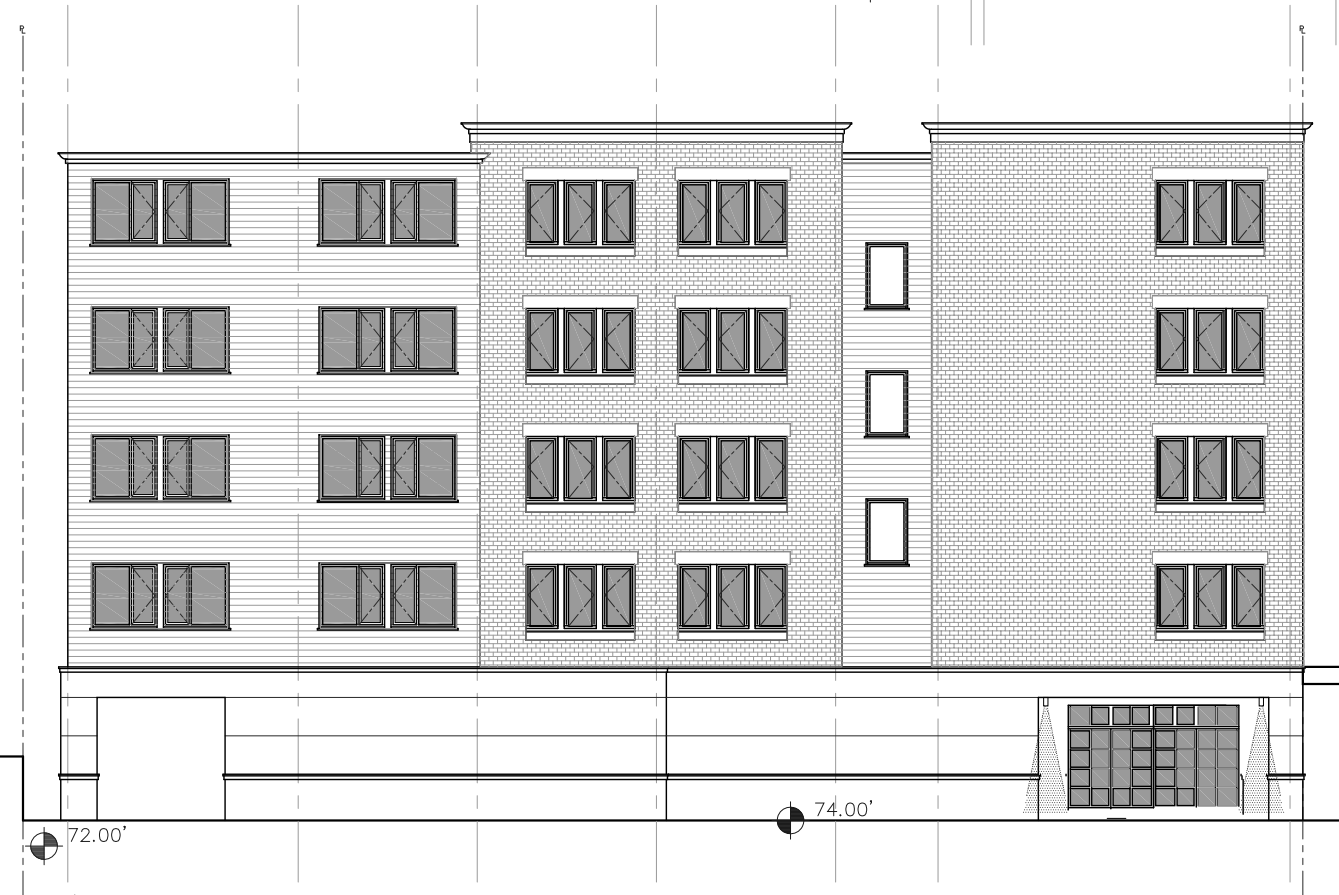
79.00'

74.00'



VII.3H

WEST ELEVATION



72.00'

74.00'

VII.3I

EAST ELEVATION

NW 19 @ K

5FT 20FT

10 12 2015





HADG 3.1 COMPOSITE STREET ELEVATION - NW 19TH WEST



HADG 3.1 COMPOSITE STREET ELEVATION - NW 19TH WEST



HADG 3.2

COMPOSITE STREET ELEVATION - NW KEARNEY



HADG 3.2

COMPOSITE STREET ELEVATION - NW KEARNEY







K19 10 05 2015

