City of Portland
Design Commission

# Design Advice Request

# DISCUSSION MEMO

**Date:** **March 18, 2019**

**To:** **Historic Landmarks Commission**

**From:** **Grace Jeffreys, Design and Historic Resource Review**
503-823-7840 | Grace.Jeffreys@portlandoregon.gov

**Re:** **EA 19-110899 DA – Galleria Penthouse, 600 SW 10th**
**Design Advice Request Memo – March 25, 2019**

Attached is a drawing set for the Design Advice Request meeting scheduled on March 25, 2019. Please contact me with any questions or concerns.

## I. PROGRAM OVERVIEW

This Design Advice Request is for a new penthouse and rooftop terraces on the top of the Galleria Building, which is a Landmark Building listed on the National Historic Register.

## II. DEVELOPMENT TEAM BIO

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| **Architect** | Kurt Schultz \| SERA Architects |
| **Owner's Representative** | Brian Pearce \| Unico Properties LLC (UPG Galleria Property) |
| **Project Valuation** | $ 3,000,000 |

**III. FUTURE APPROVAL CRITERIA:** Central City Fundamental Design Guidelines (CCFDG) and Historic Approval Criteria 33.846.060.G (HAC) and can be found at portlandoregon.gov/designguidelines.

## IV. SITE ANALYSIS

1. **Historic designation -** The Galleria, originally known as the Olds, Wortman & King Building, occupies the entire 200' x 200' parcel between SW Morrison and SW Alder and SW 9th and SW 10th Avenues. The building is listed on the National Register of Historic Places and was built in 1910 in the "Late 19th and early 20th Century American Movements-Commercial Style". It is a five-story steel framed structure, with basement, clad in white terra cotta.
2. **Rooftop** – The existing roof has a tall parapet that sits about 8 feet above the rooftop. Existing structures on the rooftop include:
   - Elevator overrun on the west side (approximately 24 feet tall);
   - Stairwell enclosure on the east side (approximately 8-10 feet tall);
   - Glazed lightwell cover, restored around 2000 (approximately 12 feet tall in the center);
   - Numerous large pieces of mechanical equipment; and,
   - A facsimile water tower concealing RF antennas at the east side (approved in 2017), constructed out of fiber reinforced plastic, that is the same size, location, and dimension of

a historic water tower that existed on the building. (22 feet in diameter and 16 feet tall, sitting on a support structure that is approximately 18 feet tall).

3. **Development Standards –**
   - Zoning - Central Commercial (CX) with Design overlay (d) Zone / Central City Plan District/ West End Subdistrict**.**
   - FAR – 9:1 base.
   - Height – 460' base.
4. **Streets – TSP Designations.**
   - SW Morrison Street - Regional Transitway/ Major Transit Priority (MAX Line), Central City Transit/ Pedestrian Street, Local Service Traffic and Bike.
   - SW 10th Avenue – Major Transit Priority (Streetcar Line), Central City Transit/ Pedestrian Street, Local Service Traffic and Bike.
   - SW Alder Street –Major City Bikeway, City Walkway, Transit Access, Local Service Traffic.
   - SW 9th Avenue – Major City Bikeway, City Walkway, Local Service Transit and Traffic.

## V. RECOMMENDED DAR DISCUSSION TOPICS

Staff suggest you consider the following among your discussion items on March 25, 2019:

a. **New Penthouse**. The proposed one-story penthouse design includes:
   - Height - The penthouse is approximately 16 feet high, which makes it about 8 feet taller than the existing approximately 8 feet high parapets.
   - Setbacks - The penthouse structure is set back 18 feet from the building edge with approximately 3 feet deep roof overhangs, making the edge of the roof form sit about 15 feet from the building edge.
   - Massing – The massing generally follows the massing of the landmark below, with cutouts at the water tower and the southwest corner for a roof terrace area.
   - Composition – This composition appears to be a simple structure that extends the rhythm of the structural bays of the landmark below.

   The *National Parks Service Preservation Brief 14* (Pages 15-17 attached), advises that rooftop additions should *"preserve the character of a historic building by preserving historic materials, features and form; and it should be compatible but differentiated from the historic building."* The following guiding principles for rooftop additions are provided:
   - *Generally, a rooftop addition should not be more than one story in height to minimize its visibility and its impact on the proportion and profile of the historic building.*
   - *A rooftop addition should almost always be set back at least one full bay from the primary elevation of the building, as well as from the other elevations if the building is free-standing or highly visible.*

   Previously approved penthouses on historic structures in Portland have been typically one-story additions setback from the property lines, with simple compositions that reflect the patterning/module of the original building below, such as the following (see drawing pages C.12-16):
   - Meier and Frank Warehouse; NW Everett, 14th, 15th & Flanders (Landmark, approved in 2008).
   - Crane Building; NW 14th and Irving, (contributing resource, approved in 2005).
   - Weiden and Kennedy; NW Davis, 13th, 12th & Everett (approved in 1996, prior to NW 13th Ave. HD nomination in 1996).
   - Federal Reserve Building [Jive Software]; SW Stark & 9th (HRI, approved in 2007).

*Commissioner feedback on the location, size, height and composition of the penthouse is encouraged (Guidelines HAC 1, 8, 9, 10, CCFDG A6, C3, C4, C5, C11).*

b. **Removal of skylight**. The proposal removes the existing glazed skylight (refurbished pre-2000) and replaces it with a sawtooth monitor on the new penthouse roof with clerestory windows to light the existing lightwells below. *Commissioner feedback on removal of this historic material is encouraged (Guidelines HAC 1, 3, 4).*

c. **New mechanical area.** The proposal removes a substantial amount of existing mechanical equipment and proposes a smaller area for mechanical on the roof of the new penthouse, set back from the building edges and screens. *Commissioner feedback welcome on appropriateness of locating mechanical on the new penthouse rooftop generally, as well as location, size and treatment of proposed mechanical area (Guidelines HAC 8, 9, CCFDG C3, C4, C5, C11).*

d. **Solar.** The proposal indicates photovoltaics in the following locations:
   - New penthouse roofs, which are set back about 18 feet from the parapets and are about 16 feet high (8 feet over parapets);
   - Existing elevator overrun which is directly adjacent to the parapets and is about 24 feet high (16 feet over parapets); and,
   - Existing stair enclosure, which is directly adjacent to the parapets and is about 8 feet high (the same height as the adjacent parapet).

   *Commissioner feedback on location and extent of solar panels and relationship to parapets is encouraged (Guidelines HAC 8, 9, CCFDG C3, C4, C5, C11).*

e. **New stair close to parapet**. A new stair is proposed just south of the existing elevator overrun, directly adjacent to the parapet. No section is provided, however, since the parapet is only 8 feet high, this mass will likely rise above the parapet height. *Commissioner feedback on the location and height of this stair and its relationship to parapets is encouraged (Guidelines HAC 8, 9, CCFDG C3, C4, C5, C11).*

f. **Materiality.** The existing landmark is clad in white terra cotta. The proposal does not yet indicate materials, however, staff feedback to date suggested glass, matte metal or stucco may be appropriate to meet the approval criteria*. Feedback on these suggestions from the Commission is welcome (Guidelines HAC 8, CCFDG C2, C4, C5).*

*Enclosures:* *11x17 Drawing set*
*Design Guidelines Cheat Sheet*
*NPS Preservation Brief, pages 15-17, Rooftop Additions*

CITY OF PORTLAND, OREGON - BUREAU OF DEVELOPMENT SERVICES

1900 SW Fourth Avenue, Portland, Oregon 97201, www.portlandoregon.gov/bds

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| **CENTRAL CITY FDG + 33.846.060.G (2003)** | **PROJECT NAME:** ***Galleria Penthouse*** | **CASE NUMBER : EA 19-110899 DA** |
| **DATE ; March 18, 2019** | **PROJECT ARCHITECT:** ***Kurt Schulz, SERA*** | **PROJECT VALUE $ 3,000,000** |

| **MACRO** | **STAFF** | | **COMMISSION** | |
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| | **+ / -** | *Comments* | **+ / -** | *Comments* |
| **1. Historic character.** The historic character of the property will be retained and preserved. Removal of historic materials or alteration of features and spaces that contribute to the property's historic significance will be avoided. | | | | |
| **8. Architecural compatibility.** New additions, exterior alterations, or related new construction will be compatible with the resource's massing, size, scale, and architectural features. When retrofitting buildings or sites to improve accessibility for persons with disabilities, design solutions will not compromise the architectural integrity of the historic resource. | | | | |
| **9. Preserve the form and integrity of historic resources.** New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic resource and its environment would be unimpaired. | | | | |
| **10. Hierarchy of compatibility.** 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. | | | | |
| **A1: Integrate the River.** Orient architectural and landscape elements including, but not limited to, lobbies, entries, balconies, terraces, and outdoor areas to the Willamette River and greenway. Develop accessways for pedestrians that provide connections to the Willamette River and greenway. | | | | |
| **A3: Respect the Portland Block Structures.** Maintain and extend the traditional 200-foot block pattern to preserve the Central City's ratio of open space to built space. Where superblocks exist, locate public and/or private rights-of-way in a manner that reflects the 200-foot block pattern, and include landscaping and seating to enhance the pedestrian environment. | | | | |
| **A6: Re-use, Rehabilitate, Restore Buildings.** Where practical, reuse, rehabilitate, and restore buildings and/or building elements. | | | | |
| **A7: Establish and Maintain a Sense of Urban Enclosure.** Define public rights-of-way by creating and maintaining a sense of urban enclosure. | | | | |
| **A9: Strengthen Gateways.** Develop and/or strengthen gateway locations. | | | | |

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| **B5: Make Plazas, Parks & Open Space Successful.** Orient building elements such as main entries, lobbies, windows, and balconies to face public parks, plazas, and open spaces. Where provided, integrate water features and/or public art to enhance the public open space. Develop locally-oriented pocket parks that incorporate amenities for nearby patrons. | | | | |
| **C1: Enhance View Opportunities.** Orient windows, entrances, balconies and other building elements to surrounding points of interest and activity. Size and place new buildings to protect existing views and view corridors. Develop building façades that create visual connections to adjacent public spaces. | | | | |
| **C3: Respect Architectural Integrity.** Respect the original character of an existing building when modifying its exterior. Develop vertical and horizontal additions that are compatible with the existing building, to enhance the overall proposal's architectural integrity. | | | | |
| **C4: Complement the Context of Existing Buildings.** Complement the context of existing buildings by using and adding to the local design vocabulary. | | | | |
| **C10: Integrate Encroachments.** Size and place encroachments in the public right-of-way to visually and physically enhance the pedestrian environment. Locate permitted skybridges toward the middle of the block, and where they will be physically unobtrusive. Design skybridges to be visually level and transparent. | | | | |
| **MID** | **STAFF** | | **COMMISSION** | |
| | **+ / -** | *Comments* | **+ / -** | *Comments* |
| **2. Record of its time.** The historic resource will remain a physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings will be avoided. | | | | |
| **3. Historic changes.** Most properties change over time. Those changes that have acquired historic significance will be preserved. | | | | |
| **4. Historic features.** Generally, deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and other visual qualities and, where practical, in materials. Replacement of missing features must be substantiated by documentary, physical, or pictorial evidence. | | | | |
| **7. Differentiate new from old.** New additions, exterior alterations, or related new construction will not destroy historic materials that characterize a property. New work will be differentiated from the old. | | | | |
| **A4: Use Unifying Elements.** Integrate unifying elements and/or develop new features that help unify and connect individual buildings and different areas. | | | | |
| **A8: Contribute to a Vibrant Streetscape.** Integrate building setbacks with adjacent sidewalks to increase the space for potential public use. Develop visual and physical connections into buildings' active interior spaces from adjacent sidewalks. Use architectural elements such as atriums, grand entries and large ground-level windows to reveal important interior spaces and activities. | | | | |

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| **B1: Reinforce and Enhance the Pedestrian System.** Maintain a convenient access route for pedestrian travel where a public right-of-way exists or has existed. Develop and define the different zones of a sidewalk: building frontage zone, street furniture zone, movement zone, and the curb. Develop pedestrian access routes to supplement the public right-of-way system through superblocks or other large blocks. | | | | |
| **B2: Protect the Pedestrian.** Protect the pedestrian environment from vehicular movement. Develop integrated identification, sign, and sidewalk-oriented night-lighting systems that offer safety, interest, and diversity to the pedestrian. Incorporate building equipment, mechanical exhaust routing systems, and/or service areas in a manner that does not detract from the pedestrian environment. | | | | |
| **B3: Bridge Pedestrian Obstacles.** Bridge across barriers and obstacles to pedestrian movement by connecting the pedestrian system with innovative, well-marked crossings and consistent sidewalk designs. | | | | |
| **B7: Integrate Barrier-Free Design.** Integrate access systems for all people with the building's overall design concept. | | | | |
| **C2: Promote Permanence & Quality in Design.** Use design principles and building materials that promote quality and permanence. | | | | |
| **C5: Design for Coherency.** Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition. | | | | |
| **C6: Develop Transitions Between Buildings & Public Spaces.** Develop transitions between private development and public open space. Use site design features such as movement zones, landscape elements, gathering places, and seating opportunities to develop transition areas where private development directly abuts a dedicated public open space. | | | | |
| **C7: Design Corners that Build Active Intersections.** Use design elements including, but not limited to, varying building heights, changes in façade plane, large windows, awnings, canopies, marquees, signs and pedestrian entrances to highlight building corners. Locate flexible sidewalk-level retail opportunities at building corners. Locate stairs, elevators, and other upper floor building access points toward the middle of the block. | | | | |
| **C8: Differentiate the Sidewalk Level of Buildings.** Differentiate the sidewalk-level of the building from the middle and top by using elements including, but not limited to, different exterior materials, awnings, signs, and large windows. | | | | |
| **C9: Develop Flexible Sidewalk Level Spaces.** Develop flexible spaces at the sidewalk-level of buildings to accommodate a variety of active uses. | | | | |

| MICRO | STAFF | | COMMISSION | |
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| **5. Historic material**s. Historic materials will be protected. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials will not be used. | | | | |
| **6. Archaeological resources.** Significant archaeological resources affected by a proposal will be protected and preserved to the extent practical. When such resources are disturbed, mitigation measures will be undertaken. | | | | |
| **A2: Emphasize Portland Themes.** When provided, integrate Portland-related themes with the development's overall design concept. | | | | |
| **A5: Enhance, Embellish & Identify Areas.** Enhance an area by reflecting the local character within the right-of-way. Embellish an area by integrating elements in new development that build on the area's character. Identify an area's special features or qualities by integrating them into new development. | | | | |
| **B4: Provide Stopping and Viewing Places.** Provide safe, comfortable places where people can stop, view, socialize and rest. Ensure that these places do not conflict with other sidewalk uses. | | | | |
| **B6: Develop Weather Protection.** Develop integrated weather protection systems at the sidewalk-level of buildings to mitigate the effects of rain, wind, glare, shadow, reflection, and sunlight on the pedestrian environment. | | | | |
| **C11: Integrate Roofs and Use Rooftops.** Integrate roof function, shape, surface materials, and colors with the building's overall design concept. Size and place rooftop mechanical equipment, penthouses, other components, and related screening elements to enhance views of the Central City's skyline, as well as views from other buildings or vantage points. Develop rooftop terraces, gardens, and associated landscaped areas to be effective stormwater management tools. | | | | |
| **C12: Integrate Exterior Lighting.** Integrate exterior lighting and its staging or structural components with the building's overall design concept. Use exterior lighting to highlight the building's architecture, being sensitive to its impacts on the skyline at night. | | | | |
| **C13: Integrate Signs.** Integrate signs and their associated structural components with the building's overall design concept. Size, place, design, and light signs to not dominate the skyline. Signs should have only a minimal presence in the Portland skyline. | | | | |