



City of Portland Historic Landmarks Commission

Design Advice Request

SUMMARY MEMO

Date: April 8, 2019
To: Kurt Schultz | SERA Architects
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 Commission Summary Memo – March 25, 2019 Meeting

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. Following, is a summary of the comments provided by the Historic Landmarks Commission at the March 25, 2019 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: <https://efiles.portlandoregon.gov/Record/12592584/>.

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 March 25, 2019. 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 land use review application, public notification and a Final Decision] 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 Type III Land Use Review Application.

Encl:
Summary Memo

Cc: Historic Landmarks Commission
Respondents

Commissioners Present on March 25, 2019.

Commissioners Mahoney, Fuenmayor, and Roman were present.

Commissioner Minor recused herself.

Commissioners Chung, Foty and Smith were absent.

Executive Summary.

Commissioners present considered the overall form and mass of the low-profile penthouse design to be an appropriate way to respond to the landmark. However, they asked for more information regarding the significance of the skylight proposed to be removed.

The Commission encouraged including in the proposal a way to tell the story of the building.

Summary of Comments. Following is a general summary of Commission comments.

1. **New penthouse form and massing.** (*Guidelines A1. Historic Character, A2. Architectural Styles, P1. Stopping and Viewing Places, P2. Embellish the Different Levels of Buildings, D2. New Construction, D5. Building Context and Composition, D10. Roof Features*).

This penthouse addition has the potential to reduce the visibility from the street by keeping the penthouse low-profile, as well as improve the landmark's presence from adjacent taller structures by cleaning up the existing roof. The following moves help provide an appropriate response to the landmark:

- Keeping the height low with a low-profiled roof structure without parapets;
- Setting back a full bay from frontages;
- Cutting back from the water tower; and,
- Extending the structural rhythm from below.

The addition of further cutbacks to provide amenities for the occupants was also noted as a successful element of the design.

2. **Removal of existing skylight.** (*Guidelines HAC 1, 3, 4, CCFDG C3*). This proposal removes the existing skylight and replaces it with a sawtooth monitor above the new penthouse roof to bring daylight into the existing lightwell below.

The Commission noted that if the existing skylight is not mentioned in the nomination, the removal of it might be supportable. It is helpful that the new roof will provide daylight into the lightwell, and it was suggested that the new roof lights try to maintain a stronger connection to the existing skylight beyond just allowing light into the same lightwell, to let users know what was there before. It was also suggested considering keeping the original steel structure in-situ as a relic.

More information regarding what parts of the skylight are original (i.e. the steel trusses, steel frames and glazing), and the existing skylight's significance in the Nomination is needed. The Commission noted that raising the existing skylight up to the new roof level might be viewed as conjectural, as well as expanding its footprint.

Post meeting staff note: The skylight is mentioned several times in the Nomination, including:

- Section 7, page 3: *"At the center of the building was a large light well, which would today be called an atrium, measuring 33 feet by 53 feet, with the long dimension running east and west. Over this light well was a large steel and glass skylight, covering the entire area of the light well."*
- Section 8, page 6: *"It had a galleria or atrium which consisted of a skylight at the top of the building directly above an open area in the middle of the building. Department*

stores with tiered galleries were built across the US. The word galleria is an Italian word meaning glass covered gallery.”

Removal of this historic material will require further input from SHPO and may require further input from the HLC.

- 3. New mechanical area.** (*Guidelines HAC 8, 9, CCFDG C3, C4, C5, C11*). The intention is to replace existing mechanical systems with a new, much smaller central mechanical system on the new penthouse roof, set back from the building edges and screened.

The Commission agreed the consolidation and reduction of mechanical would be a welcome improvement over the existing conditions and supported the proposed central location and approach to screening. They noted the screening material should relate to the cladding below, and the mechanical area should be designed large enough to accommodate future needs, which are unknown.

- 4. Solar.** (*Guidelines HAC 8, 9, CCFDG C3, C4, C5, C11*). Solar panels are shown on the rooftops.

The Commission noted that eco-roofs would provide a more overall positive addition to the surrounding area through stormwater runoff, adding nature to the city, and improving views from the rooftops from above. They also noted concern that extensive photovoltaics could cause glare to surrounding structures above. There would be support for a mix of both.

- 5. Materiality.** (*Guidelines HAC 8, CCFDG C2, C4, C5*). The existing landmark is clad in white terra cotta. The cladding being considered is aluminum curtain wall between aluminum metal panel clad piers that match the width of the terracotta piers below.

Ensure the materials are of a high quality and used in a coherent manner. The glazed curtain walling between piers is supportable. The Commission encouraged cladding the piers with a material that references the terra cotta, such as one with a light enameled finish with a comparable sheen but is differentiated by being a modern material. Carry on the same material to the mechanical screen. Look also at improving the elevator overrun.

Exhibit List

- A. Applicant's Submittals
 - 1. Initial drawings, 1/24/19
 - 2. Email requesting change in DAR date, 1/31/19
 - 3. Draft packet, 2/25/19
 - 4. Commission Drawing Packet, 3/11/19
- B. Zoning Map
- C. Drawings
 - 1. Sheets C.1-C.35 (attachments C.20-24)
- D. Notification
 - 1. Initial posting with 2/25/19 meeting date, 1/30/19
 - 2. Revised Posting instructions sent to applicant, 1/31/19
 - 3. Revised Posting notice as sent to applicant and General information on DAR process, 1/31/19
 - 4. Applicant's statement certifying posting, 3/4/19
- E. Service Bureau Comments –
 - 1. BES email regarding stormwater issues
 - 2. PBOT comments regarding street trees.
- F. Public Testimony – none received
- G. Other

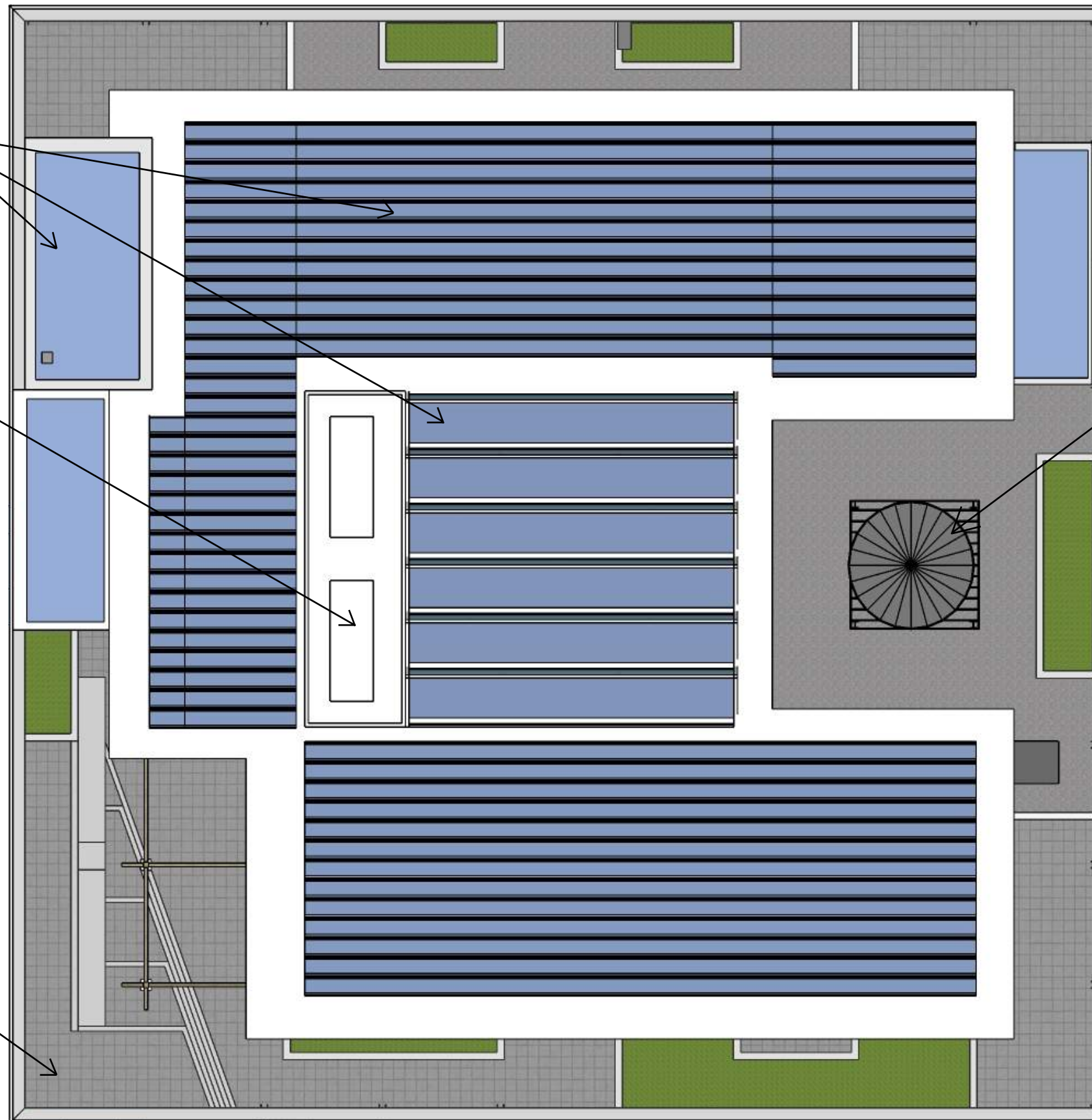
1. Application form
2. Early Assistance Summary notes, held 10/4/18
3. Email chain with changes to meeting date, 1/30/19
4. Email with comments on draft packet, 2/26/19
5. Staff memo to Commission, dated 3/18/19
6. Staff presentation, 3/25/19
7. Applicant Presentation, 3/25/19
8. National Register Nomination
9. State of Oregon inventory of Historic Sites and Buildings.

PHOTOVOLTAIC
PANELS

POTENTIAL
MECHANICAL
UNITS

ELEVATED
TERRACE

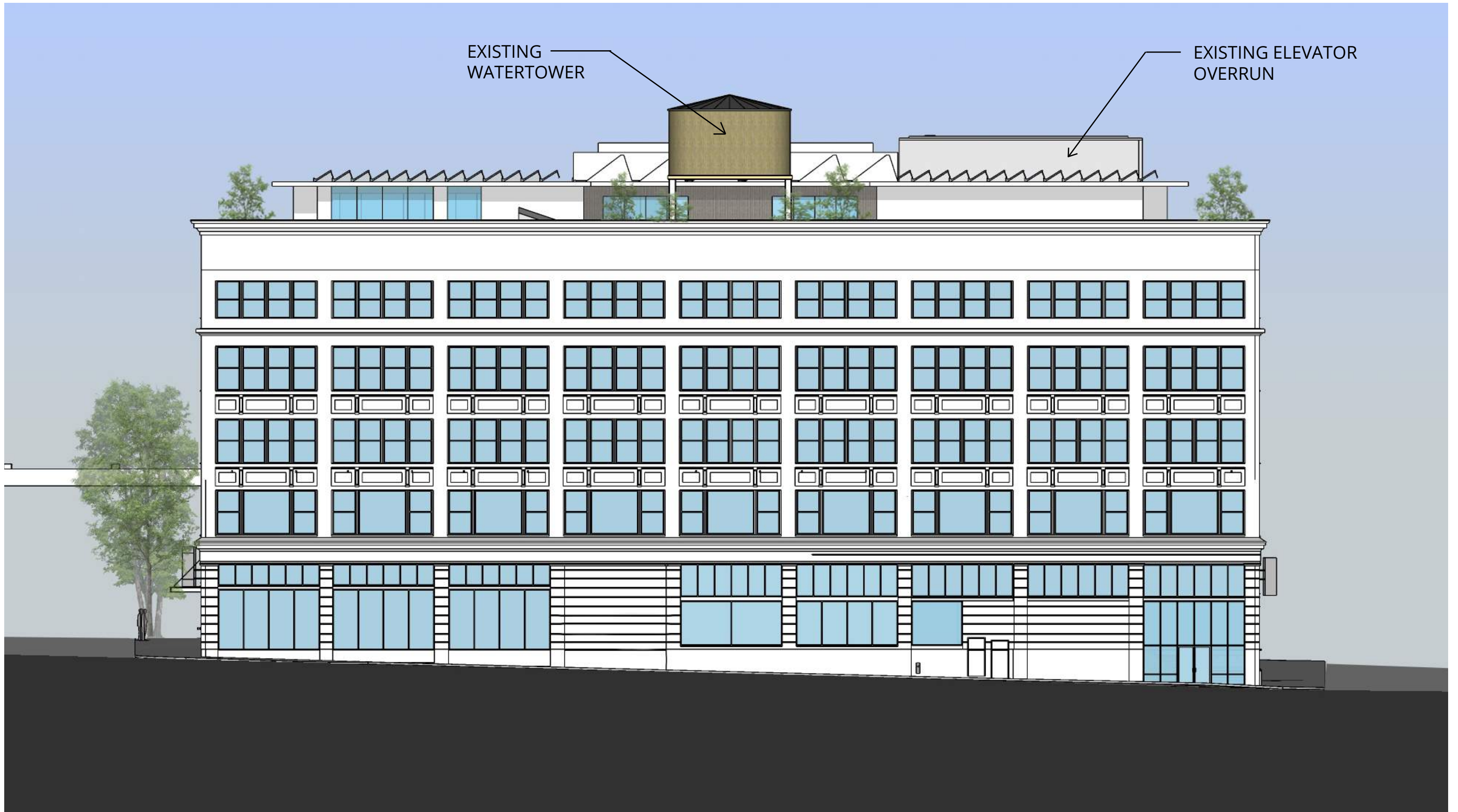
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